

Fee Schedule for Regulation Services

Effective January 1, 2021

Permit Type	Applicable Fee(s) – 2020 Approved	Applicable Fee(s) – 2021 Proposed	
Minor Permit A – 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.	\$150	\$155	
Minor Permit B – Low risk of impact on natural hazard or natural features, no technical letter/plans/reports required (pools, sheds, decks, minor additions)	\$460	\$470	
Standard Permit C – 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.	\$1715 + (\$3125/each technical report or set of drawings) +\$285/additional site visit or meeting for project facilitation or compliance monitoring	\$1750	\$3190
Major Permit D – 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.	\$3425 + (\$3125/each technical report or set of drawings) +\$285/additional site visit or meeting for project facilitation or compliance monitoring	\$3495	\$3190
Infrastructure Permit A – Projects arising from a Class Environmental Assessment that are routine and small scale (i.e. culvert replacements/extensions, repair or maintenance works)	\$1715 + (\$3125/each technical report or set of drawings) +\$285/additional site visit or meeting for project facilitation or compliance monitoring	\$1750	\$3190
Infrastructure Permit 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)	\$3425 + (\$3125/each technical report or set of drawings) +\$285/additional site visit or meeting for project facilitation or compliance monitoring	\$3495	\$3190
Large Fill Application	\$3425 + (\$1.8/m ³) + peer review/sampling deposit of \$11,500 +\$285/additional site visit or meeting for project facilitation or compliance monitoring	\$3495	(\$1.85/m ³) \$11,730 \$290

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Permit Revisions	50% of current fee for minor revisions (+technical report or drawing fee may be applicable)	
Violation Surcharge	2 times the current application fee	
Legal Inquiry/ Archive File Information Request	\$345	\$350
Pre-application Analysis	\$575 (without site visit)	\$585
• Policy Guidance	\$1715 (analysis by one technical discipline)	\$1750
• Natural Heritage		
• Water Resources	\$3425 (analysis by more than one technical discipline)	\$3495
• Hydrogeology		
Peer Review		As determined by peer review consultant fees

Notes:

1. Permit applications for projects with concurrent Planning Act approvals will be assessed as a permit type A, B, C or D.
2. Permit application fees, with the exception of the Minor Permit A and Minor Permit B categories include one CLOCA staff site visit.
3. 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 to Oct. 15, 2020

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Application Type	Applicable Fee(s) – 2020 Approved	Applicable Fee(s) – 2021 Proposed
Minor Variance	\$800 (+ \$3125 /technical report)	\$815 \$3190
Land Division/Severance	\$1255 (+ \$3125 /technical report) \$285 for Clearance Letter	\$1280 \$3190 \$290
Zoning By-law Amendment	\$1940 (+ \$3125 /technical report)	\$1980 \$3190
Lifting of Part Lot Control	\$1255 (+ \$3125 /technical report)	\$1280 \$3190
Site Plan or comparable condominium application	\$1940 (+ \$3125 /technical report)	\$1980 \$3190
Site Plan comparable to a draft plan of subdivision	\$13,840 (+ \$3125 /technical report)	14,115 \$3190
Official Plan Amendment	\$1940 (+ \$3125 /technical report)	\$1980 \$3190
Complex Official Plan Amendment (e.g. Golf Courses or Aggregate Extraction Uses)	\$13,840 (+ \$3125 /technical report)	\$14,115 \$3190
Subdivision or comparable condominium application	\$13,840 (+ \$1940 or \$3700/ha) \$3425 for Clearance Letter \$1715 for Clearance Letter related to Additional Phases	\$14,115 (\$1980 or \$3775/ha) \$3495 \$1750
Master Environmental Servicing Plan, Subwatershed Plan or equivalent	25 ha or less base fee of \$11,480 Greater than 25 ha base fee of \$22,820 Additional charge of \$575 per hectare	\$11,710 \$23,275 \$590
Individual Environmental Assessment	\$7080 to \$17,680 plus applicable permit fees. Subject to negotiation based on anticipated complexity, scale of works and staff effort required	\$7220 to \$18,035
Schedule B or C Class Environmental Assessment not within an area subject to Ontario Regulation 42/06	\$2940	\$3000
Schedule B Class Environmental Assessment	\$4735 plus applicable Infrastructure Permit fee.	\$4830
Schedule C Class Environmental Assessment	\$7080 plus applicable Infrastructure Permit fee.	\$7220
Consultations regarding Review Requests for the Department of Fisheries and Oceans Canada	\$575	\$585
Pre-application Analysis Fee	\$575 (without site visit)	\$585
• Policy Guidance	\$1715 (analysis by one technical discipline)	\$1750
• Natural Heritage	\$3425 (analysis by more than one technical discipline)	\$3495
• Water Resources		
• Hydrogeology		
Peer Review		As determined by peer review consultant fees

Notes:

- Subdivision applications within areas subject to prior Master Environmental Servicing Plan or equivalent study prepared to the satisfaction of CLOCA will be charged the ~~\$1940~~ \$1980 per hectare fee. For clarity, the review of Master Environmental Servicing Plans or equivalent study is billed separately from the review of Subdivision applications.
- Plans of Subdivision/Condominium:
 - Major re-submissions and major revisions will be surcharged at ~~\$6275~~ \$6400
 - 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.

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- 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 ~~\$114,000~~ **\$116,280** maximum billable fee applies for Plans of Subdivision, Master Environmental Servicing Plans, Subwatershed Plans or equivalent reviews. Fees in excess of ~~\$114,000~~ **\$116,280** 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 to Oct. 15, 2020