

For more information and fees regarding:

- ◆ Processing of Engineering Drawings and preparation of Subdivision Agreements and Amendments to Subdivision Agreements and Inspection of Services, Preparation of Land Division/Part Lot Control Agreements and Amendments to Land Division/Part Lot Control Agreements; and
- ◆ Processing of Engineering Final Acceptance of City Services.

Contact Engineering Services:

Phone: 905-436-5606

Email: [engineering@oshawa.ca](mailto:engineering@oshawa.ca)

For more information contact Planning Services:

Location: City of Oshawa  
50 Centre St. S.  
Oshawa, Ontario  
L1H 3Z7

Phone: 905-436-3853

Email: [planning@oshawa.ca](mailto:planning@oshawa.ca)

Website: [www.oshawa.ca/planning](http://www.oshawa.ca/planning)

If this information is required in an accessible format, contact Service Oshawa:

Phone: 905-436-3311

Email: [service@oshawa.ca](mailto:service@oshawa.ca)

## 2025 Planning Application Fees

**We deliver services that contribute to the development of an Amazing City**

Planning Services is responsible for all land use, policy, and development planning activities for the City. This includes formulating Official Plan and Part II Plan policies, updating the zoning by-law, processing zoning amendments, handling subdivision processing and approvals, reviewing minor variances, land divisions, processing site plans, and undertaking urban design projects.

The Branch conducts strategic research and analyses on a wide range of project-oriented planning issues and coordinates community improvement initiatives such as downtown revitalization.

It also reviews and reports on Federal, Provincial and Regional policies, legislation and guidelines, as well as performs statistical analyses related to population, employment, and housing.



# 2025 Planning Application Fees

Type	Fee
<b>Subdivisions and Condominiums:</b>	
Draft Approval or Amendment: Common Element Condominiums	\$15,914
Draft Approval or Amendment for all other Condominiums	\$12,466
Condominium Agreement or an Amendment	\$2,773
Changes to the conditions of a Draft Plan of Condominium approval that do not involve any review of plans (e.g. extension of Draft Approval)	\$1,044
Amendment to Condominium Description or Declaration	\$2,824
Draft Plan Approval for Subdivision or Amendments plus \$478 per unit/block for the first 200 units/blocks and \$266 per unit/block over 200 units/blocks	\$37,132 plus unit/block fees
Subdivision Agreement or Amendment	\$5,544
Clearing/Releasing any Phase of a Plan of Subdivision or Condominium for Registration	\$2,911
Reduction of Letter of Credit or Cash Securities for City Services & Landscaping pursuant to Subdivision Agreements	\$352 per release plus HST
<b>Sign Variance Applications:</b>	
Residential	\$769
Non-residential (all others)	\$1,360
Central Business District Zone	\$274
Signs not regulated by the Ontario Building Code	\$140

Type	Fee
<b>Official Plan and Zoning:</b>	
Official Plan and/or Part II Plan and/or Secondary Plan Amendment	\$26,523
Zoning By-law Amendment:	
Major	\$21,218
Minor	\$11,081
Extension to a Temporary Use Zoning By-law	\$3,051
Application to Remove "h" Holding Symbol	\$4,775
Regional Official Plan Amendment Review	\$3,465
<b>Applications to the Committee of Adjustment</b> (after the fact variances are double the regular fee):	
Tabling (applicant's request)	\$337
Special Meeting	\$1,660
<b>Minor Variance:</b>	
Single detached dwelling, semi-detached dwelling, duplex, street townhouse dwelling, block townhouse dwelling, accessory apartment or converted dwelling	\$831 per lot or proposed lot
All other residential	\$1,989 per lot or proposed lot
Non-residential (all others)	\$1,989
<b>Consent:</b>	
Application for Consent	\$2,266 per application
Clearance of City Conditions	\$421 per clearance
Stamping Fee	\$1,030

Type	Fee
<b>Site Plan Approval or Amendment:</b>	
Planning Non-residential	\$5,835 plus \$0.45/m <sup>2</sup> of land area
Planning Residential *Note: \$79,568 maximum for per unit fee	\$5,835 plus \$381/unit*
Residential development containing 10 units or less in a Prescribed Area	\$5,835
Engineering - Processing of Drawings	\$4,159 plus \$0.31/m <sup>2</sup> of land area
Application for Site Plan Agreement or Amendment to Site Plan Agreement	\$4,244
Minor Changes only	\$1,500
Notwithstanding the above, the fee for residential development, less than 4 dwelling units including any accessory buildings and structures located within the Oak Ridges Moraine and for farm buildings or structures located within the Oak Ridges Moraine	\$407
Site Inspections for Site Plan Applications (for 3rd inspection or more)	\$337 per inspection plus HST
Application for Telecommunication Tower	\$6,926 plus site plan fees

Type	Fee
<b>Part Lot Control:</b>	
Application to Lift Part Lot Control and Amendments to Part Lot Control Approvals (plus cost of by-law registration)	\$2,081
Application to Amend Part Lot Control Approval that involves changes to Conditions Only	\$1,044
Extension to a Part Lot Control By-law (plus cost of by-law registration)	\$1,044
<b>Miscellaneous:</b>	
Peer review of any component of a Development Application - 100% of the City's costs (plus 10% administration fee of the pre-tax peer review cost)	100% plus 10%
Indigenous Engagement - 100% of the City's costs (plus 10% administration fee of the pre-tax peer review cost)	100% plus 10%
Heritage Easement Agreement Registration Fee	Actual cost
Review of any request to release/rescind an Agreement from title of a Property	\$697
Pre-consultation request for all official plan amendments, zoning by-law amendments, draft plan of subdivisions, draft plan of condominiums and site plan approval applications, telecommunication tower applications	Stage 1: \$1,858 Stage 2: \$531

Please note: All fees are increased annually by 3%, each January 1st. See [Fees and Charges By-law](#) for more information and all Fees.