

YORK REGION DEVELOPMENT APPLICATION FEES

EFFECTIVE JANUARY 1, 2026

DEVELOPMENT APPLICATIONS	Fee
Official Plan Amendment Comment	\$6,400
Revision to Official Plan Amendment requiring recirculation	\$3,800
Block/Tertiary Plan	\$6,400
Minister's Zoning Order/Parkway Belt West	\$3,800
Zoning Bylaw Amendment not received with any other planning application	\$3,800
Draft Plan of Subdivision/Vacant Land Condominium	\$8,300
Draft Plan Condominium	\$2,900
Revision to Subdivision/Condominium requiring circulation	\$3,200
Minor Revision to Subdivision/Condominium not requiring circulation	\$1,800
Subdivision Clearance	\$6,400 for any phase
Condominium Clearance	\$2,600 for any phase
Site Plan Regular development, slab on grade, involves review of not more than 2 reports/studies. (Includes issuance of construction access permit)	Minimum charge of \$4,000² or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
Major Site Plan Complex development, involves review of more than two reports/studies. (Includes issuance of construction access permit)	Minimum charge of \$11,400² or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
Review and Approval of Environmental Site Assessment Report	\$2,100
Encroachment Permit	\$2,300
Engineering Review 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 \$11,700² or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
<p>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.</p>	
<p>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.</p>	

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EFFECTIVE JANUARY 1, 2026 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
Engineering Resubmission 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)	\$4,800
Consent to Sever	\$1,300 for the first lot \$200 for each additional lot
Consolidated Linear Infrastructure (CLI) Environmental Compliance Approval (ECA)	
Oil Grit Separator and/or Low Impact Development measures and/or Underground Storage	\$6,000
Each Stormwater Management Pond	\$8,400
Sewers (storm and/or sanitary)	\$6,000
Inspections	
Security Reduction works inspection fee (for third and subsequent security reduction work site inspection request)	\$2,600 per inspection
Security release works inspection fee (for third and subsequent security release works site inspection request)	\$2,600 per inspection
Construction Safety Inspection and Administration Fee for damage caused to Regional property and for public safety concerns	\$2,600 per inspection
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)	\$2,600 or twice the actual cost to the Region to perform the work, whichever is greater
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EFFECTIVE JANUARY 1, 2026 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
OTHER FEES	
Information Request and/or Review for miscellaneous submissions not identified under a fee category as determined by the Director of Development Services	\$240 per hour
Review and approval of large scale major studies (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)	\$12,800
Update or amendment to existing study	\$4,700
Peer Review	Actual Cost

Note: All fees are HST exempt.

¹ 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.

² 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 developmentservices@york.ca to inquire about and/or initiate this process.

For more information on Development Application Submissions and Financial Requirements:

Email: developmentservices@york.ca
Website: york.ca/DevelopmentServices
Phone: 1-877-464-9675