

Fee Schedule for Planning Services

Effective January 1, 2017

Auth. Res. #108/16, of November 15, 2016

Application Type	Applicable Fee(s)
Minor Variance	\$710 (+\$2,790/technical report)
Land Division/Severance	\$ 1,115 (+\$2,790/technical report) \$255 for Clearance Letter
Zoning By-law Amendment	\$1,725 (+\$2,790/technical report)
Lifting of Part Lot Control	\$1,115 (+\$2,790/technical report)
Site Plan or comparable condominium application	\$1,725 (+\$2,790/technical report)
Site Plan comparable to a draft plan of subdivision	\$12,280 (+\$2,790/technical report)
Official Plan Amendment	\$1,725 (+\$2,790/technical report)
Complex Official Plan Amendment (e.g. Golf Courses or Aggregate Extraction Uses)	\$12,280 (+\$2,790/technical report)
Subdivision or comparable condominium application	\$12,280 (+\$1,725/ha) \$3,045 for Clearance Letter \$1,520 for Clearance Letter related to Additional Phases
Master Environmental Servicing Plan, Subwatershed Plan or equivalent	25 ha or less base fee of \$10,150 Greater than 25 ha base fee of \$20,300 Additional charge of \$508 per hectare
Individual Environmental Assessment	\$6,295 to \$15,735 plus applicable permit fees. Subject to negotiation based on anticipated complexity, scale of works and staff effort required
Schedule B or C Class Environmental Assessment not within an area subject to Ontario Regulation 42/06	\$2,610
Schedule B Class Environmental Assessment	\$4,210 plus applicable Infrastructure Permit fee.
Schedule C Class Environmental Assessment	\$6,295 plus applicable Infrastructure Permit fee.
Consultations regarding Review Requests for the Department of Fisheries and Oceans Canada	\$510
Pre-application Analysis Fee	\$510 (without site visit)
• Policy Guidance	\$1,520 (analysis by one technical discipline)
• Natural Heritage	\$3,045 (analysis by more than one technical discipline)
• Water Resources	
• Hydrogeology	

Notes:

1. Subdivision applications within areas subject to prior Master Environmental Servicing Plan or equivalent study prepared to the satisfaction of CLOCA will be charged the \$1,725 per hectare fee. For clarity, the review of Master Environmental Servicing Plans or equivalent study is billed separately from the review of Subdivision applications.
2. Plans of Subdivision/Condominium:
 - a. Major re-submissions and major revisions will be surcharged at \$5,580;
 - b. Per hectare fees will be invoiced 50% at draft approval prior to the issuance of conditions to draft plan approval and 50% at final approval prior to the issuance of a clearance letter. Clearance letter fees also apply.
 - c. With the exception of Master Environmental Servicing Plans, Subwatershed Plans or equivalent study, Planning Act applications under concurrent review will be subject to only the higher of the applicable application fee – not the aggregate of multiple fees.
3. A \$101,500 maximum billable fee applies for Plans of Subdivision, Master Environmental Servicing Plans, Subwatershed Plans or equivalent reviews. Fees in excess of \$101,500 for these reviews are subject to negotiation with CLOCA based on the application complexity and CLOCA resources required to review and comment and may include agreed upon milestone payments.

Revised to Nov. 7, 2016