

CITY OF ST. THOMAS

BY-LAW NO. 125-2025

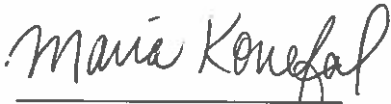
A By-law to prescribe a tariff of fees for the processing
of applications made in respect of planning matters.

THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS:

1. That the tariff of fees set for the in Schedule "A" attached hereto and forming part of this by-law shall be charged for the processing of applications made in respect of planning matters.
2. This by-law shall take effect on the date of the final passing thereof.
3. That By-law No. 38-2018 is hereby repealed.

READ a First and Second time this 3rd day of November, 2025.

READ a Third time and FINALLY PASSED this 3rd day of November, 2025.



Maria Konefal, City Clerk



Joe Preston, Mayor

SCHEDULE "A" TO BY-LAW NO. 125-2025

Tariff of fees for the processing of
applications in respect of planning matters.

1. Written Responses to Enquiries

Zoning Report	\$100.00
Subdivision Compliance Letter	\$100.00

2. Consultation Meetings

Follow-up Consultation Meeting	\$250.00
*no charge for initial consultation	
*fee to be reimbursed if complete application submitted within 1 year of follow-up consultation meeting	

3. Plans of Subdivision/Plans of Condominium

Application Fee - Subdivision	\$12,000.00
Application Fee – Condominium	\$5,000.00
Agreement Administration Fee	\$500.00
Processing Administration Fee	\$50.00 per lot, to a max of \$1000.00 for final review of Plan.
Planning Registration Review Fee	\$50.00 per lot, to a max of \$1000.00 for final review of Plan.
Legal Fees	\$2,000.00 (deposit amount)
Phased Plan Registration	\$1,500.00

4. Requests for the Removal of Part Lot Control

Application Fee	\$1,500.00 + \$100.00 per additional lot created.
Administration Fee	\$50.00 per lot created.
Legal Fee	\$200.00

5. Zoning By-law Amendments (ZBA)

Zoning By-law Application Fee	\$3000.00
Holding Zone Removal Application Fee	\$500.00

6. Official Plan Amendments (OPA)

Official Plan Amendment Application Fee	\$3,000.00
Combined ZBA/OPA	\$4,500.00

7. Site Plan Approval Process

Initial Submission/Resubmission	\$2,000.00
Minor Technical or Administrative Amendment	\$500.00
Agreement Review Fee	\$800.00
Legal Fee	\$1,500.00 (deposit amount)

8. Community Planning Permits

Class 1 Application	\$1000.00
Class 2 Application	\$2000.00
Class 3 Application	\$3000.00
Agreement Review Fee	\$800.00
Legal Fee	\$1500.00 (deposit amount)

9. Miscellaneous Sales

St. Thomas Official Plan (Hard Copy)	\$125.00
St. Thomas Zoning By-law (Hard Copy)	\$200.00