

Tariff of Fees for Planning and Engineering Development Applications (Effective February 1, 2019)	
1. Official Plan Amendment and/or Zoning Bylaw Amendment to establish a New Pit or Quarry	\$138,330
2. Pit or Quarry - Expansion	\$55,340
3. Official Plan Amendment (Rural or Urban)¹	\$26,915
a) Phase 1 - Services up to City Council Report	\$15,898
b) Phase 2 - Services subsequent to Council Resolution approval	\$11,023
c) Recirculation with no advertising required	\$853
d) Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$853
e) Advertising (minimum charge, if applicable)	\$1,325
f) Amended application with public consultation	\$3,573
g) New Non-Profit Affordable Housing ⁵ (subject to eligibility as outlined on application form)	Fees Waived
4. Rezoning Application^{1 2}	
a) Routine	\$18,625
b) Complex (comprised of Phase 1 and 2 fee)	\$29,930
i. Complex Phase 1 - Services up to City Council Report	\$20,173
ii. Complex Phase 2 - Services subsequent to Council Resolution approval	\$9,757
iii. Residential Per Unit Fee (NEW),	\$300
iv. Non-Residential per m2 fee (NEW)	\$4.00
c) Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$853
d) Advertising (minimum charge, if applicable)	\$1,325
e) Severance of Surplus Farm Dwelling	\$7,540
f) Amended application with Circulation	\$1,788
g) Recirculation	\$1,788
h) Removal of a 'H' Holding Provision	\$3,018

i)	Removal of a 'H' Holding Provision (Downtown NEW)	\$3,130
j)	Supplementary Report Fee (NEW)	\$2,500
k)	New Non-Profit Affordable Housing ⁵ (subject to eligibility as outlined on application form)	Fees Waived
5. Site Plan Control		
a)	Full Application	\$17,765
i.	Agricultural Uses - 1/2 of Applicable Fee	\$8,885
b)	Amendment to an Approved Site Plan	\$8,885
i.	Agricultural Uses - 1/2 of Applicable Fee	\$4,450
c)	Minor Application	\$7,988
i.	Agricultural Uses - 1/2 of Applicable Fee	\$3,998
d)	Preliminary Site Plan Review	\$7,300
e)	Resubmission fee per plan type on 4th submission and thereafter	\$375
f)	Site Plan Approval Extension	
i.	3 month extension	\$195
ii.	6 month extension	\$390
iii.	9 month extension	\$583
iv.	12 month extension	\$1,555
g)	1 & 2 Family Residential on the Hamilton Beach Strip	\$6,245
h)	1 & 2 Family Residential within or contiguous to Major Open Space areas	1/2 applicable fee
i)	Plus per unit Residential charge for first 10 units	\$785
j)	Plus per unit Residential charge for additional units (11-50 units to a max of 50 units)	\$473
k)	Plus per m2 new gross floor area for non-residential developments	\$6.75 m ²
l)	Ancaster Minor Development Application	\$2,320
m)	New Non-Profit Affordable Housing ⁵ (subject to eligibility as outlined on application form)	Fees Waived
n)	Plus per unit residential charge for the first 10 units	\$570 / Unit

o)	Plus per unit residential charge for additional units (11 - 50 units to the max of 50 units)	\$345 / Unit
p)	Per m2 new gross floor area for non-residential developments prior to the issuance of final site plan approval to a maximum of 5,000 m2 for industrial and 50,000 m2 for commercial approval	\$5.00/m2
Note: Fee amount shall be based on fees that are in effect on date of final approval.		
Note: Vertical development capped at \$35,000		
6. Plans of Subdivisions¹		
a)	Subdivision application	\$44,115
i.	Plus Addition per unit charge (0-25 units NEW)	\$378
ii.	26-100 units N/A	\$150
iii.	101+ units N/A	\$120
iv.	Plus Addition per block charge	\$763
b)	Recirculation of revisions	\$1,478
c)	Revision - Draft Plan approved	
i.	Minor Revisions	\$1,180
ii.	Major Revisions	\$33,080
d)	Extension - Draft Plan approved	\$510
e)	Maintenance	\$473
f)	Advertising (minimum charge, if applicable)	\$1,325
g)	Amended application with public consultation	\$5,638
h)	New Non-Profit Affordable Housing ⁵ (subject to eligibility as outlined on application form)	Fees Waived
i)	Street Lighting Review and Evaluation	\$3,567
7. Plan of Condominium¹		
a)	New Construction - with Public Process	\$18,000
i.	Plus Addition per unit charge	\$75
b)	New Construction - without Public Process	\$14,993

i. Plus Addition per unit charge	\$75
c) Condominium Conversions	\$26,140
i. Plus Addition per unit charge	\$100
d) Recirculation	\$1,110
e) Revision	\$1,195
f) Maintenance Fee	\$460
g) Exemption	\$1,265
h) Extension	\$870
i) New Non-Profit Affordable Housing ⁵ (subject to eligibility as outlined on application form)	Fees Waived
8. Part Lot Control Application	\$2,525
i. Plus per Lot/Unit/Part	\$230
ii. Plus per Unit Finance Fee	\$18
iii. Extension	\$1,075
9. Consent Application	
a) Land Division Consent fee	
i. Fully Serviced Lot	\$2,786
ii. Property serviced by well/cistern	\$2,860
iii. Additional fee plus base fee where no sanitary sewer exists	\$370
b) Recirculation	\$190
c) Deed Certification	\$220
d) Deferral or Extension	\$63
e) Validation of Title	\$450
f) Plus per Unit Finance Fee	\$15
10. Formal Consultation (fee will be credited to any required future application) ³	\$1,200

11. Minor Variance	\$2,550
a) Routine Minor Variance (Note: applies to pools, decks, sheds, accessory buildings, porches, eave projections and recognizing legal non-complying situations)	\$1,190
b) Variances required after the fact	\$3,153
c) Recirculation	\$255
12. Sign Variance	\$3,565
13. Neighbourhood Plan or Modified Neighbourhood Plan Preparation	\$2,290
14. Municipal Street Number Request	\$353
15. Street Name Change	\$2,310
16. Property Reports	\$178
17. MECP Environmental Compliance Approval Administration Fee	\$2,270 + HST
18. Cash in Lieu of Parking Administration Fee	\$520 + HST
19. Environmental Sensitive Areas Impact Evaluation Group (ESAIEG)	\$388
20. Record of Site Condition Administration Fee	\$398
21. Peer Review of Special Studies Administration Fee	Consultant fee + HST
22. Subdivision Agreement Preparation	
a) Subdivision Agreement Preparation - New Process	\$3,175
b) Subdivision Agreement Preparation - Old Process	\$3,665
c) Minor Revision to Subdivision Agreement	\$365
d) Major Alteration to Subdivision Agreement	\$748
e) Subdivision Agreement Amendment	\$1,050
23. Special Agreements	
a) External Work Agreement Preparation	\$4,930
b) Special Sewer Service Agreement	\$4,200
c) Special Water Service Agreement	\$4,200

d)	Joint Sewer/Water Service Agreement	\$4,200
e)	Consent Agreements	\$4,200
f)	Consent Agreement with warning clauses only	\$2,100
g)	Site Alteration Process - review and circulate plans Residential	\$620
h)	Site Alteration Process - review and circulate plans Non-residential	\$2,770
i)	Site Alteration Process per plan type on 4th submission and thereafter (NEW)	\$375
j)	LPAT Appeal (NEW) initiate process <i>In addition to the fees set out above, 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.</i>	\$880
k)	Shoring Agreement & Draining Review (NEW)	\$4,475
l)	Construction Management Plan (NEW)	\$3,285
24. Lot Grading		
a)	Lot Grading Acceptance inspection per unit	\$458
i.	Lot Grading Acceptance inspection per multi-unit block (3-8 units)	\$935
b)	Lot Grading and Service Connection Applications (NEW)	\$2,070
c)	Site Inspections (NEW)	\$1,850
d)	Lot grading re-inspection fees (3rd and subsequent) NEW	\$125
e)	Pre-Service Agreements	\$4,200
f)	Additional Cost per Unit	\$35
g)	Pre-Grading Agreement	\$4,200
h)	Phased / Staged Construction	\$2,200
25. Tree Protection		
a)	General Vegetation Inventory Review	\$365

b) Tree Protection Plan Review	\$605
26. Other Fees	
a) Records Search ⁴	\$25 plus HST
b) Photocopying Fee	\$ 0.50 /page, plus HST

1 **Joint Application** – Where applications are made for an Official Plan Amendment, Zoning By-law Amendment, Approval of a Draft Plan of Subdivision or Condominium Description, or any combination thereof, the total fees will be reduced by 25%.

2 **Rezoning** - For the purposes of fees, there are two (2) types of rezoning applications: Routine and Complex. When an application is submitted, the following guidelines are used to determine the type of application.

Routine

- Applications to add one specific use (i.e. that does not change the zoning district); or
- Applications to reduce yard requirements or modify other district or zone requirement (i.e. only one requirement); or
- Applications to rezone three (3) single detached dwelling lots or less; or
- Applications to extend a "temporary use".

Complex

- All other Applications.

3 Formal Consultation fee is not credited towards Minor Variance or Consent application fees.

4 Records Search fee is charged at a rate of \$25 plus HST per 15 minutes with a minimum charge of 25 plus HST.

5 Fees or payments required by any Conditions of Approval remain in effect.

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 2799 for additional information.