



TOWNSHIP OF WEST LINCOLN

318 Canborough Street, P.O. Box 400
Smithville, Ontario L0R 2A0
Phone: (905) 957-3346
Fax: (905) 957-3219



APPENDIX "A" SCHEDULE OF FEES TOWNSHIP OF WEST LINCOLN

Note: Application fees do not apply to applications initiated by the Region of Niagara within the limits of the Township of West Lincoln.

Section

1. Official Plan Amendment	\$ 7,470.00
2. Combined Official Plan Amendment/Zoning By-law Amendment	\$10,000.00
3. Zoning By-law Amendment	\$ 5,820.00
4. Zoning By-law Amendment (Condition of Consent)	\$ 2,060.00
5. Removal of (H) Holding Symbol	\$ 1,220.00
6. Temporary Use By-law	\$ 2,060.00
7. Extension to Temporary Use By-law	\$ 1,380.00
8. Temporary Use Agreement	\$ 1,380.00
9. Site Plan Approval (Initial or Amendment where a new Agreement is Required)	\$ 4,200.00
10. Site Plan Approval Amendment where no Agreement is required	\$ 2,060.00
11. Discharge of a Site Plan Agreement	\$ 1,220.00
12. Consultation Process for Telecommunication Facilities	\$ 1,572.00
13. Plan of Subdivision Approval	\$ 6,840.00
14. Red Line Revisions to a Draft Approved Plan of Subdivision	\$ 2,060.00
15. Plan of Condominium	\$ 6,840.00
16. Condominium Conversion	\$ 6,540.00
17. Condominium Amalgamation	\$ 1,220.00
18. Exemption of Draft Plan of Condominium Approval	\$ 1,380.00
19. Extension to Draft Plan Approval of a Draft Plan of Subdivision or Condominium	\$ 1,380.00
20. Subdivision, Development or Condominium Agreement	\$ 6,300.00
21. Final Approval of a Plan of Subdivision or Condominium	\$ 1,380.00
22. Street Naming for New Subdivisions	\$ 1,220.00
23. Amendment to Subdivision, Development or Condominium Agreement	\$ 5,820.00
24. Request for Removal of Part Lot Control (per lot/block)	\$ 1,220.00
25. Approval of Road Opening/Upgrade (to allow access to build)	\$ 1,380.00
26. Adjournment or Rescheduling Fee for any Planning Application requested for any Planning Application	\$ 240.00
27. Deeming By-law	\$ 795.00
28. Zoning Compliance	\$ 160.00
29. Written Property Reports	\$ 160.00
30. Site Plan/Subdivision/Condominium Development Servicing (Engineering Review and Administration Fee)	

In addition to the application fees as outlined in Appendix A, Engineering Review and Administration fees are payable prior to final approval and are calculated as a percentage based upon one hundred percent (100%) of the Township's estimated total costs of construction of all services (internal and external) as shown in the development agreement's Financial Schedule and charged as follows:

- (a) Total cost of services less than \$ 1,000.00: no charge;
- (b) Total cost of services less than \$ 5,000.00: \$ 250.00 total charge;
- (c) Total cost of services less than \$ 20,000.00: \$1,500.00 total charge;
- (d) Total cost of services less than \$ 30,000.00: \$2,000.00 total charge;
- (e) Total cost of services less than \$ 60,000.00: \$3,000.00 total charge;
- (f) Total cost of services less than \$ 75,000.00: \$4,000.00 total charge;
- (g) Total cost of services less than \$100,000.00: \$5,000.00 total charge;
- (h) For total costs of services over \$100,000.00, the total fee cost shall be:
 - i. \$5,000.00 for the cost of services up to \$100,000, plus
 - ii. Four percent (4%) of the total costs of any services in excess of \$100,000.00 up to \$500,000.00; plus
 - iii. Three-percent (3%) of the total cost of any services in excess of \$500,000.00

All fees shall be payable in cash to the Township prior to and as a condition of the Township signing and registering the executed development agreement.

SCHEDULE OF DEPOSITS & FEES

TOWNSHIP OF WEST LINCOLN

1. a)	Site Plan Application Deposit	\$ 3000.
a)	Site Plan Grading Deposit	\$ 3000.
2. a)	Subdivision, Condominiums or Development Application Deposit	\$ 5000.
b)	Subdivision, Condominiums or Development Grading Deposit	\$10000.
3.	Amendment to Site Plan or Subdivision Agreement Deposit	\$ 2000.
4.	Road Upgrade (to allow access to build) Application Deposit Plus Administration, Engineering and Inspection Deposit as follows: 4% of the total costs of works and services	\$ 5000.
5.	OMB Appeal Deposit	\$ 7000.
6.	Additional Grading Deposit	\$ 1000.

Deposits do not apply to applications that are initiated by the Region of Niagara within the limits of the Township of West Lincoln.

NOTE: Above Fees are subject to change from time to time. All application fees are payable upon submission, except those for site plan and subdivision agreement administration fees.

Subdivision and condominium application fees are associated with the initial review of the subdivision proposal only and shall not be deemed to be payment towards the administration, engineering, legal and other costs incurred by the Municipality in preparing subdivision agreements.

The site plan administration fees are payable prior to approval of the site plan, normally when the signed Agreement has been submitted by the applicant to the Township. The subdivision and development agreement administration fees are payable prior to registration of the Agreement.

NOTE: REFUND OF FEES

(a) Site Plan Applications

If an application for site plan approval does not require Council approval and does not require an agreement, a maximum of one-half of the fee may be refunded.

(b) All Other Applications:

- i If an application is withdrawn prior to circulation to commenting agencies, 90% of the fee may be refunded;
- ii If withdrawn after circulation, but prior to notice of the Planning Committee or Council meeting at which the application will be considered being mailed or advertised, 50% of the fee may be refunded.
- iii If withdrawn after notice of the meeting being mailed or advertised, but prior to the Planning report being prepared, 25% of the fee may be refunded.

In addition, any payments outstanding to the Township shall be deducted from the Application Fee by the Treasurer prior to the refund being issued by the Treasurer.

NOTE: Reactivation – Any application which has been withdrawn or has been inactive for a period of one year shall be considered abandoned and a full fee shall be required to activate a new application.

NOTE: Where a decision on a development application in respect of a planning matter is referred or appealed to the Ontario Municipal Board and the Township and the applicant jointly support the decision, the applicant shall be responsible for all costs to the municipality associated therewith. Such costs shall include all legal, expert testimony, and administrative costs. To secure payment of such costs, the applicant will provide the Township, upon notice and/or acknowledgement of an objection from the Ontario Municipal Board, with an initial deposit of \$7,000, such amount to be increased by an amount determined by the Township in the event the Township determines that the nature of the application indicates that \$7,000 may be inadequate. Any costs to the Township in excess of the deposit shall be paid to the Township by the applicant upon submission of an invoice therefore.

CONSULTING SERVICES

Where any application requires the Township to hire a Consultant to review supporting technical studies on behalf of the Township, the applicant shall be responsible for all costs, and those costs shall be payable upon submission of an invoice from the Township.

OTHER FEES

The Region of Niagara, the Regional Niagara Public Health Department and the Niagara Peninsula Conservation Authority have established fees for review and inspection services, such fees are established by and payable directly to such agencies.

**NIAGARA REGION
DEVELOPMENT SERVICES DIVISION FEES SCHEDULE
2011**

The fees out below cover the Region's review of development applications and review and inspection of private sewage systems. The fees for development applications outside urban areas, except for subdivisions and condominiums, include the private sewage system review fees associated with the application.

Fees for the Region's review of development applications are to be submitted to the local municipality with the planning application. Cheques are to be made payable to the Regional Municipality of Niagara. All fees for development applications must be received by the Region prior to the Regional staff submission of comments and recommendations to the approval authority.

In addition to the fees set out below, the Region may require an applicant to cover the cost of peer review for specific technical studies.

All development applications initiated by a local municipality are exempt from the Region's development review fees.

Fee Description	Fee	Per	Additional Notes
Regional Policy Plan Amendment Fees			
Review/Approval Fee	\$15,000.00		Applicants in addition will be responsible for paying the full cost of advertising.
Amendment to establish a new pit or quarry	\$100,000.00		
Amendment to expand a pit or quarry	\$40,000.00		Area municipalities are exempt from this fee for municipally related applications. In addition to the application fees for Pits and Quarries (new and expansion fees), the owner/applicant shall bear <u>any</u> and all costs pertaining to Peer Reviews and for an Aggregate Advisor, if required. The owner/applicant shall be required to sign a cost acknowledgement agreement which must be signed and submitted as part of the application.
Local Official Plan Amendment Review Fees			
Amendments (submitted to the Region for approval)	\$5,000.00		
Exempt from Regional approval (according to MOU)	\$3,500.00		
Subdivision Application Review Fees			
Subdivision Review	\$3,000.00 base fee + \$300.00 per acre to a maximum of \$18,000.00		Fee is based on the entire area of the subdivision.
Modification of Draft Approval	\$2,000.00		
Extension of Draft Approval	\$1,000.00		
- For plans granted draft approval since 2006	\$2,000.00		
- For plans granted draft approval prior to 2006			
Release of Regional/Provincial Conditions prior to Final Approval	\$2,000.00	per phase	
Condominium Application Review Fees			
Vacant Land Condominium	Same as subdivision review fee.		Fee is based on the entire area of the condominium.

Fee Description	Fee	Per	Additional Notes
Standard Condominium - Initial Review & Comment	\$1,000.00		
Modification of Draft Approval	\$500.00		
Extension of Draft Approval	\$550.00		
Extension of Draft Approval for plans granted draft approval prior to 2006	\$1,100.00		
Release of Regional/Provincial conditions prior to final approval	\$550.00	per phase	
Zoning By-law Amendment Review Fees			
Within Urban Areas	\$550.00		
Outside Urban Areas	\$875.00*		Includes the Region's private septic system review fee. * In Welland and West Lincoln , where the local municipality carries out private septic system review, the fee is \$550.
Zoning By-law Amendment Review Fees (continued)...			
Agricultural Purposes Only Zoning Amendment	\$300.00		
Removal of Holding Symbol.	\$300.00		
Severance Application Review Fees			
Within Urban Areas	\$300.00	per application	Where an application is located on a Regional road, Regional infrastructure/facilities are nearby or there is a Regional or Provincial issue as determined by the local municipal planner.
Outside Urban Areas	\$825.00*	per application	The fee outside urban areas Includes the Region's private septic system review fee. * In Welland and West Lincoln , where the local municipality carries out private septic system review, the fee outside urban areas is \$500.
Final Certification Fee	\$200.00		For Active consent files remaining under the authority of the Region.
Site Plans Review Fees			
Within Urban Areas	\$750.00		Where an application is located on a Regional road, Regional infrastructure/facilities are nearby or there is a Regional or Provincial issue as determined by the local municipal planner.
Outside Urban Areas	\$1,075.00*		The fee outside urban areas Includes the Region's private septic system review fee. * In Welland and West Lincoln , where the local municipality carries out private septic system review, the fee outside urban areas is \$750.
Minor Variances Review Fees			
Within Urban Areas	\$200.00		Where an application is located on a Regional road, Regional infrastructure/facilities are nearby or there is a Regional or Provincial issue as determined by the local municipal planner.
Outside Urban Areas	\$525.00*		The fee outside urban areas Includes

Fee Description	Fee	Per	Additional Notes
			the Region's private septic system review fee. * In Welland and West Lincoln , where the local municipality carries out private septic system review, the fee outside urban areas is \$200.
Environmental Site Assessments (Brownfields) Requests to Use the Non-Potable Water Site Condition Standards			
Response to request	\$500.00		
Green Energy Act Applications			
Regional Review	\$750.00		
PRIVATE SEWAGE SYSTEMS			
Sewage System Applications			
New system	\$975.00		
Holding tank	\$975.00		
Repair tank only	\$500.00		
Sewage System Applications Associated with Development/Planning Applications			
NEC Application	\$325.00	per application	
Subdivision or Condominium	\$325.00	per lot or unit	
Small, On Lot Sewage Systems - Special Requests			
Preliminary site inspection	\$325.00		Related to proposed lot development where no other application has been made.
Small, On Lot Sewage Systems - Real Estate Inquiries Including Site Inspection Visits			
Site inspection and report	\$400.00		\$52.00 HST applicable
File searches only	\$200.00		\$26.00 HST applicable

Notes Respecting Development Services Fees:

- All fees for development applications outside urban areas include private sewage system review fees.
- All development review/processing fees must be received by the Development Services Division prior to the Region's submission of comment/recommendations to the approval authority.
- The Region's review/processing fee is not refundable if an application is refused or only partially approved by the approval authority.
- The Region's review/processing fees may be returned if the applicant voluntarily withdraws the application prior to staff commencing the review process.
- In addition to development review fees the Region may require the applicant to cover the cost of peer review for specific technical studies.
- All development applications initiated by a local municipality are exempt from the Region's development review fees.

**Planning Review Fees
Schedule I
(Effective January 20, 2010)**

CATEGORY	LEVEL	FEE
Official Plan Amendments	Minor	\$ 485.
	Major	\$2,365.
Zoning By-law Amendments	Minor	\$ 485.
	Major	\$2,365.
Minor Variances	Minor	\$ 325.
	Major	\$ 645.
Subdivision & Vacant Land Condominium	Minor	\$ 540.
	Major	\$3,495.
Draft Plan Modification		\$1,600.
Subdivision Clearance of Conditions	Minor	\$ 540.
	Major	\$1,965.
Complex Applications OPA/ZBA/site Plan etc.		\$6,345.

Minor – The site area is less than 4.5 hectares.

Major – The site area is equal to or greater than 4.5 hectares.

Complex Applications – Lifestyle Communities, Golf Courses, Aggregate Extraction and other non-standard development proposals not listed.

Subdivision Revision and Clearance Fees will be paid directly to the Conservation Authority and must be paid prior to issuance of revised draft conditions or the final Conservation Authority clearance letter. A draft plan modification fee will be applicable to developer driven amendments to a subdivision or condominium application.

Note 1: In addition to the above, fees will be charged for review of applicable supporting Technical Reports / Plans as per Schedule III.

All fees are to be made payable to the Niagara Peninsula Conservation Authority.

Approved January 20, 2010



Development Plan Review Fees
Schedule II
 (Effective January 20, 2010)

CATEGORY	LEVEL	FEE
Building Permit Screening / Clearance		\$ 55.
Property Inquiries / Compliance Letters		\$ 215.
NEC Application Screening / Clearance		\$ 110.
Site Plan Agreement	Minor	\$ 485.
	Major	\$3,335.
Consents (Severances)	Minor	\$ 485.
	Major	\$1,130.

Minor – The site area is less than 4.5 hectares.

Major – The site area is equal to or greater than 4.5 hectares.

Note 1: In addition to the above, fees will be charged for review of applicable supporting Technical Reports / Plans as per Schedule III

All fees are to be made payable to the Niagara Peninsula Conservation Authority.

Approved January 20, 2010

**Technical Review Fees
Schedule III**
(Effective January 20, 2010)

(These technical review fees shall be applied to those development applications that are not part of an N.P.C.A. permit application)

CATEGORY	LEVEL	FEE
Stormwater Management Report Review	Minor	\$ 865.
	Major	\$1,885.
Floodplain Mapping	Up to 500 linear m	\$ 380.
	Over 500 linear m	\$ 700.
Grading & Drainage Plan Review	Minor	\$ 325.
	Major	\$ 600.
Geotechnical Report Review	Up to 500 linear m	\$ 430.
	Over 500 linear m	\$ 940.
Environmental Impact Studies	Minor	\$ 865.
	Major	\$ 1885.
Hydrogeological Report Review	Minor	\$ 865.
	Major	\$ 1885.

Minor – The area is less than 4.5 hectares.

Major – The area is equal to or greater than 4.5 hectares.

Note 1: Technical review fees of \$55/hour will be charged where more than two (2) reviews are required by the Conservation Authority due to submission of incomplete reports from the applicants.

All fees are to be made payable to the Niagara Peninsula Conservation Authority.

Approved January 20, 2010