

# YORK REGION DEVELOPMENT APPLICATION FEES

## EFFECTIVE JANUARY 2, 2025

DEVELOPMENT APPLICATIONS	FEE
<b>Official Plan Amendment Comment</b>	\$6,300
<b>Revision to Official Plan Amendment</b> requiring recirculation	\$3,800
<b>Block/Tertiary Plan</b>	\$6,300
<b>Minister's Zoning Order/Parkway Belt West</b>	\$3,800
<b>Zoning Bylaw Amendment</b> not received with any other planning application	\$3,800
<b>Draft Plan of Subdivision/Vacant Land Condominium</b>	\$8,200
<b>Draft Plan Condominium</b>	\$2,900
<b>Revision to Subdivision/Condominium</b> requiring circulation	\$3,100
<b>Minor Revision to Subdivision/Condominium</b> not requiring circulation	\$1,700
<b>Subdivision Clearance</b>	\$6,300 for any phase
<b>Condominium Clearance</b>	\$2,500 for any phase
<b>Site Plan</b> Regular development, slab on grade, involves review of not more than 2 reports/studies. (Includes issuance of construction access permit)	Minimum charge of \$4,000 <sup>2</sup> or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
<b>Major Site Plan</b> Complex development, involves review of more than two reports/studies. (Includes issuance of construction access permit)	Minimum charge of \$11,200 <sup>2</sup> or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
<b>Review and Approval of Environmental Site Assessment Report</b>	\$2,000
<b>Encroachment Permit</b>	\$2,200
<b>Engineering Review</b> Review/comment on engineering drawings and report submissions for works on Regional Roads, for Draft Approved Plan of Subdivision/Vacant Land Condominium. (Includes issuance of construction access permit)	Minimum charge of \$11,400 <sup>2</sup> or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater

Please ensure all cheques are made payable to 'The Regional Municipality of York', quoting the development application's Regional file number on **both** cheque and envelope.

**DEVELOPMENT APPLICATION FEES** are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the fee is requested, will be subject to the current fee requirements. If fees are not paid by the end of the current year, they will be subject to the new fee.

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## EFFECTIVE JANUARY 2, 2025 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
<b>Engineering Resubmission</b> Related to a development application (After third submission due to revisions by the owner or the owner's failure to revise drawings/plans/reports/studies as requested by the Region)	\$4,700
<b>Consent to Sever</b>	\$1,300 for the first lot \$200 for each additional lot
<b>Encroachment Permit</b>	\$2,200
<b>Engineering Review</b> Review/comment on engineering drawings and report submissions for works on Regional Roads, for Draft Approved Plan of Subdivision/Vacant Land Condominium. (Includes issuance of construction access permit)	Minimum charge of \$11,300 <sup>2</sup> or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
<b>Consolidated Linear Infrastructure (CLI) Environmental Compliance Approval (ECA)</b> Oil Grit Separator and/or Low Impact Development measures and/or Underground Storage Each Stormwater Management Pond Sewers (storm and/or sanitary)	\$5,900 \$8,300 \$5,900
<b>Inspections</b> Security Reduction works inspection fee (for third and subsequent security reduction work site inspection request) Security release works inspection fee (for third and subsequent security release works site inspection request) Construction Safety Inspection and Administration Fee for damage caused to Regional property and for public safety concerns Rectify any deficiencies, make any remedies or carry out the cleanup of roads within 24 hours or immediately if deemed a public safety concern by the Region (each occurrence)	\$2,500 per inspection \$2,500 per inspection \$2,500 per inspection \$2,500 or twice the actual cost to the Region to perform the work, whichever is greater

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## EFFECTIVE JANUARY 2, 2025 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
<b>OTHER FEES</b>	
<b>Information Request and/or Review</b> for miscellaneous submissions not identified under a fee category as determined by the Director of Development Services	\$240 per hour
<b>Review and approval of large scale major studies</b> (e.g. Master Environmental Servicing Plan, Master Transportation Study, etc. submitted in advance of a Secondary Plan, Major Official Plan Amendment or complex large scale site)	\$12,500
Update or amendment to existing study	\$4,600
<b>Peer Review</b>	<b>Actual Cost</b>

Note: All fees are HST exempt.

<sup>1</sup> In addition to the base processing fee for development applications, for each subsequent submission requiring recirculation for peer review the applicant will incur service fees as set in the York Region Development Application Fees Schedule.

<sup>2</sup> Development Application minimum processing fees must be paid at time of submission to The Regional Municipality of York. This is considered a one-time charge that is non-refundable. Fees owing above the minimum charge are due prior to final approval being issued.

To include agreements where Development Charges are not collected immediately upon entering into a Regional DC Agreement, phased billing occurs and when Development Charge rates are set by specific planning approvals.

### Mailing Address:

**Attention:** Development Services  
 York Region Administrative Centre  
 17250 Yonge Street  
 Newmarket ON L3Y 6Z1

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Electronic Fund Transfers (EFTs) - EFTs must be arranged with York Region Development Services before processing. Please email [developmentsservices@york.ca](mailto:developmentsservices@york.ca) to inquire about and/or initiate this process.

### For more information on Development Application Submissions and Financial Requirements:

Email: [developmentsservices@york.ca](mailto:developmentsservices@york.ca)

Website: [york.ca/DevelopmentServices](http://york.ca/DevelopmentServices)

Phone: 1-877-464-9675