

TOWN OF GRIMSBY
2026 Consolidated Fees and Charges
SCHEDULE K - PLANNING & DEVELOPMENT

FEES AND CHARGES		2026	HST	TOTAL
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Official Plan Amendment				
	Major	24,572.00	-	24,572.00
	Standard	14,533.00	-	14,533.00
	Pre-consultation ²	2,364.00	-	2,364.00
	Recirculation	1,302.00	-	1,302.00

Part Lot Control Exemptions	2,718.00	-	2,718.00
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Draft Plan				
	Subdivision / Vacant Land Condominium	30,488.00	-	30,488.00
	Condominium ¹ (Standard and Common Element)	18,078.00	-	18,078.00
	Pre-consultation ²	1,770.00	-	1,770.00

Modification of Approved Plan of Subdivision / Vacant Land Condominium or Draft Plan of Subdivision / Condominium				
	Major	17,017.00	-	17,017.00
	Minor	4,728.00	-	4,728.00
	Pre-consultation ²	1,770.00	-	1,770.00
	Extension of Draft Approval	4,608.00	-	4,608.00

Final approval				
	Subdivision	6,858.00	-	6,858.00
	Condominium	6,858.00	-	6,858.00

Zoning By-Law Amendment				
	Major	22,568.00	-	22,568.00
	Standard	15,834.00	-	15,834.00
	Condition of Consent	6,858.00	-	6,858.00
	Pre-consultation ²	1,770.00	-	1,770.00
	Recirculation	1,302.00	-	1,302.00
	Removing Holding Provision	3,192.00	-	3,192.00
	Deeming By-Law	2,479.00	-	2,479.00

Site Plan Application					
	Type 1 ³		19,729.00	-	19,729.00
	Type 2 ³		10,279.00	-	10,279.00
	Type 3 ³		2,997.00	-	2,997.00
	Pre-consultation ²		1,770.00	-	1,770.00
	Address change (per application)		183.00	-	183.00
Zoning Verification Letter			286.00	-	286.00
Extend Settlement Area Boundary			83,232.00	-	83,232.00
Legal / Professional Services ⁴			ACTUAL		

¹ Does not include legal fees

² Pre-consultations are valid for 6 months, unless the revised proposal has substantial differences from the original submission and warrants another pre-consultation process

³ Type 1 - applies to all site plans not defined as Type 2 or Type 3

Type 2 - site plans that include the following:

a) site changes only, without new buildings, minor additions to existing buildings (up to 464.5 square metres of 50% of the existing floor area);

b) modifications to existing site plans within the designated industrial area for additions up to 1,395.5 square metres;

c) street townhouse developments where internal servicing is not required.

Type 3: site plans that encompass minor applications where an applicant is requesting the waiver of site plan agreement requirements and where no planning, engineering or environmental studies or plans are required and no agency is required.

⁴ All legal and professional services expenses related to planning applications will be fully recoverable, including but not limited to Draft Plans of Condominium and Subdivision applications.

ADDITIONAL FEES

A Regional Planning review is required if the subject property is located on a Regional road, or there are regional infrastructure / facilities located nearby, or the application has a Regional or Provincial interest

A Niagara Peninsula Conservation Authority review is required if the subject property is located within the NPCA buffer / screening layer to address statutory requirements in conformity with approved conservation Authority policies.