

**THIS IS SCHEDULE “B” TO BY-LAW XX-2025**  
of The Corporation of the City of Stratford  
passed this XXth day of August, 2025

**PLANNING FEES AND CHARGES**  
All Fees are subject to HST where applicable.

**Planning Application Fees and Charges**  
In addition to the application fees listed below in sections A) to J), where the City requires assistance from its solicitors or other technical or professional consultants in the processing of any of the types of applications listed below, the applicant shall be responsible for reimbursing all legal and consulting fees incurred by the City, at the City’s actual cost. Depending on the amount of such fees which the City expects to incur on any given application, the City may also require the applicant to enter into an agreement with respect to the payment of such fees and may, where appropriate, require security to be posted.

**A) Pre-Application Consultation (“Formal Consultation”)**

Item	Fee
i) Application for Pre-Application Consultation – Should a complete formal planning application submission in the form of an Application for an Official Plan Amendment, Zoning By-law, Draft Plan of Subdivision, Draft Plan of Condominium, or Site Plan Approval (including an Amendment thereto) be submitted within 2 years following an Application for Pre-Application Consultation, the Formal Consultation fee collected shall be applied as a credit to the said formal Application fee(s). Although there is no Formal Consultation Fee associated with all other planning application types, a Formal Consultation submission is recommended for all other application types.	\$750

**B) Official Plan Amendment**

Item	Fee
i) Amendment to the Official Plan	\$7,100
ii) Concurrent Applications for an Amendment to the Official Plan and Zoning By-law (Major or Standard)	\$7,840
iii) Amendment to the Official Plan and/or Zoning By-law requiring recirculation: <ul style="list-style-type: none"><li>Requested recirculation (by applicant) requiring technical re-review</li><li>Requested (by applicant) recirculation not requiring technical re-review</li></ul>	<div>\$1,280</div> <div>\$640</div>

C) Zoning By-law Amendment (“Zone Change”)

Item	Fee
i) Zoning By-law Amendment – Major A change in zone category and/or an amendment which requires the review of one or more supporting studies (other than Planning Justification).	\$5,840
ii) Zoning By-law Amendment – Standard Any general, technical amendment to existing zoning regulations (except building height), and/or to add one/limited new permitted use(s), does not contradict provincial policies, conforms with the City’s Official Plan, and, does not require the review of any study/studies (other than Planning Justification).	\$3,810
iii) Concurrent applications for an amendment to the Official Plan and Zoning By-law	(see Item 0 ii) above)
iv) Amendment to the Official Plan and/or Zoning By-law requiring recirculation	(see Item 0 iii) above)
v) Removal of a holding provision	\$2,170
vi) Extend a temporary use	\$1,570

D) Committee of Adjustment (Minor Variances and Consents)

Item	Fee
i) Minor Variance (MV) <ul style="list-style-type: none"><li>a small variation from the requirements of the zoning by-law;</li><li>the extension or enlargement of a legal non-conforming use; or,</li><li>a change in the legal non-conforming use that is similar to the existing use or more compatible with the uses permitted by the by-law.</li></ul> One (1) MV Application may be submitted to seek relief from multiple requirements of the zoning by-law. In such cases, pre-submission consultation is strongly encouraged.  a) If an application requires a recirculation	\$1,400         \$770
ii) Consent of one additional lot/easement (severance) a) Each additional lot/easement (severance) b) If an application requires a recirculation	\$1,800 \$270 \$770
iii) Request for change to condition(s) of approval	\$580
iv) Concurrent Applications to the Committee of Adjustment for consent and minor variance	\$2,140
v) Development Agreement - Committee of Adjustment The preparation (and/or review) and execution of any development agreement imposed on a decision of MV or Consent, save and except site plan control agreement: <ul style="list-style-type: none"><li>Major: an agreement which requires legal/technical review</li><li>Minor:</li></ul> vi) Certificate of Consent (per provisional consent granted) vii) Certificate of Validation	        \$510 plus incurred legal/technical review costs \$310 \$300  \$900

E) Site Plan Control

Item	Fee
i) Site plan approval	\$3,730
a) An additional fee will be added if building or addition is equal to or greater than 3,716 square metres or 40,000 square feet, or greater than 50 units.	\$1,170
ii) Amendment to a site plan agreement	\$2,510
iii) Minor amendment to a site plan agreement (Section 8.3.3)	\$460
iv)	
v) Letter of conformity relating to site plan agreement compliance	\$\$110

F) Plan of Subdivision, Vacant Land Condominium and Common Element Plans of Condominium

Item	Fee
i) Up to 50 development lots/blocks/units*	\$9,650
An additional fee will be added if greater than 50 units is proposed*	\$1,340
ii) Revisions to draft conditions of approval (recirculation required)	\$1,480
iii) Revisions to draft conditions of approval (no recirculation required)	\$530

Item	Fee
iv) Issuance of Final Approval	\$820
v) Extension of Draft Approval	
a) Recirculation required	\$1,480
b) No recirculation required	\$530

\*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a “block” plan.

G) Standard, Amalgamated, Phased and Leasehold Condominium

Item	Fee
i) Up to 50 units	\$5,500
a) An additional fee will be added if greater than 50 units is proposed*	\$1,340
ii) Revisions to draft conditions of approval (recirculation required)	\$1,480
iii) Revisions to draft conditions of approval (no recirculation required)	\$530
iv) Issuance of Final Approval	\$820
v) Condominium Exemption	\$1,640

\*Applicant is required to provide a reasonable estimate of the lot yield based in a single detached residential zone if the plan is a “block” plan.

H) Miscellaneous

Item	Fee
i) Deeming By-law Application	\$1,170
ii) Driveway Widening Review	\$\$123
iii) Telecommunication Tower Review	\$1,170
iv) Applications for the passing of a Part-Lot Control exemption by-law	\$1,890
For each additional new lot or easement created	\$140

I) Secondary Suite Registration

Item	Fee
i) Registration of a new Secondary Suite	\$280
ii) Renewal of previously registered Secondary Suite	\$170

J) General

Item	Fee
i) Zoning / Building Information Report (other than By-law 92-75) (within 7-10 business days)	\$110
ii)	
iii)	
iv) Zoning / Building Information Report (within 2 business days)	\$400
v) Full size registered plans, plans of condominium, city street maps	\$40
vi) Custom Plots	\$65
vii) Change of Municipal Address	\$175
viii) AGCO Agency Approval Letter – Building	\$90

K) Accommodation Licensing

Item	Fee
i. Application Fee for Short Term Rental Licence (First Room, and per Application/Licence) a. Plus the following applicable amount per additional room:	\$420 \$130
i. Application Fee for a Bed & Breakfast Licence (First Room, and per Application/Licence) ii. Plus the following applicable amount per additional room:	\$210 \$130
iii. Late Filing Fee (per Application/Licence)	\$75
iv. Transfer processing Fee (per Application/Licence)	\$40
v. Appeal Fee (Short Term Rental & Bed and Breakfast)	\$190
vi. Group Home - New	\$210
vii. Group Home - Renewal	\$176

L) Trade licensing

Item	Fee
i. Plumbing Contractor	\$123
ii. Master Plumber	\$115
iii. Journeyman Plumber	\$22
iv. Backflow Tester	\$115
v. Drainlayer Contractor	\$123
vi. Drainlayer	\$115
vii. Late Fee (After January 1)	\$41

M) By-law Permits

Item	Fee
i. Driveway Alteration	\$141
ii. Sign Permit	\$261
iii. Sign Permit (Community Events, Feather Flag, Sidewalk)	\$59
iv. Sign Variance	\$704
v. Pool – Above Ground	\$285
vi. Pool - Inground	\$457.
vii. Fence & Hedge Amendment	\$705