Haldimand County - User Fees and Service Charges Bylaw

Schedule Q - Planning & Development

Schedules should be read in conjunction with the By-Law for all applicable terms and conditions. Fees effective January 1, 2026 unless otherwise stated.

Tax Rate: 1 = Applicable taxes extra, 2 = Tax exempt, 3 = Taxes included. % Increase is as published in the by-law (2025 to 2026).

Planning & Development	Description	2026 Charge	Calculated Charge	Change (%)	Tax Rate
Consent	Major	$4,106	$7,300	78%	2
Consent	Minor	$2,841	$5,100	78%	2
Consent	Deed stamping	$383	$680	78%	2
Consent	Application indicated changes to conditions after approval by Committee of Adjustments- no recirculation required	$567	$1,010	78%	2
Consent	Application indicated changes after approval by committee of Adjustments - recirculation required	$597	$1,060	78%	2
Minor Variance	Minor variance deferral - applicant's request	$217	$410	89%	2
Minor Variance	Complex	$2,944	$5,600	89%	2
Minor Variance	Standard	$1,957	$3,700	89%	2
Sign Variance	Standard - no sign erected	$324	$324	0%	2
Sign Variance	Complex - sign already erected	$645	$645	0%	2
Official Plan Amendment	Official plan amendment- regular	$5,493	$23,600	330%	2
Official Plan Amendment	Official plan amendment- major	$9,319	$40,100	330%	2
Official Plan Amendment	Combined official plan and zoning amendment- regular	$8,290	$26,895	224%	2
Official Plan Amendment	Combined official plan and zoning amendment- major	$12,881	$41,136	219%	2
Zoning Amendment	Major	$8,686	$17,400	100%	2
Zoning Amendment	Regular	$4,617	$9,200	100%	2
Zoning Amendment	Condition of Severance	$2,448	$4,900	100%	2
Zoning Amendment	Removal of Holding Provision	$983	$1,970	100%	2
Subdivision/Condominium	Minimum Fee	$6,343	$28,700	353%	2
Subdivision/Condominium	Each Additional Lot/Unit	$81	$367	353%	2
Subdivision/Condominium	Minor Red Line revision to Draft Plan	$1,473	$6,700	353%	2
Subdivision/Condominium	Major Red Line revision to Draft Plan	$2,448	$11,100	353%	2
Subdivision/Condominium	Extension to draft plan approval	$1,473	$6,700	353%	2
Subdivision/Condominium	Exemption from draft plan (condo)	$1,582	$7,200	353%	2
Subdivision/Condominium	Final approval of plan of subdivision/condominium	$1,635	$7,400	353%	2
Subdivision/Condominium	Clearance of Conditions for Final Plan Approval	$1,306	$5,900	353%	2
Subdivision/Condominium	File Maintenance Fee	$344	$1,560	353%	2
Subdivision/Condominium	Condominium Conversion	$4,903	$22,200	353%	2
Subdivision/Condominium	Hydrant Testing	$156	$710	353%	2
Site Plan	Site plan amendment - minor	$2,086	$4,800	131%	2
Site Plan	Site plan amendment - major / Site Plan approval - Minor	$4,350	$10,000	131%	2
Site Plan	Site plan approval - Major	$9,139	$21,100	131%	2

Planning & Development	Description	2026 Charge	Calculated Charge	Change (%)	Tax Rate
Site Plan	Waiving Site Plan Control	$815	$1,880	131%	2
Site Plan	Part lot control	$3,964	$9,200	131%	2
Site Plan	Part lot control extension	$1,226	$2,800	131%	2
Site Plan	Validation of title	$1,891	$4,400	131%	2
Site Plan	Deeming By-law	$1,088	$2,500	131%	2
Planning & Development	Standard Temporary Use By-law Application	$4,625	$6,200	33%	2
Planning & Development	Temporary Use Extension	$1,635	$2,200	33%	2
Planning & Development	Temporary Use Extension - Major	$4,003	$5,300	33%	2
Planning & Development	Temporary Use Extension - Minor	$989	$1,320	33%	2
Planning & Development	Application deferral at applicant's request	$330	$440	33%	2
Planning & Development	OLT Appeal	$2,838		Eliminated	2
Planning & Development	Preparation of OLT Appeal record	$244	$320	33%	2
Planning & Development	Recirculation of Public Notice	$571	$760	33%	2
Planning & Development	Application recirculation	$194	$260	33%	2
Planning & Development	Variance Application or Appeal - Fences	$244	$320	33%	2
Agreements	Subdivision/Condo minimum Agreement preparation - with preservicing agreement	$10,135	$10,900	8%	2
Agreements	Subdivision/Condo Agreement review - for third and subsequent reviews, each review	$1,797	$1,900	8%	2
Agreements	Subdivision/Condo minimum Agreement preparation - without preservicing agreement	$8,915	$9,600	8%	2
Agreements	Subdivision/Condo administration fee	$983	$1,060	8%	2
Agreements	Street naming for subdivisions	$859	$930	8%	2
Agreements	Development - with or without services	$1,635	$1,800	8%	2
Agreements	Site plan agreement preparation (first two revisions)	$5,970	$6,400	8%	2
Agreements	Site Plan Review - Agreement & Drawings (each additional revision)	$1,348	$1,500	8%	2
Agreements	Site plan agreement administration fee	$983	$1,060	8%	2
Agreements	Discharge of a registered agreement	$1,226	$1,300	8%	2
Agreements	Amendments after registration	$1,635	$1,800	8%	2
Agreements	Subdivision or Development Assumption By-law	$3,268	$3,500	8%	2
Agreements	All other agreements	$1,993	$2,200	8%	2
Planning & Development	Civic address signs (purchase of signs)	$115	$150	33%	1
Planning & Development	Green Energy proposal review	$1,226	$1,600	33%	2
Planning & Development	Communications Tower review/assistance	$1,226	$1,600	33%	2
Planning & Development	Mapping Fees per hour	$115	$150	33%	2
Planning & Development	Property status letter	$115	$150	33%	2
Planning & Development	Official Plan Opinion Letter	$161	$210	33%	2
Planning & Development	Zoning Books and Official Plan	$77	$102	33%	1
Planning & Development	Official Plan Books - Colour	$111	$150	33%	1
Planning & Development	Servicing Allocation Administration Fee - Minor	$73	$97	33%	2

Planning & Development	Description	2026 Charge	Calculated Charge	Change (%)	Tax Rate
Planning & Development	Servicing Allocation Administration Fee - Standard	$224	$300	33%	2
Planning & Development	Servicing Allocation Administration Fee - Major	$597	$790	33%	2
Development Review	Lot Grading Fee	$191	$190	0%	2
Development Review	Consent-Additional engineering required	$179	$180	0%	2
Development Review - Subdivision/Condominium Development	Draft Plan and Functional Servicing Review - Minimum	$1,797	$1,797	0%	2
Development Review - Subdivision/Condominium Development	Draft Plan and Functional Servicing Review - Maximum	$5,396	$5,396	0%	2
Development Review - Subdivision/Condominium Development	Draft Plan and Functional Servicing Review - Peer review costs	Cost Recovery	Cost Recovery	0%	2
Development Review - Subdivision/Condominium Development	Draft Plan and Functional Servicing Review - Fee per lot- first 10 lots/units	$89	$89	0%	2
Development Review - Subdivision/Condominium Development	Draft Plan and Functional Servicing Review -Each additional lot/unit	$35	$35	0%	2
Development Review	Minor revision to Draft Plan - no public notice	$361	$361	0%	2
Development Review	Major revision to Draft Plan - public notice	$721	$721	0%	2
Development Review	Development pre-consultation	$1,069	$2,000	89%	2
Development Review	Sanitary Modeling Cost Recovery	Cost Recovery	Cost Recovery	0%	2
Development Review	Water Modelling Cost Recovery	Cost Recovery	Cost Recovery	0%	2
Planning & Development	Routine Disclosure Application Fee	$5	$5	0%	1
Planning & Development	Routine Disclosure Fee - Per 15 Minutes of Staff Time	$8	$8	0%	1
Planning & Development	CLI/ECI Application Amendment for MECP Review	$1,030	$1,030	0%	2
Planning & Development	SS1 Sanitary Sewers Gravity and/or Forcemain - Adding, Modifying or Extending	$1,854	$1,854	0%	2
Planning & Development	SS2 Sanitary Sewer Pump Station - Adding, Modifying, Replacing or Extending	$5,150	$5,150	0%	2
Planning & Development	SS2 Sanitary Sewer Appurtenances - Adding, Modifying, Replacing or Extending	$1,854	$1,854	0%	2
Planning & Development	SW1 Storm Sewers - Adding, Modifying, Replacing or Extending. Includes standard system components	$1,854	$1,854	0%	2
Planning & Development	SW2 Storm Water Management Facility - Adding Modifying, Replacing or Extending	$5,150	$5,150	0%	2
Planning & Development	SW2 Storm Appurtenances - Adding, Modifying, Replacing or Extending	$1,854	$1,854	0%	2
Security Deposits	Lot Grading Deposit	$2,015	$2,015	0%	2
Security Deposits	As-Built/As-Constructed Drawing Deposit	$10,075	$10,075	0%	2
Real Estate & Property	Road Closure- Administration	$1,358	$1,358	0%	2
Real Estate & Property	Administration Fee - License Agreements, Lease Requests, Easements over County Property and Encroachments	$264	$264	0%	2
Real Estate & Property	Unsolicited Offers for County Real Estate	$814	$814	0%	2