



City Of Cornwall - Planning Division Fees

Effective January 1st, 2024

ITEM	2024 FEE
Land Severances	
New Lot	\$ 2,110
Correction to Title	\$ 1,810
Consent (a lease)	\$ 1,810
Severance (Semi-detached)	\$ 1,810
Severance (Lot Addition)	\$ 1,810
Severance (Right-of-Way/Easement)	\$ 1,810
Stamping of Deeds for Consent (Section 53)	\$ 610
Validation Certificate Fee	\$ 930
Minor Variances/COA	
Land Use - Minor Project	\$ 640
Land Use - Major Project	\$ 2,460
Signage/Fencing - Minor Project	\$ 550
Signage/Fencing - Major Project	\$ 2,050
Minor Project: Defined as being Existing Single & 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	
Cash-In-Lieu of Parking	\$ 4,000 per space
Amendments	
Official Plan Amendment	\$ 4,210 plus \$ 170 per hectare
Zoning By-law Amendment	\$ 5,490 plus \$ 220 per hectare
Combined Official Plan and Zoning By-law Amendment	\$ 8,610 plus \$ 200 per hectare
Signs By-law Amendment	\$ 1,810
Council	
Part Lot Control Exemption	\$ 1,810 plus \$ 220 per lot/part
Removal of Holding (H) Category	\$ 2,520
Site Plans	
Site Plan Control Approval	\$ 1,970 plus \$ 390 per hectare
Site Plan Amendment	\$ 1,640 plus \$ 330 per hectare



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Subdivision/Condo Plans	
Draft Plan of Condominium Approval (Standard)	\$ 2,410 plus \$ 200 per unit
Draft Plan of Condominium Approval (Conversion)	\$ 4,520 plus \$ 200 per unit
Draft Plan Exemption	\$ 2,410
Draft Plan of Subdivision Approval	\$ 10,000 plus \$ 390 per hectare
Subdivision Amendment for Prior "Draft" Plan Approval	\$ 13,670
Extension of Draft Plan Lapse Date	\$ 1,040
Work Order Reports	
Work Order Report (Residential) - Standard	\$ 120
Work Order Report (Residential) - Fast Track	\$ 230
Work Order Report (Non-residential) Standard	\$ 190
Work Order Report (Non-residential) Fast Track	\$ 370
Misc.	
Encroachment Agreement Application	\$ 410
Temporary Encroachment Renewal Application	\$ 60
Heritage Designation Letter	\$ 60
Zoning Permitted Use Letter - Standard	\$ 310
Zoning Permitted Use Letter - Fast Track	\$ 470
ESA Phase I Letter	\$ 170
Telecommunications/Cell Tower Review Application	\$ 2,740
Agreement Compliance Letter	\$ 310 plus \$ 130 per hour above one hour of staff time

Note:

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.

***Customer Surcharge Notice:**

A 3% surcharge fee is applicable for all credit card transactions.