

LPRCA Fee Schedule for the Ontario Planning Act
Fee Schedule effective January 8, 2026

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 fee schedule needs to be read in conjunction with the **General Notes for all Application Fees** that follow.

Planning Act Review Fees		
Application Type	Fee	Total (with HST)
Pre-consultation Fee		
Review, comment or participation in pre-consultation process	\$315.00	\$ 355.95
Subdivision and Vacant Land Condominium		
To draft plan approval including associated OPA and ZBA	\$1,450.00 + \$100/lot + HST (Maximum \$15,000.00 + HST)	
Red-line revision (applicant initiated)	\$ 475.00	\$ 536.75
Technical plans and reports (SWM with grading & sediment and erosion control plans; EIS; slope stability)	\$ 755.00	\$ 853.15
Clearance letter (each phase)	\$ 235.00	\$ 265.55
Zoning By-Law Amendment		
Minor	\$ 475.00	\$ 536.75
Accompanied by 1 technical report	\$ 755.00	\$ 853.15
Accompanied by 2 technical reports	\$ 1,500.00	\$ 1,695.00
Combined Official Plan/Zoning By-Law Amendment		
Minor	\$ 755.00	\$ 853.15
Accompanied by 1 technical report	\$ 1,500.00	\$ 1,695.00
Accompanied by 2 technical reports	\$ 2,160.00	\$ 2,440.80
Consent (severance)		
Minor	\$ 475.00	\$ 536.75
Accompanied by 1 technical report	\$ 755.00	\$ 853.15
Accompanied by 2 technical reports	\$ 1,500.00	\$ 1,695.00
Variance		
Minor	\$ 475.00	\$ 536.75
Accompanied by 1 technical report	\$ 755.00	\$ 853.15
Accompanied by 2 technical reports	\$ 1,500.00	\$ 1,695.00
Site Plan Control		
Minor	\$ 475.00	\$ 536.75
Accompanied by 1 technical report	\$ 755.00	\$ 853.15
Accompanied by 2 technical reports	\$ 1,500.00	\$ 1,695.00
Complex Application (incl. OPA/ZBL/Site Plan) for golf courses, trailer parks, campgrounds and lifestyle communities.	\$ 2,160.00	\$ 2,440.80

General Notes for All Application Fees:

1. It is strongly recommended that proponents pre-consult with LPRCA and, if necessary the municipality, prior to the submission of all applications and the preparation of detailed technical reports(s).
2. This fee schedule is effective as of January 8, 2026 and LPRCA reserves the right to revise this fee schedule at any time without notice to adequately cover the costs to provide the service.
3. All applicable taxes are extra.
4. Applications that fall under one or more categories will be charged at the highest rate.
5. The fees are assessed based on the extent of review required. 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; this supplementary fee includes peer review of any relevant documents or information.
6. The fees for technical review include one comprehensive review, and one review of the resubmission. Second and each additional resubmission shall be subject to a resubmission fee of 20% of the original application up to a maximum of \$525. Fees must be paid at the time the application is submitted.
7. Where a Section 28 permit approval is required in addition to a Planning Act application for the same activity, the Section 28 permit fee will be **discounted 50%**.