



Schedule A - Planning Advisory Program Fees

Application Type	Fee <sup>1</sup>
Consent to Sever – Natural Heritage/Hazards review	\$265
Consent to Sever - Natural Heritage/Hazards and private servicing review	\$365
Zoning By-law Amendment	\$290
Minor Variances	\$290
Official Plan Amendment (OPA) – Minor <sup>2</sup>	\$600
Official Plan Amendment (OPA) – Major <sup>2</sup>	\$3,000
<b>Site Plans</b>	
Type A - Site Plans on Full Municipal Services and ≤ 0.5 ha in size	\$290
Type B – Site Plans on Full Municipal Services and > 0.5 ha and ≤ 5.0 ha in size	\$500
Type C – Site Plans on Private Services and ≤ 5.0 ha in size	\$800
Type D – Site Plans on Full or Private Services and > 5.0 ha in size	\$2,000
<b>Plan of Subdivision</b>	
Plan of Subdivision – ≤ 10 lots and/or ≤ 2 hectares on Full Municipal Services	\$1,000
Plan of Subdivision – ≤ 10 Lots and ≤ 2 hectares on Full Municipal Services	\$2,000
Plan of Subdivision – > 10 lots and > 2 hectares and on Private or Full Municipal Services	\$3,000
Plan of Condominium – with no corresponding site plan circulation	\$3,000
<b>Clearance of Conditions (per phase) and Subdivision Registration</b>	\$1,500
Draft Plan Revisions (re-circulation)	\$1,500
Clearance of Conditions (per phase) - Emergency Review <sup>3</sup>	\$4,500
Draft Plan Approval Extension – No Technical Review	\$1,000
Draft Plan Approval Extension (original conditions about to lapse)	\$3,000
<b>Property Inquiries and Clearance Letters</b> (For written responses to legal, real estate, related financial (including CMHC) or other inquiries by landowners or others on their behalf.)	
File search only — Normal Review (10 business days)	\$165
File search only — Emergency Review (3 business days) <sup>3</sup>	\$495
With site inspection — Normal Review (10 business days)	\$295
With site inspection — Emergency Review (3 business days) <sup>3</sup>	\$885

<sup>1</sup> These fees are associated with Municipal Memorandum of Understandings and the Provincial One Window review service for natural hazards, natural heritage, water quality and quantity reviews. All fees are exclusive of Technical Report Review Fees (see Schedule C) which fees shall be charged on a per issue basis in addition to the fees outlined in Schedule A. Charges are per application. All fees for the review of an application as well as applicable Technical Report Review Fees must be received PRIOR to the release of written comments to an approval authority.

<sup>2</sup> Official Plan Amendments are charged when they are Private Applications. Municipal-initiated OPA's are not charged. Major Projects are defined as Urban Boundary Expansions. Minor projects are site specific.

<sup>3</sup> Emergency Review Service may not always be available due to work loads or staffing levels. Please call to verify if this service is available and can be done in 3 business days. The published fee covers a review of the initial report with only one revision. The review of subsequent revisions will be subject to a surcharge of 50% of the assessed initial cost for each successive submission. Report revisions are expected to be submitted in a consolidated format.

**Note:** A screening fee of \$80.00 may be charged for minor specific issues for the Conservation Authority to address and a written response is provided.

**Schedule B - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Program Fees**

Application Type	Fee <sup>1</sup>
<b>Level 1</b> <ul style="list-style-type: none"> <li>▪ Reconstruction of building or structure with a total gross floor area ≤ 20 m<sup>2</sup>.</li> <li>▪ Fill placement ≤ 100 m<sup>3</sup>.</li> <li>▪ Toe stabilization ≤ 50 m with vegetative shoreland buffer.</li> <li>▪ Private/farm residential entrance culvert (replacement) ≤ 25 m.</li> <li>▪ Culvert Replacement (same for same) ≤ 25 m in length and ≤ 1m in diameter.</li> <li>▪ Seasonal docks with a total floor area of ≤ 45 m<sup>2</sup> and/or ≤ 3 m along shoreline.</li> </ul>	<p>\$190</p>
<b>Level 2</b> <ul style="list-style-type: none"> <li>• Reconstruction of building or structure with a total gross floor area &gt; 20 m<sup>2</sup> and ≤ 92.9 m<sup>2</sup>.</li> <li>▪ New construction, auxiliary building or structure at grade ≤ 20 m<sup>2</sup>.</li> <li>▪ Addition to existing building or structure with a total gross floor ≤ 20 m<sup>2</sup>.</li> <li>▪ Fill placement &gt;100 m<sup>3</sup> and ≤ 500 m<sup>3</sup>.</li> <li>▪ Grading, including pond creation, ≤ 0.5 ha.</li> <li>▪ Toe stabilization &gt; 50 m and ≤ 200 m in length.</li> <li>▪ Shoreline alteration/protection with a bank height ≤1.5 m and/or ≤ 50 m in length.</li> <li>▪ Channelization projects, new drain construction, and similar projects ≤ 100 m.</li> <li>▪ New private/farm residential entrance culvert ≤ 25 m.</li> <li>▪ Culvert Replacement (of differing dimensions) ≤ 25 m in length and ≤ 1m in diameter.</li> <li>▪ New culvert ≤ 25m in length and ≤ 1 meter in diameter.</li> <li>▪ Development /Interference within 120 meters of a wetland boundary (≤ 0.5 ha area affected).</li> <li>▪ Private residential and/or non-municipal agricultural drain cleanout.</li> <li>▪ Seasonal docks with a total floor area &gt; 45 m<sup>2</sup> and &gt; 3 m along shoreline.</li> <li>▪ Permanent docks with a total floor area ≤ 45 m<sup>2</sup> and/or ≤ 3 m along shoreline.</li> </ul>	<p>\$430</p>
<b>Level 3</b> <ul style="list-style-type: none"> <li>▪ Reconstruction of building or structure with a total gross floor area &gt; 92.9 m<sup>2</sup> and ≤ 200 m<sup>2</sup>.</li> <li>▪ New construction, auxiliary building or structure at grade &gt; 20 m<sup>2</sup> and ≤50 m<sup>2</sup>.</li> <li>▪ Addition to existing building or structure with a total gross floor &gt; 20 m<sup>2</sup> and ≤ 50 m<sup>2</sup>.</li> <li>▪ Fill placement &gt; 500 m<sup>3</sup> and ≤ 1000 m<sup>3</sup>.</li> <li>▪ Grading, including pond creation, &gt; 0.5 ha and ≤1.0 ha.</li> <li>▪ Toe stabilization &gt; 200 m and ≤1000 m in length.</li> <li>▪ Shoreline alteration/protection with a bank height &gt; 1.5 m and a length &gt; 50 m and ≤500 m.</li> <li>▪ Channelization projects and new drain construction &gt;100 m and ≤ 500 m and similar.</li> <li>▪ Private/farm residential entrance culvert (new or replacement) &gt; 25 m.</li> <li>▪ Culvert ≤25 m in length and &gt; 1m in diameter.</li> <li>▪ Development /Interference within 120 meters of a wetland boundary (&gt; 0.5 ha and ≤ 1 ha area affected).</li> <li>▪ Bridge modification with span ≤ 25 m, water utility crossings with non-open cut.</li> <li>▪ Permanent docks with a total floor area &gt; 45 m<sup>2</sup> and &gt; 3 m along shoreline.</li> </ul>	<p>\$770</p>
<b>Level 4</b> <ul style="list-style-type: none"> <li>▪ Reconstruction of building or structure with a total gross floor area &gt; 200 m<sup>2</sup>.</li> <li>▪ New construction of auxiliary building or structure at grade &gt; 50 m<sup>2</sup> and ≤ 200 m<sup>2</sup>.</li> <li>▪ Addition to existing building or structure with a total gross floor &gt; 50 m<sup>2</sup> and ≤100 m<sup>2</sup>.</li> <li>▪ Fill placement &gt;1000 m<sup>3</sup> and ≤ 2000 m<sup>3</sup>.</li> <li>▪ Grading, including pond creation, &gt; 1.0 ha and ≤ 2.0 ha.</li> <li>▪ Toe stabilization &gt; 1000 m and ≤1500 m in length.</li> <li>▪ Shoreline alteration/protection with a bank height &gt; 1.5 m and a length &gt; 500 m and ≤1000 meters.</li> <li>▪ Channelization projects, new drain construction, and similar projects &gt; 500 m and &lt;1000 m</li> <li>▪ Culvert &gt; 25 m in length and ≤ 2 m in diameter.</li> <li>▪ Development /Interference within 120 meters of a wetland boundary (&gt; 1 ha and ≤ 2 ha area affected).</li> <li>▪ Bridge modification with span &gt;25 m, water utility crossings with open cut ≤10 m in width</li> </ul>	<p>\$1,530</p>
<b>Level 5</b> <ul style="list-style-type: none"> <li>▪ New construction of auxiliary building or structure at grade &gt;200 m<sup>2</sup>.</li> <li>▪ Addition to existing building or structure with a total gross floor &gt;100 m<sup>2</sup>.</li> <li>▪ Fill placement &gt;2000 m<sup>3</sup>.</li> <li>▪ Grading, including pond creation, &gt;2.0 ha.</li> <li>▪ Toe stabilization &gt;1500 m in length.</li> <li>▪ Shoreline alteration/protection with a bank height &gt; 1.5 m and &gt; 1000 meters in length.</li> <li>▪ Channelization projects, new drain construction, and similar projects &gt;1000 m</li> <li>▪ Culvert &gt; 2 m in diameter.</li> <li>▪ Development /Interference within 120 meters of a wetland boundary (&gt; 2 ha area affected).</li> <li>▪ New bridge construction, water utility crossings with open cut &gt;10 m in width, stormwater management pond outlet.</li> </ul>	<p>\$2,000</p>
<b>Revisions</b> Applications which are amended or resubmitted after approval (includes review of modifications to previously reviewed sediment and erosion control plans).	<p>50% surcharge</p>
<b>Review of Applications Retroactive to Project Commencement</b>	<p>50% surcharge</p>

<sup>1</sup> All fees are exclusive of Technical Report Review Fees (see Schedule C) where fees shall be charged on a per issue basis in addition to the fees outlined in Schedule B and would typically apply to the review of hydraulic reports, geotechnical analysis, EIS reviews etc. All fees are payable at the time the application is made.

**Schedule C - Technical Report Review Fees in Addition to Fees Outlined in Schedules A and B**

Technical Report Review	Fee
<p><b>Normal Review (20 Business Days)</b></p> <p>Technical reports are routinely prepared in support of a site specific development or regulatory filing by accredited professionals engaged in the fields of water resources engineering, hydrogeological investigation, site servicing, geotechnical engineering, environmental assessments, ecology and planning. Such experts are thoroughly familiar with the standards of their profession and with provincial and local requirements in such matters.</p> <p>Reviews are typically undertaken in accordance with guidelines prepared in association with documents published by Provincial Ministries in support of policies contained in the Provincial Policy Statement. Review services routinely relate to the following specific or similar areas of environmental management:</p> <ul style="list-style-type: none"> <li>▪ Flood plain hydrology analysis;</li> <li>▪ Hydrogeology reports;</li> <li>▪ Terrain analysis / on-site sewage disposal;</li> <li>▪ Stormwater management reports (quality &amp; quantity);</li> <li>▪ Aquatic habitat analysis / fish habitat impacts;</li> <li>▪ Geotechnical reports (unstable soils &amp; slopes); and</li> <li>▪ Wetland or other sensitive area EIS evaluation.</li> </ul>	<p>Category 1: \$175<sup>1</sup></p> <p>Category 2 : \$300<sup>2</sup></p> <p>Category 3: \$600<sup>3</sup></p> <p>Category 4: \$1,250<sup>4</sup></p> <p>Category 5: \$2,000<sup>5</sup></p> <p>50% surcharge for report revisions<sup>6</sup></p>
<p><b>Emergency Review (3 business days)</b></p> <p>Emergency Review Service may not always be available due to workloads or staffing levels. Please call in advance to verify if this service is available.</p>	<p>Category 1: \$525</p> <p>Category 2 : \$900</p> <p>Category 3: \$1800</p> <p>Category 4: \$3,750</p> <p>Category 5: \$6,000</p>

<sup>1</sup> **Category 1** reviews usually relates to an affected area of less than 15 m<sup>2</sup> or a project with a linear extent less than 7.62 m.

<sup>2</sup> **Category 2** or “brief” report would take the form of a letter of opinion (typically two pages or less with no field sampling) from a qualified professional associated with the development of single sub-lot usually for residential purposes or Type A Site Plan.

<sup>3</sup> **Category 3** or “standard” report review would relate to a small (i.e. single dwelling) or medium (i.e. one row of townhouses or one medium rise building) scale residential development, a small commercial or industrial facility or an institutional building with a footprint ≤ 464 m<sup>2</sup> and would include the review of data (soil samples, test holes/wells, biological data, lab analysis) collected at the site or Type B Site Plan..

<sup>4</sup> **Category 4** or “large” report would typically be associated with a plan of subdivision ≤2.0 ha, large scale commercial, industrial or institutional projects (i.e. "big box" retail, strip malls, shopping centres, or hospitals), schools, factories, etc. all with a development envelope ≤2.0 ha or Type C Site Plan.

<sup>5</sup> **Category 5** or “major” project report would typically be associated with a plan of subdivision covering > 2.0 ha, large-scale commercial, industrial or institutional projects (i.e. "big box" retail, strip malls, shopping centres, or hospitals), schools, factories etc. all with a development envelope > 2.0 ha or Type D Site Plan.

<sup>6</sup> The published fee covers a review of the initial report with only one revision. The review of subsequent revisions will be subject to a surcharge of 50% of the assessed initial cost for each successive submission. Report revisions are expected to be submitted in a consolidated format.