

Planning Application Fees

Application Type	2026 Fee
Pre-Application Consultation	
Pre-Consultation – Major (Note 1)	\$714
Pre-Consultation – Minor	\$357
Official Plan Amendment (Note 2)	
Major Official Plan Amendment (Note 3)	\$15,300
Minor Official Plan Amendment	\$10,200
Aggregate Pit or Quarry	\$20,400
Zoning By-law Amendment (Note 9)	
Major Zoning By-law Amendment (Note 4)	\$7,650
Minor Zoning By-law Amendment (includes Temporary Use By-law)	\$5,100
Removal of a Holding (H) symbol	\$1,530
Extension to a Temporary Use By-Law	\$1,530
Draft Plan of Subdivision / Condominium	
Residential Subdivision Application	\$15,300
Non-Residential Subdivision Application	\$7,650
Condominium Application Fee	\$10,710
Condominium Conversion	\$5,100
Recirculation of Submission (Note 10)	\$1,020
Revision to Draft Approved Plan of Subdivision / Condominium (Redline Revision)	\$5,100
Extension of Draft Plan Approval	\$1,530
Subdivision / Condo Agreement Preparation (Note 5)	\$2,040
Request to Clear Conditions / Final Approval	\$1,020
Request for Assumption	\$510
Part Lot Control	\$1,224
Part Lot Control Agreement (Note 5)	\$510
Part Lot Control Exemption By-law Extension	\$663
Site Plan Application	
Major Site Plan Application	\$5,100
Minor Site Plan Application (Note 6)	\$2,550
Agricultural-related or On-Farm Diversified Use	\$510
Model Home / Sales Office Review	\$1,020
Recirculation of Submission (Note 10)	\$1,020

Site Plan Amendment	\$1,530
Amendment to Registered Agreement (Note 5)	\$765
Site Plan Exemption Request	\$510
Committee of Adjustment Applications	
Consent Application	\$2,040
Validation of Title, Lease, Easement	\$1,020
Consent Agreement (Note 5)	\$510
Clearing of Conditions	\$255
Stamping of the Deeds	\$765
Deed Re-stamping	\$255
Minor Variance (Notes 7 and 8)	\$1,530
Re-circulation Fees for Committee of Adjustment	\$408
Miscellaneous Fees	
Peer Review (Note 11)	100% of the Township's costs plus a 10% administration fee
Pre-Servicing or Earthworks Agreement (Note 5)	\$1,020
Additional Public Meeting or Public Open House (Note 12)	\$1,020
Cash in lieu of parking (per space)	\$2,040
Release of 0.3m reserve	\$561
Renewable Energy Proposal Review	\$306
Telecommunication Tower Review	\$3,060
Minister's Zoning Order Review	\$1,020
Reactivation of Dormant Application (longer than 1 year)	\$1,020
Street Name Change Request	\$510

Notes

1. Pre-consultation may be considered “major” when external consulting expertise or additional technical expertise are required to attend.
2. Official Plan Amendments include an amendment to the Region of Durham Official Plan (Envision Durham) and/or the Township of Brock Official Plan.
3. The following criteria are to be used for determining what constitutes a Major Official Plan Amendment application:
 - a) New golf courses or expansion to existing golf courses;
 - b) New waste facility or expansion to existing waste facility;
 - c) Commercial development greater than 500 m²;
 - d) A change in land use designation;
 - e) Any application that would require the need to review or manage studies due to the broader policy implications for the Township; and/or
 - f) Any application deemed to be major by the Director.

4. The following criteria are to be used for determining what constitutes a Major Zoning By-law Amendment application:
 - a) Associated with an Official Plan Amendment;
 - b) Associated with an application for proposed Plan of Subdivision or Condominium;
 - c) Application involving multiple properties;
 - d) Any application that requires the review of technical support documents or studies (e.g. Environmental Impact Study, transportation, servicing) and/or
 - e) Any application deemed to be major by the Director.
5. For preparation of any agreement the applicant is required to reimburse the Township for its legal costs. The legal work undertaken will be charged at the legal counsel's hourly rate. Agreement fees do not include the cost of registering the agreement and all related documents (e.g. Transfers, Postponements, or inhibiting orders) in the Land Registry office. The Applicant is responsible for 100% of the Township's legal and registration costs for agreements.
6. The following are criteria for determining what constitutes a Minor Site Plan application:
 - a) An agricultural-related or on-farm diversified use;
 - b) A minor alteration to an existing site plan to revise parking, add a patio, add a storage building, revise signage, add or delete portables, etc.
7. Minor Variance applications for the construction or placement of an accessibility device to provide access to a single-detached/link or townhouse dwelling is exempt from the fee. An "accessibility device" is defined as a device including a ramp that aids persons with physical disabilities in gaining access to a dwelling unit.
8. Where applications for a Consent and Minor Variance are submitted and processed concurrently, a reduction of 50% of the Minor Variance Application Fee shall apply.
9. Where applications for an Official Plan Amendment and Zoning By-law Amendment are submitted and processed concurrently, a reduction of 50% of the Zoning By-law Amendment Fee shall apply. This reduction does not apply to applications for an aggregate pit or quarry.
10. Recirculation fees will be required on the 4th resubmission of application materials that require circulation to external agencies.
11. Peer Review: An Applicant is responsible for 100% of the Township's costs of undertaking a Peer Review of a study/report/plan plus a 10% administrative fee.
12. The following are criteria for determining what constitutes the requirements for an additional Public Meeting or Public Open House:
 - c) Substantial revision(s) to proposal that requires further notice and another public meeting, and/or
 - d) Requested by Council.

General: All fees are inclusive of HST. All fees do not include the costs of legal agreements or external consulting costs, which may be charged to the Applicant and which will be determined on a case by case basis (see Paragraph 4 of this By-law). All fees shall be increased 2% annually on January 1st, without amendment to this By-law to account for the effects of inflation where applicable (rounded to the nearest dollar).