

**2025 Approved Fee Schedule for Regulation Services** - Effective January 1, 2025 (Exempt from HST)

Auth. Res. 17/25, dated January 21, 2025

Permit Type	2025 Approved Fees
<b>Minor Permit A</b> Very low risk related to natural hazard or natural heritage features, minor activities not requiring site visit or technical information. Generally, in areas where there are CLOCA approved intervening land uses between the regulated feature and the proposed development.	<b>\$170</b>
<b>Minor Permit B</b> Low risk of impact on natural hazard or natural features, no technical letter/plans/reports required (pools, sheds, decks, minor additions)	<b>\$520</b>
<b>Standard Permit C</b> Moderate hazard risk and/or potential impact on natural hazards or natural features. Applications generally require one technical letter/report/plan. Moderate scale: site total area generally under 5 hectares.	<b>\$1,930 + (\$3,530/each technical report or set of drawings) + \$320/additional site visit or meeting for project facilitation or compliance monitoring</b>
<b>Major Permit D</b> Complex applications or larger scale applications such as privately initiated servicing works for plans of subdivision. Works may include wet stormwater management ponds; watercourse crossings or erosion control works. Projects are within or adjacent to hazards and/or natural features requiring multiple site visits, compliance monitoring and the review of a package of technical report(s)/letter(s)/plan(s). Generally related to sites with a total area generally equal to or above 5 hectares.	<b>\$3,850 + (\$3,530/each technical report or set of drawings) + \$320/additional site visit or meeting for project facilitation or compliance monitoring</b>
<b>Infrastructure Permit A</b> Projects arising from a Class Environmental Assessment that are routine and small scale (i.e., culvert replacements/extensions, repair, or maintenance works)	<b>\$1,1930 + (\$3,530/each technical report or set of drawings) + \$320/additional site visit or meeting for project facilitation or compliance monitoring</b>
<b>Infrastructure Permit B</b> Projects arising from and Individual Environmental Assessment or Class Environmental Assessment that are related to new or substantially modified existing infrastructure that are at a moderate or large scale (i.e., bridge replacements, new road alignments)	<b>\$3,850 + (\$3,530/each technical report or set of drawings) + \$320/additional site visit or meeting for project facilitation or compliance monitoring</b>
<b>Section 28.0.1 Permit</b> Projects arising from applications made under Section 28.0.1 of the Act.	<b>\$7,700 + (\$3,530/each technical report or set of drawings)</b>
<b>Large Fill Application</b>	<b>\$3,850 + (\$2.05/m<sup>3</sup>) + peer review/sampling deposit of \$12,930 + \$320/additional site visit or meeting for project facilitation or compliance monitoring</b>
<b>Permit Revisions</b>	<b>50% of current fee for minor revisions (+technical report or drawing fee may be applicable)</b>
<b>Violation Surcharge</b>	<b>2 times the current application fee</b>
<b>Legal Inquiry/Archive File Information Request</b>	<b>\$385</b>
<b>Pre-application Analysis</b> <ul style="list-style-type: none"> <li>• Policy Guidance</li> <li>• Natural Heritage</li> <li>• Water Resources</li> <li>• Hydrogeology</li> </ul>	<b>\$645 (without site visit)</b> <b>\$1,930 (analysis by one technical discipline)</b> <b>\$3,850 (analysis by more than one technical discipline)</b>
<b>Peer Review</b>	<b>As determined by peer review consultant fees</b>

## Notes:

- Permit applications for projects with concurrent Planning Act approvals will be assessed as a permit type A, B, C or D.
- Permit application fees, with the exception of the Minor Permit A and Minor Permit B categories include one CLOCA staff site visit.
- Peer review fee costs are to be borne by the applicant when a peer review is required pursuant to approved Policy and Procedural Document (sections 2.5, 4.3.1, and 7.3).

Revised Jan. 21, 2025

## **2025 Proposed Fee Schedule for Planning Services** - Effective January 1, 2025 (Exempt from HST)

Auth. Res.17 /25, dated January 21, 2025

<b>Application Type</b>	<b>2025 Approved Fees</b>
Minor Variance	<b>\$900</b> (+\$3,530/technical report)
Land Division/Severance	<b>\$1,410</b> (+\$3,530/technical report) <b>\$320</b> for Clearance Letter
Zoning By-law Amendment	<b>\$2,185</b> (+\$3,530/technical report)
Lifting of Part Lot Control	<b>\$1,410</b> (+\$3,530/technical report)
Site Plan or comparable condominium application	<b>\$2,185</b> (+\$3,530/technical report)
Site Plan comparable to a draft plan of subdivision	<b>\$15,560</b> (+\$3,530/technical report)
Official Plan Amendment	<b>\$2,185</b> (+\$3,530/technical report)
Complex Official Plan Amendment (e.g. Golf Courses or Aggregate Extraction Uses)	<b>\$15,550</b> (+\$3,530/technical report)
Subdivision or comparable condominium application	<b>\$15,560</b> (+\$2,185 or \$4,175/ha) <b>\$3,850</b> for Clearance Letter <b>\$1,930</b> for Clearance Letter related to Additional Phases
Master Environmental Servicing Plan, Subwatershed Plan or equivalent	25ha or less base fee of <b>\$12,945</b> Greater than 25ha base fee of <b>\$25,680</b> Additional charge of <b>\$653</b> per hectare
Individual Environmental Assessment	<b>\$8,025</b> to <b>\$19,900</b> 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	<b>\$3,315</b>
Schedule B Class Environmental Assessment	<b>\$5,350</b> plus applicable Infrastructure Permit fee.
Schedule C Class Environmental Assessment	<b>\$8,025</b> plus applicable Infrastructure Permit fee.
Consultations regarding Review Requests for the Department of Fisheries and Oceans Canada	<b>\$645</b>
Pre-application Analysis Fee <ul style="list-style-type: none"><li>• Policy Guidance</li><li>• Natural Heritage</li><li>• Water Resources</li><li>• Hydrogeology</li></ul>	<b>\$645</b> (without site visit) <b>\$1,930</b> (analysis by one technical discipline) <b>\$3,850</b> (analysis by more than one technical discipline)
Peer Review	As determined by peer review consultant fees

### 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 **\$2,185** 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 **\$7,060**
  - 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. Except for 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 **\$128,190** maximum billable fee applies for Plans of Subdivision, Master Environmental Servicing Plans, Subwatershed Plans or equivalent reviews. Fees more than **\$128,190** 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 mile-stone payments.
4. Expedited External Review Voluntary Option may be available at the discretion of CLOCA staff. An additional Expedited External Review Fee will apply.
5. Peer review fee costs are to be bourn by the applicant when a peer review is required pursuant to approved Policy and Procedural Document (sections 2.5, 4.3.1, and 7.3).

Revised Jan. 21, 2025