

City of Cornwall - Planning Division Fees
Effective January 1st, 2026

ITEM	2026 FEE
Land Severances	
New Lot	\$ 2,210
Cash-In-Lieu of Parkland Dedication	\$820 per new lot
Correction to Title	\$ 1,900
Consent (a lease)	\$ 1,900
Severance (Semi-detached)	\$ 1,900
Severance (Lot Addition)	\$ 1,900
Severance (Right-of-Way/Easement)	\$ 1,900
Stamping of Deeds for Consent (Section 53)	\$ 640
Validation Certificate Fee	\$ 980
Minor Variances / Committee of Adjustment	
Cash-In-Lieu of Parking	\$ 4,180 per space
Zoning/Land Use - Minor Project	\$ 670
Zoning/Land Use - Major Project	\$ 2,580
Signage/Fencing - Minor Project	\$ 580
Signage/Fencing - Major Project	\$ 2,150
Definitions:	
Minor Variance (Zoning/Land Use) & (Signage/Fencing)	
Minor Project: (Defined as being existing Single and Two Unit (Single Family Dwelling, Semi-Detached & Duplex) Dwellings).	
Major Project: (Defined as all Non-Residential, Brand New Residential (under a year old) and all other existing Residential greater than two units).	
Amendments	
Official Plan Amendment	\$ 4,410 plus \$ 180 per hectare
Zoning By-law Amendment	\$ 5,740 plus \$ 240 per hectare
Combined Official Plan and Zoning By-law Amendment	\$ 9,010 plus \$ 210 per hectare

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Signs By-law Amendment	\$ 1,900
Council	
Part Lot Control Exemption	\$ 1,900 plus \$ 240 per lot/part
Removal of Holding (H) Category	\$ 2,640
Site Plans	
Site Plan Control Approval	\$ 2,060 plus \$ 410 per hectare
Site Plan Amendment	\$ 1,720 plus \$ 350 per hectare
Subdivision/Condo Plans	
Draft Plan of Condominium Approval (Standard)	\$ 2,520 plus \$ 210 per unit
Draft Plan of Condominium Approval (Conversion)	\$ 4,730 plus \$ 210 per unit
Draft Plan Exemption	\$ 2,520
Draft Plan of Subdivision Approval	\$ 10,460 plus \$ 410 per hectare
Subdivision Amendment for Prior "Draft" Plan Approval	\$ 14,300
Extension of Draft Plan Lapse Date	\$ 1,090
Work Order Reports & Zoning Compliance Letters	
Work Order Report (Residential) - Standard	\$ 130
Work Order Report (Residential) - Fast Track	\$ 250
Work Order Report (Non-residential) Standard	\$ 200
Work Order Report (Non-residential) Fast Track	\$ 390
Zoning Compliance Letter - Standard	\$ 330
Zoning Compliance Letter - Fast Track	\$ 500

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ITEM	2026 FEE
Miscellaneous	
Encroachment Agreement Application	\$ 430
Temporary Encroachment Renewal Application	\$ 70
Heritage Designation Letter	\$ 70
ESA Phase I Letter	\$ 180
Telecommunications/Cell Tower Review Application	\$ 2,870
Agreement Compliance Letter	\$ 330 plus \$ 140 per hour above one hour of staff time

Note:

A 3% surcharge fee will be applicable to all credit card transactions.

The Planning Fees are adjusted annually using the Statistics Canada Quarterly Consumer Price Index (CPI). Should you have any questions regarding the above fees, please contact Planning Staff at planning@cornwall.ca.