

**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
2011 FEE STRUCTURE (EFFECTIVE OCTOBER 13, 2011)**

1	Official Plan Amendment and/or Zoning Bylaw Amendment to establish a New Pit or Quarry	\$103,310.00
2	Pit or Quarry – Expansion <i>(In addition to base fee, the owner/applicant shall bear any and all cost pertaining to Peer Reviews and for an Aggregate Advisor, if required).</i>	\$41,320.00
3	Rural Hamilton Official Plan Amendment*	\$9,940.00
4	Regional Official Plan Amendment*	\$9,940.00
	a) Recirculation with no advertising required	\$400.00
	b) Recirculation with advertising required	\$4,260.00
	c) Cancellation of the Public Meeting	\$3,890.00
	d) Advertising Fee <i>(minimum charge, if applicable)</i>	\$1,000.00
5	Local Official Plan Amendment*	
	a) Phase 1 – Services up to City Council Report	\$5,870.00
	b) Phase 2 – Services subsequent to Council Resolution approval	\$4,070.00
	c) Recirculation with no advertising required	\$400.00
	d) Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$400.00
	e) Advertising Fee <i>(minimum charge, if applicable)</i>	\$1,000.00
6	Rezoning Application*	
	a) Routine	\$5,770.00
	b) i) Complex Phase 1 - Services up to City Council Report	\$7,780.00
	ii) Complex Phase 2 - Services subsequent to Council Resolution approval	\$3,760.00
	c) Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$400.00
	d) Advertising Fee <i>(minimum charge, if applicable)</i>	\$1,000.00
	e) Severance of Surplus Farm Dwelling	\$2,890.00
	f) Amended applications	\$750.00
	g) Recirculation	\$750.00
	h) Removal of a 'H' Holding Provision	\$1,600.00
7	Site Plan Control	
	a) Full Application	\$6,070.00
	i) Plus residential charge prior to the issuance of final site plan approval <i>(Maximum 30 units)</i>	\$250.00 /Unit
	ii) Plus gross floor area for non-residential development charge prior to the issuance of final site plan approval to a maximum of 5,000 m ² for industrial and 50,000 m ² for commercial	\$1.00 /m ²
	b) Minor Application	\$750.00
	c) Resubmission <i>(on the 4th occasion and thereafter)</i>	\$1,950.00
	d) Amendment to an Approved Site Plan	\$1,470.00
	e) Preliminary Review	\$1,470.00
	f) Extension	\$990.00
	g) 1 & 2 Family Residential on the Hamilton Beach Strip (Outside of the Heritage Conservation District)	\$1,420.00
	h) Farm Based/Agricultural Uses within or contiguous to Major Open Space Areas, Environmentally Sensitive Areas or Provincially Significant Areas (as designated in the Official Plan)	½ of applicable fee
	i) Agricultural Uses	½ of applicable fee
8	Plan of Condominium	
	a) New Construction – with Public Process	\$10,710.00
	i) Plus Addition Per Unit charge	\$60.00 /Unit
	b) New Construction – without Public Process	\$7,860.00
	i) Plus Addition Per Unit charge	\$60.00 /Unit
	c) Condominium Conversions	\$11,310.00
	i) Plus Addition Per Unit charge	\$70.00 /Unit
	d) Recirculation Fee	\$820.00
	e) Revision Fee	\$880.00
	f) Maintenance Fee <i>(File over 3 years old)</i>	\$340.00
	g) Exemption Fee	\$930.00
	h) Extension Fee	\$640.00

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9	Plans of Subdivision	
	a) Subdivision application	\$16,400.00
	i) Plus Addition Per Block charge	\$520.00 /Block
	ii) Plus Addition Per Unit charge	\$100.00 /Unit
	b) Recirculation of revisions	\$820.00
	c) Revision Fee – Draft Plan approved	
	i) Minor Revisions	\$1,890.00
	ii) Major Revisions	\$12,300.00
	d) Extension Fee – Draft Plan approved	\$640.00
	e) Annual Maintenance Fee (<i>File over 3 years old</i>)	\$340.00
	f) Advertising Fee (<i>minimum charge, if applicable</i>)	\$1,000.00
10	Part Lot Control Application	\$1,730.00
	i) Plus per Lot/Unit/Part	\$80.00 /Lot, Unit or Part
	ii) Plus per Unit Finance Fee (<i>only collected if a new parcel of land is created</i>)	\$15.30 /Unit
	iii) Extension	\$740.00
11	Consent Application	
	a) Land Division Consent Fee	
	i) Fully Serviced Lot	\$1,860.00
	ii) Property serviced by well / cistern	\$1,960.00
	iii) Additional fee plus Base Fee where no sanitary sewer exists or if services are new to the area and any existing house is still serviced by a septic system.	\$250.00
	b) Land Division Recirculation Fee	\$150.00
	c) Land Division Deed Certification	\$150.00
	d) Deferral or Extension	\$40.00
	e) Validation of Title	\$560.00
	f) Plus per Unit Finance Fee (<i>only collected if a new parcel of land is created</i>)	\$15.30 /Unit
12	Minor Variance	\$1,040.00
	a) Variance required “after the fact”	\$1,250.00
	b) Recirculation Fee	\$150.00
13	Formal Consultation (<i>Fee will be credited to any required future application</i>)	\$310.00
14	Tree Protection	
	a) General Vegetation Inventory Review	\$300.00
	b) Tree Protection Plan Review	\$500.00
15	Preparation of Neighbourhood Plan or Modified Neighbourhood Plan	\$1,890.00
16	Municipal Street Number Request	\$250.00
17	Street Name Change	\$5,040.00
18	Property Reports (<i>respecting Official Plan, Zoning, Rental Housing Protection, Heritage Designation</i>)	\$140.00
19	Sign Variance	\$750.00
	a) Fee for a sign erected, located and displayed without a permit	\$1,040.00
20	Ministry of Environment’s Certificate of Approval Admin. fee	\$1,700.00
21	Cash in Lieu of Parking Administration Fee	\$420.00
22	Environmental Sensitive Areas Impact Evaluation Group (ESAIEG) Application Fee	\$320.00
23	Record of Site Condition Administration Fee	\$270.00
24	Peer Review of Special Studies Administration Fee	\$290.00

25 Ontario Municipal Board Appeals
In addition to the fees set out above in sections 1., 2., 3., 4., 5., 6., 8., 9., 11. and 12, the total fees payable shall include all fees associated with supporting an applicant at a hearing where the application was approved by City Council including City legal fees, City staff fees, outside legal counsel and consultant/witness fees where required, but excluding the cost of the Planning and Economic Development Department staff. These additional fees shall be collected through the process set out in a cost acknowledgement agreement which must be signed and submitted as part of the applications identified in sections 1., 2., 3., 4., 5., 6., 8., 9., 11. and 12.

* Joint Application – Where applications are made for a Rural Hamilton Official Plan Amendment, Regional Official Plan Amendment, Local Official Plan Amendment, Plan of Subdivision, and Rezoning, or any combination thereof, the total fees will be reduced by 25%.

Note: This list is a summary of development fees. Additional fees may be required, such as for the cancellation and/or recirculation of a Public Meeting, Ontario Municipal Board appeals, Conservation Authority Plan Reviews, etc. Please call the Planning and Economic Development Department at 905-546-2424 Ext. 1355 or 905-546-2424 Ext. 2799 for additional information.