



Mississippi  
Mills

**Municipality of Mississippi Mills**  
Development Services and Engineering Department

14 Bridge Street, PO Box 400  
Almonte, ON K0A 1A0  
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[www.mississippimills.ca](http://www.mississippimills.ca)

## 2026 FEES AND CHARGES

### Combined Planning and Engineering Fees

Planning and Development Fees	
Official Plan Amendment***	\$9,826.20 Additional engineering review fee beyond 24 hours**** of staff time.
Joint Official Plan and Zoning Amendment***	\$15,245.00 Additional engineering review fee beyond 30 hours**** of staff time.
Development permitted under Minister's Zoning Order, Community Infrastructure and Housing Accelerator Order or similar Provincial Order – Invoice to be paid immediately after Council resolution	\$33,778.20 Additional engineering review fee beyond 180 hours**** of staff time.
<b>Zoning</b>	
Major Zoning By-law Amendment (change of zone)	\$7,418.80 Additional engineering review fee beyond 12 hours**** of staff time.
Minor Zoning By-law Amendment (amendment to zoning performance standards)	\$5,518.60
Minor Zoning By-law Amendment – Condition (for surplus farm dwellings or as a condition of approval related to another Planning Act application)	\$2,453.50
Temporary Use Extension	50% of Major Zoning By-law Amendment Fee
Lift of Holding Provision	\$2,131.40
Minor Variance (Development Agreement as a condition – see Agreement Section)	\$1,165.90
<b>Site Plan Control * / **</b>	
Major – inside Almonte	\$5,678.50
Major – outside Almonte	\$4,989.50
Minor – inside Almonte	\$4,271.20
Minor – outside Almonte	\$3,513.40
Lite – inside Almonte	\$440.90
Lite – outside Almonte	\$440.90
Red Line Amendment to Major	30% of Major Site Plan Control application fee
Red Line Amendment to Minor	30% of Minor Site Plan Control application fee

Red Line Amendment to Lite	30% of Lite Site Plan Control application fee
<b>Land Division * / ** / ***</b>	
Consent to Sever (severance)	\$1,868.50
Plan of Subdivision	\$12,218.00 Additional engineering fees for Subdivision and Condominium
Redline Change to Plan of Subdivision or revision to conditions of Draft Approval	30% of Plan of Subdivision application fee
Plan of Condominium	\$3,439.10
Redline Change to Plan of Condominium	30% of Plan of Condo fee
Cluster Lot Condominium	\$3,439.10
Lifting Part Lot Control	\$1,452.00
Lifting of 1 ft. Reserves	\$1,146.70
Extension of Draft Approval Subdivision Agreement	\$916.80
Zoning Compliance Report with 10 or more business days notice, typically combined with Building Open File Report	\$259.00
Zoning Compliance Report with less than 10 business days notice, typically combined with Building Open File Report	\$518.00
Zoning Certificate	\$155.40
Zoning Review for Permit <ul style="list-style-type: none"> <li>• For multi-unit residential buildings (semi, duplex, triplex, townhouse) not subject to Site Plan Control</li> <li>• Apartment buildings not subject to Site Plan Control</li> <li>• All other permits not listed above</li> </ul> <i>Note: subject to the discretion of the Planning Department, Zoning Review for Permit fee may be exempted if the development has received previous Site Plan Control or Development Agreement, Minor Variance approval and building permit plans are identical</i>	\$203.60 Per residential unit or other permit (Engineering Grading Review fee may apply)
<b>Heritage Permits</b>	
Request to amend existing Designation By-law by Owner	\$847.90
All other Heritage Permits	No charge
<b>Cash-in-Lieu of Parking</b>	
Application	\$881.70
Cash -in-Lieu of Parking Space Rate	\$3,179.50 per space
<b>Request to Purchase Municipal Property</b>	
Application	\$518.00
Deposit <i>Note: deposit is to cover real estate appraisal fees. If applicant is not the successful bidder, the deposit will be returned in full. If applicant is the successful bidder, the deposit will be applied to real estate appraisal fees. Additional real estate appraisal fees may apply. Additional survey, closing costs and legal fees will be invoiced to successful bidder prior to the closing of the sale.</i>	\$1,554.00

Capacity Allocation Application	
1 to 10 units	\$103.60
11 units to 50 units	\$207.20
51 units and above	\$414.40
Agreements * / **	
Encroachment Agreement	\$916.80 Additional engineering review fee hourly rate, as required ****
Private Road Agreement (if not associated with a Site Plan Control Agreement)	\$3,444.50
Miscellaneous Agreement (License of occupation etc.)	\$916.80 Additional engineering review fee hourly rate, as required ****
Development Agreement, encroachment or miscellaneous agreement as a condition of approval for an associated Planning Act application	\$568.50 Additional engineering review fee hourly rate, as required ****
Development Agreement as a condition of approval for consent or minor variances	\$747.97
Pre-servicing Agreement (per phase)	<b>40%</b> of Plan of Subdivision fee Additional engineering fee of <b>30%</b> of Plan of Subdivision fee
Front Ending Agreement (per phase)	<b>50%</b> of Plan of Subdivision fee Additional engineering fee of <b>30%</b> of Plan of Subdivision fee
Servicing Connection Agreement for development requiring the installation of new, or replacement of, water and sewer, not subject to Site Plan Control	\$429.90
File Reactivation Fee (inactive for more than 12 months)	50% of the original application fee
Green Energy Applications	\$1,589.70
Radio Telecommunications Concurrence Letter	\$2,649.60
<p>The above planning fees apply even if the Municipality engages planning consultants to undertake the review of applications. Applicants will not be charged fees related to the Municipality using planning consultants other than the above Planning Fees and the other fees listed below.</p> <p><b>Other Agencies and Organizations</b></p> <p>Other fees may be required for the review of the application, reports, and consultation with public agencies including but not limited to the Mississippi Valley Conservation Authority, County of Lanark, Utility Companies, and Federal and Provincial Ministries.</p> <p><b>Peer Review</b></p> <p>Applications requiring the submission of supporting studies, briefs, and reports may be subject to peer review by professional consultants retained by the Municipality, including but not limited to hydro-geological study, environmental impact assessment, cultural heritage impact assessment, archeological study. Any professional fees shall be invoiced at the close of the file or the fiscal year end, whichever comes first at cost plus 7% administrative fee.</p> <p><b>Legal Fees</b></p> <p>Applications requiring the registration of agreements, modifications of existing agreements or preparation of new agreements will be invoiced at the close of the file or the fiscal year, which comes first at cost.</p> <p><b>Development Charges may apply at building permit stage</b></p>	

<b>*Cash-in-Lieu of Parkland</b>	
Private Services	\$2,429.60
Municipal Services	\$3,239.50
<b>** Drainage Assessments</b> (to be invoiced to the Applicant at the close of the file or the fiscal year, which comes first at cost)	
Creation of one lot	\$500.00
Creation of more than one lot (including Plan of Subdivision)	\$1,000.00
Site Plan Control	\$500.00
<b>***Lanark County Approval Authority additional fees will apply</b> <b>(see Lanark County Development and Land Use Planning)</b>	

\* *Cash-in-Lieu of Parkland may be required*

\*\* *Drainage Assessments may be required*

\*\*\* *Lanark County is the Approval Authority (additional fees apply)*

\*\*\*\* *See "Engineering Review Hourly rate for extra staff time over and above the standard fee", under Engineering Fees.*

<b>Engineering Fees</b>	
<b>CLI ECA (Compliance Linear Infrastructure Environmental Compliance Approval)</b>	
CLI ECA Form SW1 Standard System Components (e.g., Sewers, Ditches, Swales, Culverts, Inlets, Manholes, Outlets) --- Simple Application (ex. non-subdivision)	\$1,500.00
CLI ECA Form SW1 Standard System Components (e.g., Sewers, Ditches, Swales, Culverts, Inlets, Manholes, Outlets) --- Complex Application (ex. subdivision)	\$2,200.00
CLI ECA Form SW2 Stormwater Management Facility --- Simple Application (ex. non-subdivision)	\$1,500.00
CLI ECA Form SW2 Stormwater Management Facility --- Complex Application (ex. subdivision)	\$2,200.00
CLI ECA Form SW2 Stormwater Management Facility --- Manufactured Treatment Device Only (ex. Oil-Grit Separator Unit, Filter Unit)	\$1,500.00
CLI ECA Form SW3 Third Pipe Collection System (ex. System to collect water only from foundation drains)	\$1,500.00
CLI ECA Form SS1 Separate Sewers/Nominally Separate Sewers/Forcemains --- Simple Application (ex. non-subdivision)	\$1,500.00
CLI ECA Form SS1 Separate Sewers/Nominally Separate Sewers/Forcemains --- Complex Application (ex. subdivision)	\$2,200.00
CLI ECA Form SS2 Components of the Municipal Sewage Collection System	\$2,200.00
CLI ECA Form A1 Equipment Discharging a Contaminant of Concern to the Atmosphere from a Municipal Sewage Collection System	\$2,200.00
Consent from the Municipality for MECP Direct Submission	\$259.00

Municipal Water Form 1 Watermains Authorized as a Future Alteration	\$492.10
Municipal Water Form 2 Minor Modifications or Replacements to the Drinking Water System	\$233.10
If technical design review is not completed as part of any development approval process, and the application is submitted as a standalone project.	Application fee (per form) plus engineering staff review time, invoice to be paid upon approval****
Municipal Water and Wastewater Modelling Check	See Other Fees
Wastewater Flow Monitoring	See Other Fees
Water Pressure Hydrant Test	\$1,000.00
<b>Subdivision and Condominium</b>	
Subdivision or Condominium Engineering Services, including Construction Stage Services --- (<= 10 units)	\$6,216.00 plus engineering review fee beyond 120 hours* of staff time.
Subdivision or Condominium Engineering Services, including Construction Stage Services --- (>10 units, <=20 units)	\$13,777.80 plus engineering review fee beyond 120 hours**** of staff time. For Plan of Subdivision applications, invoice to be paid by the Applicant upon Draft Approval.
Subdivision or Condominium Engineering Services, including Construction Stage Services --- (>20 units, <=100 units)	\$20,666.60 plus engineering review fee beyond 180 hours**** of staff time.  For Plan of Subdivision applications, invoice to be paid by the Applicant upon Draft Approval.
Subdivision or Condominium Engineering Services, including Construction Stage Services --- (>100 units, <=300 units)	\$27,555.50 plus engineering review fee beyond 270 hours**** of staff time.  For Plan of Subdivision applications, invoice to be paid by the Applicant upon Draft Approval.
Subdivision or Condominium Engineering Services, including Construction Stage Services --- (>300 units)	\$41,333.80 plus engineering review fee beyond 400 hours**** of staff time.  For Plan of Subdivision applications, invoice to

	be paid by the Applicant upon Draft Approval.
Subdivision Engineering Services, including Construction Stage Services --- Industrial, Commercial, and Institutional (ICI)	\$13,777.80 plus engineering review fee beyond 120 hours**** of staff time.  For Plan of Subdivision applications, invoice to be paid by the Applicant upon Draft Approval.
Assumption of subdivision (per phase)	30% of Engineering Fee review
<b>Agreements</b>	
Miscellaneous Agreement within Almonte	Engineering review fee hourly rate, as required
<b>Grading Reviews</b>	
Grading Review Hourly Rate	Engineering Review hourly rate, as required
Grading Review for Permit	\$100 per residential unit/ \$100 per other building or structure
<b>**** Engineering Review hourly rates for extra staff time over and above standard fee</b>	
Senior Engineer Hourly Rate	\$180.00
Engineer Hourly Rate	\$120.00
Technologist Hourly Rate	\$100.00
Note: The above engineering fees apply even if the Municipality engages engineering consultants to undertake the review of applications. Applicants will not be charged fees related to the Municipality using engineering consultants other than the above Engineering Review fees and the other fees listed below.	
<b>Other Fees</b>	
If the Municipality requires peer reviews related to site specific engineering issues, including but not limited to, hydro-geological study, transportation impact assessment, environmental site assessment and associated reports, geological reports, and/or additional work for a water and wastewater modelling check, wastewater flow monitoring or water pressure hydrant test, the Municipality reserves the right to engage a consultant to undertake the necessary peer reviews or additional work. The Applicant will be responsible for all costs associated with the peer review(s) and/or additional work, plus a 7% administrative fee.	

\*\*\*\* See section above for Engineering Review Hourly rate for extra staff time over and above the standard fee.