



Corporation of the Town of Newmarket

By-law 2025-93

A By-law to establish a tariff of fees for the processing of applications made in respect of planning matters (Planning Act Processing Fees) and to repeal By-law 2024-61.

WHEREAS subsection 69(1) of the *Planning Act*, R.S.O. 1990, c. P.13 provides that a council of a municipality may pass by-laws establishing a tariff of fees for the processing of applications made in respect of planning matters;

AND WHEREAS the Corporation of the Town of Newmarket deems it necessary and expedient to pass this by-law;

THEREFORE be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. The tariff of fees identified in Schedule A attached to and forming part of this By-law shall be imposed by the Town for the processing of applications made in respect of planning matters.
2. On an annual basis, the Treasurer has the delegated authority to approve the adjustment of fees and charges up to the rate of inflation.

For the purposes of such, the prescribed rate of inflation is defined to be the lesser of 2.5% and the target rate established by Council as part of their budget direction. The target rate will be the annual increase in the Consumer Price Index (CPI) for Toronto at the beginning of the budget process but will be subject to Council review and approval. There is one exception to this restriction; for low dollar fees that for practical reasons are best subject to increases every few years and not annually. For such items, the increase would be limited not by the prescribed rate of inflation, but by the accumulated inflation since the last rate adjustment.

3. This By-law shall come into full force and effect on January 1, 2026.
4. By-law 2024-61 shall be repealed as of January 1, 2026.

ENACTED this 17th day of November, 2025.



John Taylor, Mayor



Kiran Saini, Deputy Town Clerk

**Schedule A – Planning Act Processing Fees and Charges
To
By-law**

**Schedule A – Planning Act Processing Fees and Charges
2026 USER FEES
Planning Act Processing**

Effective Date: January

SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2025 FEE BEFORE TAX	2025 FEE BEFORE TAXES	HST AMOUNT	TOTAL FEE	% INCREASE
Department: Planning Services:							
Official Plan and Zoning By-law Amendments							
Official Plan Amendment	Each	Yes	\$48,018.83	\$48,979.20	\$6,367.30	\$55,346.50	2.0%
Zoning By-law Amendment	Each	Yes	\$41,235.88	\$42,060.59	\$5,467.88	\$47,528.47	2.0%
Removal of Holding and Temporary Use Zoning By-law	Each	Yes	\$7,203.29	\$7,347.35	\$955.16	\$8,302.51	2.0%
Plans of Subdivision							
Subdivision - Residential	Base fee	Yes	\$129,497.72	\$132,087.68	\$17,171.40	\$149,259.08	2.0%
	Plus per unit	Yes	\$334.04	\$340.72	\$44.29	\$385.02	2.0%
Subdivision - Commercial	Base fee	Yes	\$138,943.75	\$141,722.62	\$18,423.54	\$160,146.56	2.0%
	Plus per hectare	Yes	\$2,570.28	\$2,621.69	\$340.82	\$2,962.51	2.0%
Subdivision - Industrial	Base fee	Yes	\$142,794.53	\$145,650.42	\$18,934.55	\$164,584.98	2.0%
	Plus per hectare	Yes	\$840.25	\$853.05	\$94.90	\$937.95	2.0%
Subdivision - Institutional	Base fee	Yes	\$147,514.03	\$144,344.31	\$18,764.76	\$163,109.07	2.0%
	Plus per hectare	Yes	\$1,280.50	\$1,306.11	\$169.79	\$1,475.91	2.0%
Revision of Draft Plan Approval Requiring Circulation	Each application	Yes	\$5,001.38	\$5,101.41	\$663.18	\$5,764.59	2.0%
Revision to Conditions of Draft Approval	Each application	Yes	\$5,001.38	\$5,101.41	\$663.18	\$5,764.59	2.0%
Extension of Draft Approval	Each application	Yes	\$2,496.05	\$2,545.97	\$330.98	\$2,876.95	2.0%
Registration of each Phase of a Plan	Each	Yes	\$2,496.05	\$2,545.97	\$330.98	\$2,876.95	2.0%
Part Lot Control	Each	Yes	\$3,136.30	\$3,186.03	\$415.87	\$3,614.50	2.0%
Draft Approval and Final Registration Coordination Fee (payable at time of draft approval)							
Industrial Subdivisions		Yes	\$36,336.56	\$37,083.30	\$4,818.23	\$41,881.52	2.0%
Residential Subdivisions (more than 30 lots)		Yes	\$36,355.12	\$37,082.22	\$4,820.69	\$41,902.91	2.0%
All other Subdivisions		Yes	\$27,252.42	\$27,797.47	\$3,613.67	\$31,411.14	2.0%
Coordination Fee for Engineering Drawing Submissions beyond 4th Submission (payable at time of 5th submission)							
Industrial Subdivisions		Yes	\$8,907.84	\$9,086.00	\$1,181.18	\$10,267.18	2.0%
Residential Subdivisions (more than 30 lots)		Yes	\$8,907.84	\$9,086.00	\$1,181.18	\$10,267.18	2.0%
All Other Subdivisions		Yes	\$4,453.92	\$4,543.00	\$590.59	\$5,133.59	2.0%
Prepare Sales Office Agreement		Yes	\$1,967.15	\$2,006.49	\$260.84	\$2,267.33	2.0%
Site Plan Approval							
Residential or residential and other uses	Each	Yes	\$65,935.57	\$67,255.31	\$8,743.19	\$75,998.50	2.0%
Per residential unit	Plus per unit	Yes	\$230.47	\$235.08	\$30.56	\$265.64	2.0%
GFA of other uses	Per additional m2	Yes	\$8.11	\$8.27	\$1.08	\$9.35	2.0%
Industrial, Commercial, Institutional	First 1,800 m ² of gross floor area	Yes	\$14,967.95	\$15,267.31	\$1,984.75	\$17,252.06	2.0%
	Per additional m2	Yes	\$8.11	\$8.27	\$1.08	\$9.35	2.0%
All Other	Each	Yes	\$14,683.27	\$14,976.94	\$1,947.00	\$16,923.94	2.0%
Technical resubmission after the third submission	Each	Yes	\$1,109.10	\$1,131.28	\$147.07	\$1,278.35	2.0%
Minor revisions to approved plans	Each	Yes	\$600.99	\$613.01	\$79.69	\$692.70	2.0%
Commercial roof top patios	Each	Yes	\$600.99	\$613.01	\$79.69	\$692.70	2.0%
Plans of Condominium							
Condominium - Residential	Each	Yes	\$46,070.24	\$46,991.64	\$6,108.91	\$53,100.55	2.0%
	Plus per unit	Yes	\$259.81	\$265.01	\$34.45	\$299.46	2.0%

Schedule A – Planning Act Processing Fees and Charges
 2026 USER FEES
 Planning Act Processing

Effective Date: **January**

SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2025 FEE BEFORE TAX	2026 FEE BEFORE TAXES	HST AMOUNT	TOTAL FEE	% INCREASE
Condominium - All Other	Each	Yes	\$11,561.63	\$11,792.87	\$1,533.07	\$13,325.94	2.0%
Condominium Exemption Request	Each	Yes	\$5,038.50	\$5,139.27	\$668.10	\$5,807.37	2.0%

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SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2025 FEE BEFORE TAX	2025 FEE BEFORE TAXES	HST AMOUNT	TOTAL FEE	% INCREASE	
Committee of Adjustment								
Consent – Severance	Each	Yes	\$13,092.67	\$13,354.52	\$1,736.09	\$15,090.61	2.0%	
Consent – Other	Each	Yes	\$6,731.54	\$8,906.17	\$1,157.80	\$10,063.97	2.0%	
Minor Variance – Tier 1	Each	Yes	\$1,466.05	\$1,495.40	\$194.40	\$1,689.81	2.0%	
Minor Variance – Tier 2	Each	Yes	\$2,922.89	\$2,981.34	\$387.57	\$3,368.92	2.0%	
Committee of Adjustment Re-circulation Fee Due to Applicant's Revisions or Applicant's Deferrals	Each	Yes	\$1,939.31	\$1,978.10	\$257.15	\$2,235.25	2.0%	
Special Committee of Adjustment Meeting for Emergent Issues	Each	Yes	\$2,013.54	\$2,053.81	\$267.00	\$2,320.81	2.0%	
Other Fees Calculated								
Telecommunications Tower	Each	Yes	\$26,278.13	\$26,803.69	\$3,484.48	\$30,288.17	2.0%	
Application Reactivation Fee	Each	Yes	\$776.45	\$791.98	\$102.96	\$894.94	2.0%	
Peer Review and/or External Consulting Fees	Actual cost	Yes						
Planning Administrative Fee for Checking Consultants' Invoices	15% of consultant's fee	Yes						
Town of Newmarket fee for matters appealed to Ontario Land Tribunal	Each	No	\$200.82	\$204.83	\$0.00	\$204.83	2.0%	
Zoning Confirmation Letter	Each	Yes	\$104.77	\$106.87	\$13.89	\$120.76	2.0%	
Zoning Compliance Letters	Each	Yes	\$192.71	\$196.57	\$26.55	\$222.12	2.0%	
Preconsultation Deposit; Refundable if a complete application is submitted within 12 months of the preconsultation	Each	No	\$1,546.50	\$1,577.43	\$0.00	\$1,577.43	2.0%	
Security Release Inspection After the First Inspection	Each	Yes	\$496.23	\$508.16	\$84.82	\$570.98	2.0%	
Owner Request for Change of Address	Each	Yes	\$196.54	\$200.47	\$25.67	\$226.14	2.0%	
Tree Preservation, Protection, Replacement and Enhancement Policy Compensation	Refer to Schedule C - Public Works and Parks Fees and Charges							
Department: Engineering Services								
Development Services								
Engineering Design Standard and Criteria Manual (Physical Copy)	Each	Yes	\$110.73	\$112.95	\$14.68	\$127.63	2.0%	
Engineering Checking & Inspection (40% collected at submission of application and the balance collected at execution of agreement)								
Site Plans handled fully in house	9% of the value of all site works and services outside of the buildings	Yes	Minimum	Minimum	Minimum	Minimum	2.0%	
			\$1,781.57	\$1,817.20	\$236.24	\$2,053.44		
Site Plans and Projects in which the Town's Checking Consultant is providing the design review and field monitoring services	5% Admin Fee of the value of all site works and services outside of the buildings plus checking consultant fees	Yes	Minimum	Minimum	Minimum	Minimum	2.0%	
			\$1,576.40	\$1,607.93	\$209.03	\$1,816.96		
Subdivisions	5% Admin Fee plus checking consultant fees	Yes	5% Admin Fee plus checking consultant fees	5% Admin Fee plus checking consultant fees	13%	5% Admin Fee plus checking consultant fees+HST	N/A	
Overhead incurred for checking Consultant Invoicing	15% Admin fee	Yes	15% Admin Fee	15% Admin Fee	13%	15% Admin Fee +HST	N/A	

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Other Services							
Consultant's request for traffic counts (ATR or TMC)	Each	Yes	\$141.81	\$144.64	\$18.80	\$163.45	2.0%
Pre-servicing Agreement	Each	Yes	\$2,273.36 plus Engineering Fees that are based on the percentage of the cost estimate of the works and as indicated in this By-Law, plus HST	\$2,318.83 plus Engineering Fees that are based on the percentage of the cost estimate of the works and as indicated in this By-Law, plus HST	13%	\$2,273.36 plus Engineering Fees that are based on the percentage of the cost estimate of the works and as indicated in this By-Law, plus HST	2.0%
Municipal Servicing Agreement	Each	Yes	New	\$2,318.83 plus Engineering Fees that are based on the percentage of the cost estimate of the works and as indicated in this By-Law, plus HST	13%	\$2,273.36 plus Engineering Fees that are based on the percentage of the cost estimate of the works and as indicated in this By-Law, plus HST	NEW
Hire/Retain a Consultant/Vendor and Peer Review Fees	Each	Yes	Actual cost plus 15% administrative fee for the Town to retain a consultant/Vendor for the review, implementation or monitoring related to an application, as determined by the director of Engineering, or their designate.	Actual cost plus 15% administrative fee for the Town to retain a consultant/Vendor for the review, implementation or monitoring related to an application, as determined by the director of Engineering, or their designate.	13%	Actual cost plus 15% administrative fee for the Town to retain a consultant/Vendor for the review, implementation or monitoring related to an application, as determined by the director of Engineering, or their designate. + HST	N/A
Inspection for Security Release After the First Request	Each	Yes	\$496.23	\$506.15	\$65.80	\$571.95	2.0%
Technical Resubmission After the Third Submission	Each	Yes	\$3,216.92	\$3,281.26	\$426.56	\$3,707.83	2.0%
Application for any Amendment to an Existing Site Plan or Subdivision Agreement	Each	Yes	\$2,272.83	\$2,318.28	\$301.38	\$2,619.66	2.0%
Department: Financial Services							
Administration of Developments	5% of Security Requirement, to a maximum amount +HST	Yes	5% of Security Requirement, maximum \$65,000 +HST	5% of Security Requirement, maximum \$65,000 +HST	13%	5% of Security Requirement, maximum \$65,000 +HST	N/A
Department: Legal Services							
NOTE: The fee for Planning Act agreements prepared by Legal Services is included in the Planning Services fee for each type of application. Please consult the 2026 Corporate Fees and Charges – Legal Services section for applicable fees for agreements that do not fall under the Planning Act (For example, encroachment agreements, crane swing permits and/or development charge deferral agreements.)							
Disbursements related to Planning Act matters and agreements including but not limited to external counsel fees, land registry costs (e.g., title searches, agreement registration, land transfer for road widening), courier and postage costs	Cost Recovery	Yes	Actual cost		Actual Cost	Actual cost	