



2026 Planning Fee Schedule

Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
Pre-Application				
Inquiry	\$0.00	Consult the Conservation Authority	Consult the Conservation Authority	Consult the Conservation Authority
Pre-Submission Consultation	\$820.00	Consult the Conservation Authority	Consult the Conservation Authority	Consult the Conservation Authority
Application Re-Submission (application deemed incomplete)	\$330.00	Consult the Conservation Authority	Consult the Conservation Authority	Consult the Conservation Authority
Application Re-Submission (application deemed incomplete and no pre-submission consultation OR major change)	\$820.00	Consult the Conservation Authority	Consult the Conservation Authority	Consult the Conservation Authority
Stand Alone Applications				
Minor Variance	a) \$3,250.00 for 1 or 2 variances b) \$4,200.00 for 3 or more variances	\$630.00	\$290.00	\$205.00
Zoning By-law Amendment (ZBA)	\$3,840.00	\$830.00	\$390.00	\$275.00
Consent (Severance), including easements and rights-of-way	a) \$3,350.00 for the first new lot created, lot addition, easement or right-of-way (includes one Consent Certificate) b) \$1,780.00 for each additional consent, including a new lot, lot addition, easement or right-of-way on same subject lands (includes one Consent Certificate) c) \$190.00 for additional certificates or Certification of Consent or Consent Cancellation (associated with another Planning Act Application) d) \$690.00 Change of Conditions	\$635.00	a) \$390.00 b) \$195.00	\$275.00
Local Official Plan Amendment (LOPA)	\$4,310.00	\$970.00	\$390.00	\$275.00
County Official Plan Amendment (COPA)	\$4,230.00	\$970.00	\$390.00	\$275.00
County Official Plan or Zoning By-law Amendment	\$26,620.00	\$1,030.00 (under 20 ha,	\$390.00	\$275.00



Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
if no Plan Amendment Required associated with a Standard Pit or Quarry		above water table) \$1,150.00 (over 20 ha, above water table)		
County Official Plan or Zoning By-law Amendment if no Plan Amendment Required associated with a Complex Pit or Quarry	\$64,350.00	\$2,840.00 (under 20 ha, below water table) \$3,374.00 (over 20 ha, below water table)	\$390.00	\$275.00
Subdivisions				
Subdivision / Condominium Draft Approval a) Up to 20 lots/blocks or units b) 21 to 50 lots/blocks or units c) More than 50 lots/blocks or units *0.3 metre reserve blocks shall not be included in the calculation of the application fee	Flat Fees: a) \$7,210.00 b) \$9,000.00 c) \$10,800.00	Base Fee: \$6,400.00 Per Unit (0-50 units): \$143.00 Per Unit (50+ units): \$50.00 <i>Please contact GSCA for final calculation and payment of GSCA fee</i>	Subdivisions: \$120.00 per lot or block with a minimum flat fee of \$900.00 and a maximum fee of \$10,740.00 Condominiums: The lesser of \$120.00 per unit or \$1,290.00/ha with a minimum flat fee of \$900.00 and a maximum flat fee of \$10,740.00	\$80.00 per lot or residential unit Minimum \$720.00 (9 lots or fewer) Maximum \$9,300.00 (124 or more lots)
Subdivision / Condominium Request for Major Revisions (Revisions to the Draft Plan and/or Conditions of Draft Approval requiring a re-circulation)	\$3,000.00	\$2,490.00	N/A	N/A
Subdivision / Condominium Request for Minor Revisions (Revisions to the Draft Plan and/or Conditions of Draft Approval that DO NOT require re-circulation) <u>OR</u> Extension to Draft Approval (for each additional year beyond lapsing) <u>OR</u> Deeming a Subdivision not to have lapsed	\$1,520.00	\$705.00	N/A	N/A
Subdivision / Condominium Emergency	\$2,430.00	N/A	N/A	N/A



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Extension to Draft Approval (when Draft Approval Extension is submitted 10 or less working days prior to date of lapsing (for each one (1) year Draft Approval Extension)				
Subdivision / Condominium Final/Phase Approval	\$3,000.00	N/A	N/A	N/A
Condominium – Exemption from Draft Approval	\$3,000.00	N/A	N/A	N/A



Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
Joint Applications				
Joint COPA + LOPA	\$7,050.00	\$1,552.00	\$580.00	\$410.00
Joint COPA + LOPA + Consent	\$8,190.00	\$2,060.00	\$770.00	\$550.00
Joint COPA + LOPA + Consent + ZBA	\$9,430.00	\$2,724.00	\$970.00	\$690.00
Joint COPA + LOPA + ZBA	\$7,770.00	\$2,216.00	\$770.00	\$550.00
Joint COPA + Consent	\$5,720.00	\$1,280.00	\$580.00	\$410.00
Joint COPA + Consent + ZBA	\$7,350.00	\$1,284.00	\$770.00	\$550.00
Joint COPA + ZBA	\$5,750.00	\$1,440.00	\$580.00	\$410.00
Joint COPA + Consent + Variance	\$6,700.00	\$1,788.00	\$720.00	\$520.00
Joint COPA + Variance	\$5,400.00	\$2,056.00	\$530.00	\$380.00
Joint LOPA + Consent	\$5,800.00	\$1,280.00	\$580.00	\$410.00
Joint LOPA + Consent + ZBA	\$7,350.00	\$1,284.00	\$770.00	\$550.00
Joint LOPA + ZBA	\$5,860.00	\$1,440.00	\$580.00	\$410.00
Joint Consent + ZBA	\$5,320.00	\$1,172.00	\$580.00	\$410.00
Joint Consent + ZBA (add or remove holding)	\$4,280.00	\$1,172.00	\$580.00	\$410.00
Joint Consent + Variance	\$4,490.00	\$1,012.00	\$530.00	\$380.00
Peer Review				
Internal Peer Review (Natural Heritage)	a) Terms of Reference Review \$260.00 b) Site visit for EIS Scoping or Terms of Reference \$560.00 b) Standard Environmental Impact Study (EIS) Review \$1,340.00 c) Major Environmental Impact Study (EIS) Review \$2,690.00	N/A	N/A	N/A
External Peer Review	\$6,000.00 Deposit 15% of the deposit is non-refundable if the application is withdrawn prior or during the approval process	N/A	N/A	N/A
Other				
Part Lot Control	\$1,150.00	N/A	N/A	N/A
Foreclosure, Power of Sale or Validation of Title	\$1,150.00 (plus County legal costs)	N/A	N/A	N/A
Consent Cancellation (with no other Planning Application)	\$410.00	N/A	N/A	N/A
Remove Holding Zone (where processed by the County)	\$410.00	N/A	N/A	N/A



Notes:

- i) Planning Fees are HST Exempt, except for External Peer Review Fees, which are subject to HST.
- ii) Cheques are payable to 'County of Bruce', unless otherwise indicated.
- iii) Additional Municipal fees may apply, which may be collected by the County of Bruce on behalf of the Municipality (a separate cheque addressed to the local Municipality will be required). Please consult with your Municipality for further information.
- iv) Fees charged by the Grey Sauble Conservation Authority, Saugeen Valley Conservation Authority and Maitland Valley Conservation Authority shall be applied and collected in addition to the fees listed in Schedule C (Planning and Development) of the Fees and Charges By-Law (and as set out in this Fee Schedule).
- v) Separate technical fees for review of studies or other site-specific reports or documents may also be required.
- vi) Within the Municipality of Northern Bruce Peninsula, Natural Hazards review is addressed through the peer review process.
- vii) External Peer Review Deposits are collected to address costs charged by third party reviewers. Deposits are subject to a 15% non-refundable administrative charge. Positive balances greater than \$100 will be returned at the conclusion of the application. Applicants will be responsible for costs that exceed the deposit.
- viii) Applications withdrawn prior to being deemed complete are eligible for refund, subject to a \$820.00 administration fee.
- ix) Applications withdrawn after being deemed complete are not eligible for refund. Where a file is withdrawn after being deemed complete a resubmission may be considered with a reduced or waived fee consistent with the anticipated cost to re-process the application.

Definitions:

County Official Plan Amendment (COPA) or Zoning By-law Amendment if no Plan Amendment Required associated with a Standard Pit or Quarry:

A pit or quarry operation that is 80 hectares or less in size, is above the water table and is outside a settlement area.

County Official Plan Amendment (COPA) or Zoning By-law Amendment if no Plan Amendment Required associated with a Complex Pit or Quarry:

A pit or quarry operation that is over 80 hectares in size, is below the water table or is within a settlement area.

Standard Environmental Impact Study (EIS):

Environmental Impact Study completed to support a single dwelling, additions on an existing structure(s), accessory buildings, lot severances, redevelopments or small-scale development/subdivisions proposing five or less homes/units, site alteration within an existing disturbed area where there is separation from natural heritage features of potential concern. Most agricultural uses will likely fall under this category.

Major Scale Environmental Impact Study (EIS):

Subdivisions/developments of more than five units, commercial and industrial uses, new large-scale farm related operations may fall under this category. The scope of an EIS will be determined through the review of the Terms of Reference.