

Committee of Adjustment Schedule of Fees 2026

Pre-Consultation Fee **\$565.00**

Minor Variance

a) Residential **\$2,485.00**
Planning/GIS Fee *(\$50.00 additional)*
E-Permitting Fee *(\$40.00 additional)*
COA Sign Fee *(\$20.00 additional)*
=\$2,595.00

b) Non-Residential **\$2,485.00**
Planning/GIS Fee *(\$50.00 additional)*
E-Permitting Fee *(\$40.00 additional)*
COA Sign Fee *(\$20.00 additional)*
=\$2,595.00

c) Signs **\$2,355.00**
Planning/GIS Fee *(\$50.00 additional)*
E-Permitting Fee *(\$40.00 additional)*
COA Sign Fee *(\$20.00 additional)*
=\$2,465.00

d) Fences **\$2,355.00**
Planning/GIS Fee *(\$50.00 additional)*
E-Permitting Fee *(\$40.00 additional)*
COA Sign Fee *(\$20.00 additional)*
=\$2,465.00

Legal Non-Conforming Uses

a) All Application Changes **\$2,570.00**
Planning/GIS Fee *(\$50.00 additional)*
E-Permitting Fee *(\$40.00 additional)*
COA Sign Fee *(\$20.00 additional)*
=\$2,680.00

b) Enlargement or extension of a building **\$2,570.00**
Planning/GIS Fee *(\$50.00 additional)*
E-Permitting Fee *(\$40.00 additional)*
COA Sign Fee *(\$20.00 additional)*
=\$2,680.00

Consent Applications

a) Each New Building Lot	\$2,725.00
Planning/GIS Fee	<i>(\$50.00 additional)</i>
E-Permitting Fee	<i>(\$40.00 additional)</i>
COA Sign Fee	<i>(\$20.00 additional)</i>
	=\$2,835.00
b) Validation of Title or foreclosure or exercise of power of sale	\$2,280.00
Planning/GIS Fee	<i>(\$50.00 additional)</i>
E-Permitting Fee	<i>(\$40.00 additional)</i>
	=\$2,370.00
c) All Other Consent Applications (Sections 53)	\$2,725.00
Planning/GIS Fee	<i>(\$50.00 additional)</i>
E-Permitting Fee	<i>(\$40.00 additional)</i>
COA Sign Fee	<i>(\$20.00 additional)</i>
	=\$2,835.00
d) Requests for change to conditions (Minor)	\$475.00
e) Requests for change to conditions (Major)	\$935.00
f) Issuance of additional Certificates of the Official	\$310.00

Consent with Minor Variance

a) Residential	\$4,250.00
Planning/GIS Fee	<i>(\$50.00 additional)</i>
E-Permitting Fee	<i>(\$40.00 additional)</i>
COA Sign Fee	<i>(\$20.00 additional)</i>
	=\$4,360.00
b) Non-Residential	\$4,250.00
Planning/GIS Fee	<i>(\$50.00 additional)</i>
E-Permitting Fee	<i>(\$40.00 additional)</i>
COA Sign Fee	<i>(\$20.00 additional)</i>
	=\$4,360.00

Miscellaneous Committee of Adjustment Fees

a) Notification fee when deferred at request of the applicant	\$630.00
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b) Special hearings by request of applicant

\$595.00

A Note on Essex Region Conversation Authority (ERCA) Fees:

If the subject land is in the Limit of Regulated Area, an ERCA fee based on the type of application will be added to the Total City of Windsor Fees seen above. The ERCA fee is separate from any fees for a permit or clearance required by ERCA. The ERCA fee schedule is available [here](#).