2014 DEVELOPMENT APPLICATION FEES

Effective February 1, 2014

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NOTES:

Unless otherwise noted, all fees shall be paid at the time the application is made. Additional fees for the Region of Halton and/or Conservation Halton may be applicable, please contact each agency for confirmation of their fees.

Separate cheques are required payable to the City of Burlington, Region of Halton, Conservation Halton or the Minister of Finance (Parkway Belt).

The City fee rates imposed pursuant to By-law 127-2006, as amended, may be indexed annually by way of an amendment to this By-law. When the indexing is applied each fee will be rounded up to the nearest five dollars. All fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is to be made.

OFFICIAL PLAN AMENDMENT

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Major Plan Amendment (An application which proposes a change in designation or a shift away from the intent of the Official Plan.)	$19,900.00	$7,597.49	Conservation Halton * $13,050.00 (large) $3,550.00(major) $680.00 (minor)
Minor Plan Amendment (An application which proposes a change to a policy of the Official Plan.)	$15,000.00	$7,597.49	Conservation Halton * $13,050.00 (large) $3,550.00(major) $680.00 (minor)
Revisions to Application submitted by Applicant	$6,765.00 Major Revisions (public and technical circulation) $4,570.00 Minor Revisions (technical/internal circulation)	$3,798.72	N/A

REZONING

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Major Rezoning (An application which proposes a change in zoning designation or a significant shift away from the intent of the Zoning By-law.)	$18,760.00 plus variable fee (see below)	$896.16	Conservation Halton* $1,950.00 (major) $680.00 (minor)
Minor Rezoning (An application which proposes a change to a zoning regulation.)	$9,600.00 plus variable fee (see below)	$896.16	Conservation Halton* $1,950.00 (major) $680.00 (minor)
Variable Fee (payable at time of application)	**Residential:** Units 0 to 25 - $600.00/unit Units 26 to 100 - $450.00/unit Units 101 plus - $300.00/unit **Non-residential:** $95.00 per 100m^2 of net site area to a maximum of $42,135.00 **Mixed use:** residential variable fee + $95.00 per 100m^2 of new non-residential gross floor area.	N/A	N/A
Rezoning Approval Extension	$695.00	N/A	N/A

Revisions to Rezoning Application submitted by Applicant	$6,765.00 Major Revisions (public and technical circulation) $4,570.00 Minor Revisions (technical/internal circulation)	$448.11	N/A

COMBINED APPLICATION FEES

Application	City Fees	Region of Halton Fees**	Other Agency Fees
OPA/Rezoning	100% of the highest initial application fee and 70% of the lesser initial application fee, plus zoning variable fee.	Total fee is the sum of each individual fee added together.	Conservation Halton fees will be based on 100% of the highest fee rate and 75% of the lesser fee.
Rezoning/Subdivision	100% of the highest initial application fee and 70% of the lesser initial application fee, plus variable fee. Variable fees are only charged for the subdivision application.	Total fee is the sum of each individual fee added together.	Conservation Halton fees will be based on 100% of the highest fee rate and 75% of the lesser fee.
OPA/Rezoning/Subdivision	100% of the highest initial application fee and 70% of the lesser initial application fees plus variable fee. Variable fees are only charged for the subdivision application.	Total fee is the sum of each individual fee added together.	Conservation Halton fees will be based on 100% of the highest fee rate and 75% of the lesser fees.

SUBDIVISION

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Draft Plan of Subdivision	$27,500.00 plus variable fee (see below)	$9,244.27 (at time of application) $1,899.96 (at registration)	Conservation Halton: $3,255.00 Base Fee plus variable fee payable at time of application (below) plus $1,000.00 registration clearance fee per phase
Variable Fee (payable at time of application)	**Residential:** Units 0 to 25 - $870.00/unit Units 26 to 100 -$650.00/unit Units 101 plus - $220.00/unit **Non-residential:** $95.00 per 100m^2 of net site area to a maximum of $42,135.00	N/A	Conservation Halton: $190.00 per residential unit/lot for the first 750 units/lots then $130 per residential unit/lot + HST AND/OR $3,700.00 per hectare of industrial/commercial development

Subdivision to implement Common Element Condominium	$3,500.00 (with no variable fee)	$9,244.27 (at time of application) $1,899.96 (at registration)	Conservation Halton: $3,255.00 Base Fee plus variable fee payable at time of application (above) plus $1,000.00 registration clearance fee per phase
Phased Draft Approval	N/A	$ 9,107.95 – Phased Draft Approval $ 4,554.54 – Phase Revision w circulation $ 2,732.52–Sub-Phase creation w circulation $ 664.54 – Phase Revision or Sub-phasing without circulation	N/A
Draft Approval Extension	$1,510.00	$759.53 (1 year) $265.38 (3 months)	N/A
Major Subdivision Revision (requiring Council approval)	$8,600.00	$664.54 –pre draft approval $1,899.96 –post draft approval	Conservation Halton: $2,200.00
Minor Subdivision Revision	$4,300.00	$664.54 –pre draft approval $1,899.96 –post draft approval	Conservation Halton: $680.00
Re-advertising Fee (due to a request for deferral by applicant)	$570.00	N/A	N/A
Model Home Agreement	$1,850.00 per unit	N/A	N/A
Amendments to Subdivision and Development Agreement Conditions	$95.00 –minor changes not requiring Council approval $400.00 –major changes requiring Council approval	N/A	N/A

H ZONE REMOVAL

Application	City Fees	Region of Halton Fees**	Other Agency Fees
H-Zone Removal	$3,010.00	$316.48	Conservation Halton* $1,950.00 (major) $680.00 (minor)

QUARRY (AGGREGATE EXTRACTION)

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Base Fee (In addition to other planning application fees.)	$53,500.00	$126,630.11 (ROPA)	Conservation Halton: $85,000.00

REMOVAL OF PART LOT CONTROL

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Base Fee	$2,410.00	$506.36	N/A
Variable Fee	$120.00 per residential lot or block , or $25.00 per 100m^2 of site area for non-residential	N/A	N/A

PARKWAY BELT AMENDMENT

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Amendment to or removal of Ontario Regulation 482/73	$625.00	$2,532.88	$450.00 –Province of Ontario $680.00 –Conservation Halton
Amendment to or Removal of Parkway Belt West Plan Designation	$2,190.00	$2,532.88	$450.00 –Province of Ontario $680.00 –Conservation Halton

SIGN VARIANCE

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Base Fee	$1,370.00	N/A	N/A
Variable Fee (required in case of public circulation, staff report and staff attendance at CDC meeting)	$1,095.00 + Base Fee	N/A	N/A

CONDOMINIUM

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Regular Draft Plan of Condominium	$3,500.00	$2,671.69 – at time of application $646.27 at final approval	Conservation Halton: $3,255.00 Base Fee plus $190.00 per unit/lot for the first 750 units/lots then $130 per unit/lot + HST - $1,000.00 clearance fee per phase
Vacant or Common Element Draft Plan of Condominium	$3,500.00	$393.15	Conservation Halton: $3,255.00 Base Fee plus $190.00 per unit/lot for the first 750 units/lots then $130 per unit/lot + HST - $1,000.00 clearance fee per phase
Standard Condominium Exemption	$3,000.00	$443.04	Conservation Halton: $3,255.00 Base Fee plus $190.00 per unit/lot for the first 750 units/lots then $130 per unit/lot + HST - $1,000.00 clearance fee per phase
Condominium Conversion	$5,400.00	$1,265.84	N/A
Major Revision	$1,040.00	$399.23	N/A
Minor Revision	$540.00	$399.23	N/A
Extension	$835.00	$265.38	N/A
Miscellaneous Approval Requests (consolidation of phased condominiums etc.)	$670.00	N/A	N/A

SITE PLAN

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Major Site Plan Application	$5,910.00 Plus variable fee (see below)	$1,012.71	Conservation Halton * $3,700.00/hectare (large) $5,900.00 (major) $980.00 (minor)
Variable Fee (Payable at time of application)	Units 0 to 25 - $210.00/unit Units 26 to 100 - $160.00/unit Units 101 plus - $110.00/unit $120.00 per 100m^2 of new gross floor area for non-residential development	N/A	Payable as above on major applications
Extension to Site Plan Approval	$1,120.00	N/A	N/A
Application Revisions (requiring recirculation)	$2,500.00 for minor revisions $5,910.00 for major revisions	$634.13	N/A
Minor Site Plan Applications	$0.00 for very minor changes $1,500.00 for: • detached & semi-detached residential • sales trailer, model homes, outdoor patio, minor communication facilities, school portables, site alterations with no increase in building area $3,000 –up to 500m^2 increase in floor area and minor associated site alterations, plus variable fee (see above) $4,500.00 –from 501m^2 to 1,000m^2 increase in floor area plus associated site alterations, plus variable fee (see above)	$634.13 (if Regional circulation required)	Conservation Halton: *Single detached homes:* $67.80 for no Permit and no technical studies OR $169.50 for no Permit if a site visit is required OR $339.00 for no Permit and one or more technical studies OR $67.80 plus Permit fee if Permit required *All other Minor Site Plan Applications:* $935.00
Site Plan Inspection Fee	$1,060.00 +HST –major site plan $385.00 + HST –detached and semi-detached residential $385.00 +HST –minor site plan	N/A	N/A

CONSENT (LAND DIVISION)

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Base Fee	$3,700.00 –minor application (eg: lot line adjustment, easement) $4,760.00 –lot creation plus $1,170 per additional buildable lot	$1,012.71	$680.00 –Conservation Halton* (minor) $1,750.00 Conservation Halton *(major)
Major Revisions to Application	$1,635.00	$265.38	To be determined
Application Incomplete or Withdrawn prior to Substantial Processing	$470.00 (portion of base fee retained by City)	N/A	N/A
Request for Deferral by Applicant	$210.00	N/A	N/A
Annual Processing Fee	$470.00	N/A	N/A
Validation of Title	$1,030.00	$234.85	N/A

MINOR VARIANCE

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Base Fee	$860.00 – decks, fences, accessory buildings, walkways, pools, additions to residential under 75m^2 $2,530 –new detached and semi detached, addition over 75m^2, additional unit $3,560 -commercial, industrial and multi-unit residential	$28.04 (if circulated)	$250.00 –Conservation Halton (if circulated)
Fast Track Fee (charged in addition to Base Fee)	$860.00 – decks, fences, accessory buildings, walkways, pools, additions to residential under 75m^2 $2,530.00 – new detached and semi detached, addition over 75m^2, additional unit $3,560.00 – commercial, industrial and multi-unit residential	N/A	N/A

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Revisions to Applications (requiring recirculation)	$335.00 –detached and semi-detached residential $700.00 –commercial, industrial and multi-unit residential	N/A	To be determined
Request for Deferral by Applicant	$210.00 –in addition to any other fees	N/A	N/A
Revisions to Approved Plans	$210.00	N/A	N/A

ZONING CERTIFICATE

Application	City Fees	Region of Halton Fees**	Other Agency Fees
Single/Semi-detached Units	$420.00 per unit	N/A	N/A
Multi-Residential	$420.00 per lot or block	N/A	N/A
Non-Residential	$420.00	N/A	N/A
Residential Addition or Renovation	$280.00	N/A	N/A
Residential Basement/Finish/ Accessory Building/Decks	$200.00	N/A	N/A
Temporary Tents/Pools	$100.00	N/A	N/A

ZONING VERIFICATION LETTER

Application	City Fees	Region of Halton Fees	Other Agency Fees
Standard Application (10 working days)	$200.00	N/A	N/A
Fast Track Application (5 working days)	Additional $185.00	N/A	N/A

MISCELLANEOUS

Application	City Fees	Region of Halton Fees	Other Agency Fees
Cemetery Consent	$695.00	N/A	N/A
Property Information Report (Planning Issues)	$90.00 + HST	N/A	N/A
Street Name Change	$1,370.00 deposit (fee will be based on actual costs incurred) + HST	N/A	N/A
Annual Processing Fee (Charged on all files that are inactive or dormant. Payable on the anniversary date of the request to place the file on hold.)	$1,095.00 per year + HST (Payable where a decision has not been made and not applicable to subdivision and condominium applications prior to draft plan approval.)	N/A	N/A
Commissioners Oath	$32.29	N/A	N/A
Preparation of Mailing List	$85.00 minimum plus $0.05 per mailing address after the first 200 addresses + HST	N/A	N/A

*** <u>Conservation Halton Fees</u>**
Conservation Halton interest in an application is generally determined at the preconsultation meeting stage. Conservation Halton reserves the right to request additional fees should the review require a greater level of effort. Additional fees are required for all applicant-initiated revisions and for the review of reports/plans not reflecting charges as required.

Large Applications: applications relating to sites greater than or equal to 2 hectares and dealing with larger commercial, industrial, recreational, golf course, cemetery, institutional or multi-residential applications. .
Major Applications: applications relating to sites of less than 2 hectares where technical studies beyond a scoped Environmental Impact Statement (such as Stormwater Management, Geotechnical or Coastal Engineering) are required.
Minor Applications: applications relating to sites of less than 2 hectares where no technical studies are required or only a scoped Environmental Impact Statement is required.

****<u>Region of Halton Fees</u>**
Applications requiring Health Department review must add $128.00 per lot to the application fees.