



Hamilton

Planning Division Fees 2026

Office Consolidation: January 1, 2026

Official Plan & Zoning By-law Amendments

Pit & Quarry		
1	OPA/ZBA - New Pit or Quarry	\$172,690
2	OPA/ZBA - Pit or Quarry Expansion	\$69,325
In addition to base fee, the owner/applicant shall bare any and all cost pertaining to Peer Reviews and for an Aggregate Advisor, if required)		

Urban Boundary Expansion		
3. a	UBE - Up to 40 hectares	\$ 86,740
3. b	UBE - 40 to 100 hectares	\$ 122,810
3. c	UBE - 100 to 500 hectares	\$ 181,620
3. d	UBE - Greater than 500 hectares	\$ 240,330

Official Plan Amendment - Rural or Urban¹		\$47,175
4. a	Recirculation with no advertising required	\$1,390
4. b	OPA Public Notice Recirculation due to cancellation by agent	\$1,820
4. c	Advertising Fee - minimum charge	\$1,825
4. d	Official Plan Amendment amended application with public consultation	\$5,045

Rezoning		
5. a.	Rezoning Application - Secondary Suites	\$7,295
5. b.	Rezoning Application - Complex - includes the first 10 units ¹	\$32,780
5. b. i	Plus Residential per unit Fee (units 11-60) ^{3 4}	\$445
5. b. ii	Plus Non-Residential per square metre charge up to max. 5,000m ² ⁵	\$5
5. c	Public Notice Recirculation due to cancellation - Meeting	\$1,980
5. d	Advertising Fee - minimum charge	\$1,825
5. e	Amended application with Circulation	\$2,520
5. f	Rezoning Recirculation	\$2,520
5. g	Complex Removal of a 'H' Holding Provision (Complex)	\$25,640
5. h	Downtown Removal of a 'H' Holding Provision (Downtown)	\$26,345
5. i	Removal of a 'H' Holding Provision (Routine)	\$9,080
5. j	Removal of a 'H' Provision Resub (on the 3rd occasion)	\$5,345
5. k	Supplementary Report Fee	\$5,605

*see notes on page 8 and 9

Site Plan Control

Site Plan		
6. a	Full Application (plus applicable per unit or per square metre charge) ¹	\$9,635
6. a. i	Full Application - Agricultural Uses ² - 1/2 of Applicable Fee (plus applicable per unit or per square metre charge) (DAR)	\$4,820
6. a. ii	Full Application - Clearing of Conditions (plus applicable per unit or per square metre charge)	\$18,625
6. b	Amend to an Approve Site Plan (plus applicable per unit or per square metre charge)	\$6,380
6. b. i	Site Plan Amendment for Agricultural Uses ² (plus applicable per unit or per square metre charge)	\$3,190
6. b. ii	Amendment to Approved Site Plan - Clearing of Conditions (plus applicable per unit or per square metre charge)	\$12,670
6. c	Minor Application (plus applicable per unit or per square metre charge)	\$11,305
6. c. i	Agricultural Uses ² - 1/2 of Applicable Fee (plus applicable per unit or per square metre charge) (MDAR)	\$5,650
6. c. ii	Minor Application - Clearing of Conditions (plus applicable per unit or per square metre charge)	\$9,695
6. d	Site Plan Formal Consultation (FCSP)	\$12,870
6. e	Resubmission (on the 3rd occasion and thereafter)	\$1,595
6. f. iv	12 month extension	\$1,995
6. i	Per Residential Unit (1-10) Vertical including Institutional ^{3 4}	\$1,105
6. j	Per Residential Unit (11-50) Vertical including Institutional ^{3 4}	\$665
6. k	Per m ² charge for new gross floor area for non-residential to a max 5,000m ² for industrial and 50,000m ² for commercial – Vertical ^{4 5}	\$10
6. l	Plus per unit Residential charge for first 10 units for Ground Developments including Institutional Uses ^{3 4 5}	\$1,105
6. m	Plus per unit Residential charge for the next 40 units for Ground Related Developments including Institutional Use ^{3 4 5}	\$665
6. n	Plus per square metre charge for new gross floor area for non-residential developments prior to the Issuance of final site plan approval to a maximum of 5,000m ² for industrial and 50,000 m ² for commercial	\$10

*see notes on page 8 and 9

Subdivision, Condominium and Part Lot Control

Plans of Subdivision		
7. a	Subdivision Application ¹	\$61,565
7. a. i	Plus Addition - per Unit charge (0 - 25 units)	\$620
7. a. ii	Plus Addition - per unit charge (26 - 100 units)	\$330
7. a. iii	Plus Addition - per Unit charge (101 units +)	\$270
7. a. iv	Subdivision Plus Addition - Per Block charge	\$1,045
7. b	Subdivision Recirculation of revisions	\$2,260
7. c	Subdivision Minor Revision – Draft Plan approved - Minor	\$1,465
7. c. i	Subdivision - Major Revision – Draft Plan approved - Major	\$45,870
7. c. ii	Permit Extension	
7. d	Extension – Draft Plan approved	\$1,085
7. e	Maintenance - File over 3 years old (Plan of Sub)	\$620
7. f	Advertising (minimum charge, if applicable)	\$1,825
7. g	Amended Application with public consultation	\$10,060

Plan of Condominium		
8. a	Condo - New Construction - with Public Process ¹	\$22,915
8. a. i	Condo - Plus Additional Cost per Unit	\$95
8. b	New Construction – without Public Process ¹	\$18,675
8. b. i	Condo New Construction – without Public Process Per Unit	\$95
8. c	Condominium Conversions	\$32,545
8. c. i	Condominium Conversions - Plus Addition (per unit charge)	\$130
8. d	Recirculation	\$1,380
8. e	Revision	\$1,490
8. f	Maintenance Fee - file over 3 years old (Plan of Condo)	\$580
8. g	Exemption	\$1,580
8. h	Condo - Extension	\$640

Part Lot Control		
9	Part Lot Control Application	\$3,140
9. i	Plus per Lot/Unit/Part))	\$285
9. ii	Plus per Unit Finance fee (only collected if a new parcel of land is created)	\$20
9. iii	Part Lot Control Extension	\$1,345

*see notes on page 8 and 9

Committee of Adjustment

Consent to Sever		
10. a. i	Fully Serviced Lot	\$3,540
10. a. ii	Property serviced by well/cistern	\$3,555
10. a. iii	Additional fee plus Base Fee where no sanitary sewer exists or if services are new to the area and any existing house is still serviced by a septic system.	\$465
10. a. iv	Lease or Easement	\$2,190
10. a. v	Concurrent Consent	\$2,190
10. b	Recirculation fee	\$235
10. c	Deed Certification	\$275
10. d	Deferral or Extension	\$80
10. e	Validation of Title	\$560
10. f	Plus per Unit Finance Tax fee (only collected if a new parcel of land is created)	\$20
10. g	Cancellation	\$520

Minor Variance		
11	Minor Variance Application	\$4,105
11. a	Routine Minor Variance Note: applies to pools, decks, sheds, accessory buildings, porches, eave projections, recognizing legal non-complying situations, and secondary dwelling units)	\$740
11. b	Variances (s) required "after the fact"	\$5,125
11. c	Recirculation	\$340

*see notes on page 8 and 9

Other Fees

Formal Consultation		
12. a	Site Plan Formal Consultation	See 6. d
12. b.	Official Plan/Zoning/Condo Formal consultation with Development Review Team (DRT) Meeting	\$9,725
12. c	Official Plan/Zoning/Condo Formal consultation with no Development Review Team (DRT) Meeting	\$8,375

Sign Variance		
13	Sign Variance	\$740
14	Sign Variance - Sign Erected, Located and/or Displayed without a Permit	\$1,580

Other Applications/Miscellaneous Services		
15	Neighborhood Plan or Modified Neighborhood Plan Preparation	\$2,855
16	Property Reports (respecting Official Plan, Zoning, Rental Housing Protection, Heritage Designation)	\$225
17	MECP Environmental Compliance Approval Administration Fee	\$2,855 +HST
18	Cash in Lieu of Parking Administration Fee	\$655 +HST
19	Environmental Sensitive Areas Impact Evaluation Group Application (ESAIEG)	\$480
20	Record of Site Condition Administration Fee	\$500 +HST
21	Peer Review of Special Studies Administration Fee	\$655 +HST
21. a	Planning Peer Review of Special Studies Consultant Fee	Cost Recovery +HST
22	Engineering Special Studies	Refer to Growth Management Fee Structure
23	Review of Special Studies	\$1,530
24	Engineering Consultation Fee Outside of any Applications	Refer to Growth Management Fee Structure

Tree Protection		
25. a	General Vegetation Inventory Review	\$455
25. b	Tree Protection Plan Review	\$750

Administration Services		
26. a	Records Search ⁶	\$25.00 +HST
26. b	Photocopying/Scanning fee – per page	\$0.50 +HST
27	Ontario Land Tribunal	
	In addition to the fees set out above in sections 1, 2, 4, 5, 7, 8, 10, and 11, the total fees payable shall include all fees associated with supporting an applicant at a hearing where the application was approved by City Council including City legal fees, City staff fees, outside legal counsel and consultant/witness fees where required, but excluding the cost of the Planning and Economic Development	

	Department staff. These additional fees shall be collected through the process set out in a cost acknowledgement agreement which must be signed and submitted as part of the applications identified in sections 1, 2, 4, 5, 7, 8, 10, and 11.	
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Permit to Demolish a Residential Rental Property		
28. a	Permit to Demolish ⁷	\$7,670
28. a. i	Permit to Demolish - Plus cost per unit	\$305
28. b	Permit to Demolish - Delegated Approval ⁷	\$1,535
28. b. i	Permit to Demolish - Delegated Approval - Plus add cost per unit	\$75
28. c	Permit to Convert	\$4,605
28. c. i	Permit to Convert - Plus additional cost per unit	\$75
28. d	Permit to Convert - Delegated Approval	\$1,535
28. d. i	Permit to Convert - Del Approval - Plus add cost per unit	\$75

*see notes on page 8 and 9

Zoning Examination

Zoning Verification		
29. a	Zoning Verification Report - Regular Service	\$135
29. b	Zoning Verification Report - Express Service	\$210

Zoning Compliance		
30. a	Applicable Law Review	\$515
30. b	Zoning Compliance Review - Clearance of Zoning Conditions	\$145
30. c	Zoning Compliance Review - Legally Established Non-Conforming Use	\$885
30. d	Zoning Compliance Review - Support of Building Permit Application	\$515
30. e	Zoning Compliance Review - Support of a Minor Variance Application	\$515
30. f	Zoning Compliance Review - Support of a Site Plan Application	\$515
30. g	Zoning Compliance Review - Zoning By-law Amendment Application	\$665
30. h	Zoning Compliance Review - Revision to a Zoning Compliance Review Application	\$260

Notes

1. The following reduced planning applications fees apply to charitable and not-for-profit organizations proposing affordable housing projects:
 - Official Plan Amendment: Fees Waived
 - Rezoning Application: Fees Waived
 - Site Plan Approval: Fees Waived
 - o All fees required as per Conditions of Site Plan Approval remain in effect.
 - Plans of Subdivision: 25% Reduction
 - Plans of Condominium: 25% Reduction
 - All other fees as per the fee schedule are to remain as set out above.
2. Excluding proposed developments related to the Cannabis Industry.
3. Ground Related Development is defined as singles, semi-detached, duplex/triplex, block/street townhouses including POTL's, stacked townhouses, maisonettes (back-to-back) units and non residential ground related development (ICI).
4. For the purpose of Tariff of Fees, a unit is defined as any habitable room enclosed by four walls, regardless of any Ontario Building Code definitions.
5. The per unit and per square metre charges are applicable to each phase of the proposed development.
6. Records Search fee is charged at a rate of \$25 plus HST per 15 minutes with a minimum charge of \$25 plus HST.
7. The Permit to Demolish fee shall be waived for all charitable and not-for-profit organizations proposing to demolish and replace rental housing units as part of an affordable housing project, which shall be confirmed at the discretion of the Director of Planning and Chief Planner.

Notes:

This list is a summary of development planning fees. Fee amounts shall be calculated based on current fee schedule that is in effect at the time. Additional fees may be required, such as for the cancellation and/or recirculation of a Public Meeting, Ontario Land Tribunal appeals, Conservation Authority Plan Reviews, Hamilton International Airport Reviews, etc. Please call the Planning and Economic Development Department, Planning Division at 905-546-2424 Ext. 1355 or by email to pdgeninq@hamilton.ca for additional information.

For the purposes of Rezoning Application Fees, there are two (2) types of rezoning applications: Secondary Suites, and Complex.

In addition, there are three (3) types of Holding Removal Applications as noted below:
ZAHD - Removal of Holding within the Downtown CIPA;
ZAHC - Removal of Holding whereby removal of provisions is required by the City; and
ZAHR - Removal of Holding whereby removal of provisions is required by external agencies (ie., CN Rail, MTO, etc.).

For those lands that implemented a Holding Provision prior to August 12th, 2022, the following fees are applicable:

Removal of Holding within the Downtown CIPA - \$6,575

Removal of Holding for all other areas of the City - \$4,510

These fees will remain in effect from August 12, 2022 to December 31, 2024. These fees are extended to June 30, 2026, or until the updated Removal of Holding Provision fee(s) are approved.