



LPRCA FEE SCHEDULE FOR THE ONTARIO *PLANNING ACT*

The following fees have been approved by the Long Point Region Conservation Authority's (LPRCA) Board of Directors and are required to be paid by the proponent in order for LPRCA staff to review an application under the Ontario *Planning Act*. The Authority's fee schedule needs to be read in conjunction with the **General Notes for all Application Fees** that follow. All fees subject to change without notice.

Application Type	Fee
Subdivision and Vacant Land Condominium	<u>Base Fee - \$120.00</u> per lot <u>Maximum Fee - \$5000.00</u> Major red-line revision - \$565.00 Minor red-line revision - \$225.00 Clearance letter for phases - \$225.00 per phase
Official Plan Amendment	Major - \$340.00 (technical review required) Minor - \$225.00
Zoning By-Law Amendment	Major - \$340.00 (technical review required) Minor - \$225.00
Combined OP/Zoning By-Law Amendment	Major - \$500.00 Minor - \$340.00
Consent (Severance)	Major - \$340.00 (multiple lots/application) Minor - \$225.00 (single lot/application)
Variance	Major - \$280.00 (1 site visit and/or 1 report) Minor - \$170.00
Site Plan Approval Application	Major - \$340.00 (technical review required) Minor - \$225.00
Complex Application (OPA/ZC/Site Plan)	\$1000.00

ADDITIONAL TECHNICAL REPORT REVIEW FEES UNDER THE ONTARIO PLANNING ACT

Description	Fee
Scoped Environmental Impact Studies for proposed mitigation measures related to any natural heritage features and functions.	\$225.00
Comprehensive Environmental Impact Studies for proposed mitigation measures related to any natural heritage features.	\$565.00
Scoped Impact Studies and proposed mitigation measures for any proposal that is potentially impacted by natural hazards (riverine flooding, riverine slope stability, meander belt or wetland, shoreline protection).	\$225.00
Comprehensive Impact Studies and proposed mitigation measures for any proposal that is potentially impacted by natural hazards (riverine flooding, riverine slope stability, general slope stability).	\$565.00
Stormwater Management Studies and proposed facilities. This fee includes review of all Phases of SWM plans from preliminary or conceptual to final engineering design (quality, quantity, erosion control).	\$565.00
Subwatershed Study/Master Drainage Plan or Tributary Study	\$565.00
Any combination of two of the above	Sum of the two less \$100.00
Any combination of three of the above	Sum of the three less \$200.00
Any combination of four or more of the above	Sum of the four or more less \$300.00



LPRCA FEE SCHEDULE FOR ONTARIO REGULATION 178/06:

The following fees have been approved by the Long Point Region Conservation Authority's Board of Directors and are required to be paid by the proponent in order for LPRCA staff to review an application for Ontario Regulation 178/06 made under Section 28 of the *Conservation Authorities Act*: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The Authority's fee schedule needs to be read in conjunction with the **General Notes for all Application Fees** that follow. All fees subject to change without notice.

DEVELOPMENT AND INTERFERENCE WITH WETLANDS

Regulated Activity	Fee
<u>Minor</u> <ul style="list-style-type: none">• Non-habitable ancillary structures (fences, decks, docks, sheds, garages, gazebos and pools)• Additions within the regulated area of a wetland or watercourse and do not exceed 50% of the original gross floor area• Perimeter walls or crawl spaces• Placing of fill and/or grading• New ponds	\$170.00
<u>Major</u> <ul style="list-style-type: none">• New or replacement structures• Additions equal to or greater than 50% of the original gross floor area within the regulated area of a wetland or watercourse or any addition in a flood, erosion or dynamic beach hazard.• Basements• Placing of fill and/or grading accompanied by a site grading plan/engineered drawings	\$280.00 (1 site inspection) \$500.00 (1 site inspection and/or 1 report or engineered drawings) \$675.00 (2 site inspections and/or 2 reports or engineered drawings)

ALTERATIONS TO SHORELINES AND WATERCOURSES

Regulated Activity	Fee
<p><u>Minor</u></p> <ul style="list-style-type: none"> • Dredging and cleanouts • Replacement culvert of the same size as original • Maintenance work on existing structures including erosion protection works • Private watercourse crossing • Placing/removal of fill and/or grading 	<p>\$170.00</p>
<p><u>Major</u></p> <ul style="list-style-type: none"> • Channel realignment • New culverts • Bridges (new/replacement/reconstruction) • New erosion protection structures • Golf courses • Placing/removal of fill and/or grading accompanied by a site grading plan/engineered drawings 	<p>\$280.00 (1 site inspection)</p> <p>\$500.00 (1 site inspection and/or 1 report or engineered drawings)</p> <p>\$675.00 (2 site inspections and/or 2 reports or engineered drawings)</p>



OTHER FEES ASSOCIATED WITH PLANNING AND REGULATORY SERVICES

Activity	Fee
<p><i>Property Inquiry</i></p> <ul style="list-style-type: none"> Solicitor, Realtor or other requests for detailed property information. Information request for development or basic property specifics. 	<p>\$200.00 \$250.00 (with 1 site inspection) \$150.00 (<u>Note</u>: this fee will be applied to permit applications submitted)</p>
<p><i>GIS Mapping Services</i></p> <ul style="list-style-type: none"> Tiff or Sid orthoimagery ** Digital orthoimagery entire watershed (DVD in Sid format) ** Hard copy of orthoimagery Hard copy or PDF map of orthoimagery including LPRCA owned data. LPRCA owned data ** LPRCA watershed owned data ** <p>** <u>Note</u>: a data sharing agreement is required</p>	<p>\$60.00/tile (~40 km²) \$565.00</p> <p>\$8.00 (8½ x 11) \$15.00 (11 x 17)</p> <p>\$30.00 (8½ x 11)</p> <p>\$60.00 initial plus \$5.00/km² \$3000.00</p> <p><u>Note</u>: Shipping Extra</p>
<p>Photocopies</p>	<p>Administration Fee plus printing charges (Shipping extra):</p> <ul style="list-style-type: none"> \$0.10/pg black and white \$0.50/pg colour
<p>Violation Notice and Applications Where Work Has Proceeded Without Authorizations</p>	<p>Double Fee</p>
<p>Permit Revisions</p>	<p>50% of original</p>
<p>Permit renewal or extension</p> <p><u>Note</u>: Only applicable if:</p> <ul style="list-style-type: none"> Applied for prior to expiration date No modifications are proposed (changes to the plan will require a full review and the schedule of fees in effect at that time will apply) Policies or regulations have not been modified since the permit was issued 	<p>\$85.00</p>

GENERAL NOTES FOR ALL APPLICATION FEES

1. The minimum permit fee of \$170 will be paid at the time of filing an application with LPRCA. In the event that the application is placed in a higher category, the difference in fees must be paid prior to issuing a permit.
2. For Planning and Regulation Fees, all applicable taxes are included.
3. All permits are issued for two years unless otherwise specified.
4. For the purpose of this fee schedule, **Scoped Studies** are generally recommended in situations where the nature of the natural heritage feature or hazard is well documented, similar development has been previously proposed, modeled and analyzed, impacts are not anticipated due to the location or nature of the proposed development, and mitigation options have been developed.
5. For the purpose of this fee schedule, **Comprehensive Studies** are generally recommended in situations which are more complex, where information is lacking, or where the risk or significance of the impact is high.
6. It is strongly recommended that the proponent pre-consult with LPRCA and the municipality prior to preparation of the detailed technical report.
7. The fees for technical report review include one comprehensive report review and one revised report review. The Authority reserves the right to charge a processing fee or additional technical report fees for additional reviews.
8. Fees for multiple applications made for the same parcel within one year will be discounted as follows:
 - a) First application – full fee per lot/application
 - b) Additional applications – 50% of full fee per lot/application
9. Where a Section 28 permit approval is required in addition to the Planning Act approval, the fee *may* be discounted.
10. LPRCA reserves the right to waive the application fee or reduce the fee on a case by case basis.
11. LPRCA reserves the right to levy supplementary fees should the review require a substantially greater level of effort than covered by the standard categories above.
12. Projects carried out by LPRCA or under the supervision of LPRCA Healthy Watershed Services program may be exempt from this fee schedule.
13. All planning applications carried out by or on behalf of a Municipality will be exempt from any fees.
14. This fee schedule is effective as of January 1st, 2010 and LPRCA reserves the right to revise this fee schedule at any time without notice to adequately cover the costs to provide the service.
15. Fees must be paid prior to the issuance of a permit and can be paid at the administration office by credit card, debit, cash or cheque (made out to the Long Point Region Conservation Authority) or over the phone by credit card.