

2026 Planning Fees and Charges

As per By-law No. 064-2025

Note: Other departments and agencies may also have review fees associated with a Planning Application. Please contact the Development Division at planninginfo@cobourg.ca or 905-372-1005 regarding additional fees that may apply.

Application Type	Fee
Official Plan Amendments and Zoning By-law Amendments	
Official Plan Amendment – Major (Major policy change, broad policy impacts, detailed review of supporting studies, subject to determination by Director)	\$16,068
Official Plan Amendment – Other (Site Specific Policy Exception and/or Map Change)	\$7,725
Zoning By-law Amendment – Major (Associated with a Draft Plan of Subdivision and/or Official Plan Amendment)	\$16,068
Zoning By-law Amendment – Other (Including Temporary Use or Extension. Site specific zoning by-law amendment – placing individual parcel in site specific zone, mapping change)	\$7,725
Combined OPA & ZBA – Major	\$24,102
Plus per submission for 4 th submission and over	\$2,000
Removal of Holding Symbol or Deeming By-law	\$1,600
Draft Plan of Subdivision / Condominium	
Draft Plan Review of Subdivision/Condominium/Condominium Conversion	
Base fee	\$10,815
Plus per Lot/Unit fee	\$62/lot or unit
Plus per submission for 4 th submission and over	\$2,000
Maximum Fee	\$26,059
Changes to Draft Plan / Conditions of Draft Approval – Major (Major draft plan changes / re-design and/or significant changes to a condition requiring re-circulation, analysis, reports and/or public notice, draft conditions and attendance at meetings)	\$9,270
Changes to Draft Plan/Conditions of Draft Approval – Minor (Minor ‘red-line’ adjustments to a draft plan and/or changes to draft conditions, analysis and reports)	\$2,678

Clearance of Draft Conditions of Approval and Final Approval of a Plan of Subdivision	
Base fee	\$3,090
Plus per lot/unit fee	\$62
Plus per submission for 4 th submission and over	\$1,020
Minor Extension to Draft Plan Approval (not lapsed)	\$4,326
Major Extension to Draft Plan Approval (not lapsed)	\$10,300
Condominium Exemption and Final Approval of a Plan of Condominium	\$2,498
Stamping Fee for Final Approval	\$1,000
Application to Exempt Lands from Part Lot Control	
Part Lot Control Exemption	\$927
Part Lot Control By-law Extension	\$515
Site Plan Approval / Amendment	
Site Plan Approval – Major (Multiple buildings, condo lanes, multiple access points)	
Base fee	\$11,124
Plus per unit fee	\$185
Plus per square metre fee	\$1.00
Maximum fee	\$25,750
Site Plan Amendment (excluding major residential and major commercial)	\$8,240
Site Plan Amendment – other	\$7,000
Plus per submission for 4 th submission and over	\$2,000
Committee of Adjustment	
Consent for Severance	
Per new lot	\$3,090
Consent certificate	\$567
Easements, rights of way, leases, lot line adjustments, etc.	\$1,236
Severance Agreement	\$1,339
Minor Variance – Minor Residential (single variance to a property containing an existing single-detached, semi-detached, or townhome)	\$1,133
Minor Variance – Other	\$2,060
COA Deferral at request of applicant	\$1,133

Other (no refund of submitted fees)	
Compliance Letters	\$258
Pre-consultation	\$1,545
Written Information Request – Zoning or Heritage	\$258
Additional Public Meeting	\$1,442
Reactivation of a Dormant File (Site Plan, ZBA, OPA) Applications are deemed dormant after 24 months (2 years) of inactivity.	50% of current Application Fee plus Admin fee of \$250
Pre-servicing Agreement	\$824
Cash-in-lieu of Parking Application Fee	\$515
Agreement fee for CIP Funding Agreements The full cost of additional legal fees related to the preparation and registration of agreements will be charged to the applicant.	\$670
OLT Appeal Preparation Fee	Fee set by OLT Regulations
Staff and Legal Fees associated with OLT	Cost Recovery plus Admin fee of \$500
Telecommunications Tower/Antennas Application	\$2,500
Staff Administration for Peer Review	\$500 plus cost recovery

Refund Schedule		
Application Type	Status of Application	Refund Percentage
Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, and Site Plan Approval	Application submitted but no administrative functions have been performed	90%
	Administrative functions performed, but a Public Meeting has not been scheduled	40%
	Application has been considered at a Public Meeting but a Staff Report has not been prepared	20%
	Staff Report has been prepared and/or a decision made by Council	No refund
Consent or Minor Variance	Application submitted but no administrative functions have been performed	90%
	Administrative functions performed, but Staff Report has not been prepared and/or a Committee of Adjustment Meeting has not been scheduled	40%
	Staff Report has been prepared and/or a decision made by Committee of Adjustment	No refund