



COUNTY OF WELLINGTON 2026 USER FEES AND CHARGES

Programme/Service:	Planning and Land Division
Department:	Planning Department
Governance:	Planning and Land Division Committee

Description	2026 fee	HST (add/incl/ na)
Subdivision		
Draft Plan of Subdivision application (1)	\$19,570	N/A
Per Lot / Unit Fee		
0 - 25	\$290	N/A
26 - 100	\$210	N/A
101 - 200	\$150	N/A
200+	\$130	N/A
Director's Final Approval – Subdivision	\$3,360	N/A
Major Plan Revision – Subdivision (2)	28% of Full Application Fee (Minimum \$7,820)	N/A
Minor Plan Revision – Subdivision (2)	15% of Full Application Fee (Minimum \$4,100)	N/A
Draft Approval Extension – Subdivision	\$3,350	N/A
Emergency Extension – Subdivision	\$3,350	N/A
Condominium		
Draft Plan of Condominium application (1)	\$19,610	N/A
Per Lot / Unit Fee	\$40	N/A
Director's Final Approval – Condominium	\$3,360	N/A
Common Element Condominium (1)	\$19,610	N/A
Major Plan Revision – Condominium (2)	\$8,050	N/A
Minor Plan Revision – Condominium (2)	\$4,220	N/A
Draft Approval Extension – Condominium	\$2,010	N/A
Emergency Extension – Condominium	\$2,010	N/A
Amendment to a Registered Plan of Condominium	\$3,710	N/A
Official Plan Amendment		
County official plan amendment application (1)	\$25,340	N/A
Official plan amendment settlement area boundary expansion request (1)	\$50,680	N/A
Local official plan amendment application (1)	\$4,120	N/A
Minor/Small-Scale Pit or Quarry Official Plan Amendment Application (1)	\$36,980	N/A
Complex Pit or Quarry Official Plan Amendment Application (1)	\$89,510	N/A
Part Lot Control		
Per Lot / Unit Fee	\$70	N/A



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Description	2026 fee	HST (add/incl/ na)
Part Lot Control By-law Director's Final Approval	\$1,120	N/A
Land Division		
Severance application (1)(4)	\$6,000	N/A
Validation of Title, Technical Severance, Mortgage Discharge (3)	\$1,940	N/A
Per additional lot created (4)	\$2,500	N/A
Severance registration	\$2,250	N/A
Additional registration fee for each retained parcel(s) (5)	\$1,030	N/A
Change of Conditions for severance applications	\$2,080	N/A
Local Municipal Charges (6)		
Hourly Rate	\$195	N/A
Meeting Charge	\$370	N/A
Rezoning Application Review (7)	\$5,410	N/A
Site Plan Application Review	\$4,760	N/A
Minor Variance Application Review	Hourly rate \$195 plus Meeting Charge of \$370 as applicable (Minimum fee	N/A

Notes:

1. **Peer Review** - the applicant is responsible for the full costs of undertaking peer reviews for any studies or drawings submitted in support of the application. These costs shall include a 10% administration fee
2. **Plan Revisions** - this fee is applicable after the initial circulation of the application
3. **Land Division/Severance** - where a validation of title, technical severance, or mortgage discharge is required
4. **Land Division/Severances** – where there are multiple lots from same property - initial application - \$6,000; each additional lot created - \$2,500
5. **Land Division/Severance Registration** - additional fee is required for each retained parcel
6. **Local Municipal Charges** - are charged under the authority set out in Part XII of the Municipal Act, S.O. 2001, c. 25
7. **Rezoning application review** - does not include lifting of holding zone or extension of temporary use provisions. Hourly and meeting rates as applicable will apply in these cases.

All fees, other than Local Municipal Charges, are established under the authority of Section 69 of the Planning Act, R.S.O. 1990, c. P.13; all fees are under the authority of by-law #5956-25 of the Corporation of the County of Wellington.



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5956-25

A by-law to authorize user fees and charges for services provided by the Planning Department at the County of Wellington and to repeal by-law 5896-24.

WHEREAS pursuant to Section 69 of the *Planning Act*, R.S.O. 1990. c. P. 13, 1990, as amended, the Council of a municipality may by by-law establish a tariff of fees for the processing of applications made in respect to planning matters; and

WHEREAS the Corporation of the County of Wellington provides planning services to the public, to the area municipalities and to various government and outside agencies; and

WHEREAS the Council of the County of Wellington is desirous of establishing a tariff of fees to recover costs of certain planning matters undertaken by the County of Wellington; and

WHEREAS pursuant to Section 5(3) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, the powers of a Council shall be exercised by by-law; and

WHEREAS pursuant to Part XII of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, a municipality may pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of it, for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board, and for the use of its property including property under its control; and

WHEREAS the County provides planning consulting services to the area municipalities and to various government and outside agencies; and

WHEREAS the Council of the County is desirous of establishing user fees and charges to recover costs of certain services in the Planning Department provided by the County.

NOW THEREFORE the Council of the Corporation of the County of Wellington hereby enacts as follows:

1. **THAT** the fees as set out in the attached schedule to this By-law, which the schedule is made a part hereof, shall on or after January 1, 2026 be charged by the County of Wellington for those services provided by the County of Wellington.
2. **THAT** Council of the County of Wellington delegates to the Planning and Land Division Committee the authority to reduce or waive the required fee if it is satisfied that such reduction or waiver is reasonable.
3. **THAT** by-law 5896-24 is hereby repealed.
4. **THAT** this by-law shall come into force on January 1, 2026.

READ A FIRST, SECOND AND THIRD TIME AND PASSED NOVEMBER 27, 2025.



A handwritten signature in black ink, appearing to be "Chris White", written above a horizontal line.

CHRIS WHITE, WARDEN

A handwritten signature in black ink, appearing to be "Jennifer Adams", written above a horizontal line.

JENNIFER ADAMS, COUNTY CLERK