

<b>Tariff of Fees for Planning and Engineering Development Applications (Effective May 1, 2019 and January 1, 2020 respectively)</b>		
	May 1, 2019	January 1, 2020
<b>1. Official Plan Amendment and/or Zoning Bylaw Amendment to establish a New Pit or Quarry</b>	\$138,330	\$138,330
<b>2. Pit or Quarry - Expansion</b>	\$55,340	\$55,340
<b>3. Official Plan Amendment (Rural or Urban)<sup>1</sup></b>	\$28,504	\$33,271
a) Phase 1 - Services up to City Council Report	\$16,836	\$19,652
b) Phase 2 - Services subsequent to Council Resolution approval	\$11,674	\$13,629
c) Recirculation with no advertising required	\$924	\$1,139
d) Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$924	\$1,139
e) Advertising (minimum charge, if applicable)	\$1,360	\$1,465
f) Amended application with public consultation	\$3,692	\$4,051
g) New Non-Profit Affordable Housing <sup>5</sup> (subject to eligibility as outlined on application form)	Fees Waived	Fees Waived
<b>4. Rezoning Application<sup>1 2</sup></b>		
a) Routine	\$19,996	\$24,109
b) Secondary Suites	\$4,999	\$6,027
c) Complex (comprised of Phase 1 and 2 fee)	\$31,211	\$35,054
i. Complex Phase 1 - Services up to City Council Report	\$21,037	\$23,627
ii. Complex Phase 2 - Services subsequent to Council Resolution approval	\$10,174	\$11,427
iii. Residential Per Unit Fee (NEW),	\$360	\$540
iv. Non-Residential per m2 fee (NEW)	\$5.00	\$8.00
d) Public Notice recirculation due to cancellation of a Public Meeting by the applicant or agent	\$924	\$1,139
e) Advertising (minimum charge, if applicable)	\$1,360	\$1,465
f) Severance of Surplus Farm Dwelling	\$7,872	\$8,868

g)	Amended application with Circulation	\$1,847	\$2,026
h)	Recirculation	\$1,847	\$2,026
i)	Removal of a 'H' Holding Provision	\$3,230	\$3,868
j)	Removal of a 'H' Holding Provision (Downtown NEW)	\$3,756	\$5,634
k)	Supplementary Report Fee (NEW)	\$3,000	\$4,500
l)	New Non-Profit Affordable Housing <sup>5</sup> (subject to eligibility as outlined on application form)	Fees Waived	Fees Waived
<b>5. Site Plan Control</b>			
a)	Full Application	\$19,358	\$24,137
	<i>i. Agricultural Uses - 1/2 of Applicable Fee<sup>6</sup></i>	<b>\$9,679</b>	<b>\$12,069</b>
b)	Amendment to an Approved Site Plan	\$10,188	\$14,097
	<i>i. Agricultural Uses - 1/2 of Applicable Fee<sup>6</sup></i>	<b>\$5,094</b>	<b>\$7,049</b>
c)	Minor Application	\$9,342	\$13,406
	<i>i. Agricultural Uses - 1/2 of Applicable Fee<sup>6</sup></i>	<b>\$4,671</b>	<b>\$6,703</b>
d)	Site Plan Inspections	\$2,220	\$3,330
e)	Preliminary Site Plan Review	\$8,286	\$11,244
f)	Resubmission fee per plan type on 4th submission and thereafter	\$750	\$750
g)	Site Plan Approval Extension		
	<i>i. 3 month extension</i>	\$234	\$651
	<i>ii. 6 month extension</i>	\$468	\$702
	<i>iii. 9 month extension</i>	\$699	\$1,049
	<i>iv. 12 month extension</i>	\$1,605	\$1,605
h)	1 & 2 Family Residential on the Hamilton Beach Strip	\$7,036	\$9,409
i)	1 & 2 Family Residential within or contiguous to Major Open Space areas	1/2 applicable fee	1/2 applicable fee

j)	Plus per unit Residential charge for first 10 units	\$828	\$957
k)	Plus per unit Residential charge for additional units (11-50 units to a max of 50 units)	\$498	\$575
l)	Plus per m2 new gross floor area for non-residential developments	\$7.10 m <sup>2</sup>	\$8.15 m <sup>2</sup>
m)	Ancaster Minor Development Application	\$2,320	\$2,320
n)	New Non-Profit Affordable Housing <sup>5</sup> (subject to eligibility as outlined on application form)	Fees Waived	Fees Waived
Note: Fee amount shall be based on fees that are in effect on date of final approval.			
Note: Vertical development capped at \$35,000			
<b>6. Plans of Subdivisions<sup>1</sup></b>			
a)	Subdivision application	\$45,366	\$49,119
i.	Plus Addition per unit charge (0-25 units NEW)	\$407	\$496
ii.	26-100 units N/A	\$180	\$270
iii.	101+ units N/A	\$144	\$216
iv.	Plus Addition per block charge	\$782	\$841
b)	Recirculation of revisions	\$1,562	\$1,816
c)	Revision - Draft Plan approved		
i.	Minor Revisions	\$1,180	\$1,180
ii.	Major Revisions	\$34,018	\$36,832
d)	Extension - Draft Plan approved	\$510	\$510
e)	Maintenance	\$478	\$495
f)	Advertising (minimum charge, if applicable)	\$1,360	\$1,465
g)	Amended application with public consultation	\$6,170	\$7,768
h)	New Non-Profit Affordable Housing <sup>5</sup> (subject to eligibility as outlined on application form)	Fees Waived	Fees Waived
i)	Street Lighting Review and Evaluation	\$4,281	\$6,422

<b>7. Plan of Condominium<sup>1</sup></b>		
a) New Construction - with Public Process	\$18,000	\$18,000
i. Plus Addition per unit charge	\$75	\$75
b) New Construction - without Public Process	\$14,993	\$14,993
i. Plus Addition per unit charge	\$75	\$75
c) Condominium Conversions	\$26,140	\$26,140
i. Plus Addition per unit charge	\$100	\$100
d) Recirculation	\$1,110	\$1,110
e) Revision	\$1,195	\$1,195
f) Maintenance Fee	\$460	\$460
g) Exemption	\$1,265	\$1,265
h) Extension	\$870	\$870
i) New Non-Profit Affordable Housing <sup>5</sup> (subject to eligibility as outlined on application form)	Fees Waived	Fees Waived
<b>8. Part Lot Control Application</b>	\$2,525	\$2,525
i. Plus per Lot/Unit/Part	\$230	\$230
ii. Plus per Unit Finance Fee	\$18	\$18
iii. Extension	\$1,075	\$1,075
<b>9. Consent Application</b>		
a) Land Division Consent fee		
i. Fully Serviced Lot	\$2,801	\$2,845
ii. Property serviced by well/cistern	\$2,860	\$2,860
iii. Additional fee plus base fee where no sanitary sewer exists	\$371	\$374
b) Recirculation	\$190	\$190
c) Deed Certification	\$220	\$220

d) Deferral or Extension	\$63	\$65
e) Validation of Title	\$450	\$450
f) Plus per Unit Finance Fee	\$15	\$15
<b>10. Formal Consultation</b> (fee will be credited to any required future application) <sup>3</sup>	\$1,200	\$1,200
<b>11. Minor Variance</b>	\$2,738	\$3,302
a) Routine Minor Variance (Note: applies to pools, decks, sheds, accessory buildings, porches, eave projections and recognizing legal non-complying situations)	\$595	\$595
b) Variances required after the fact	\$3,394	\$4,119
c) Recirculation	\$260	\$275
<b>12. Sign Variance</b>	\$595	\$595
<b>13. Sign Erected, Located and/or Displayed without a Permit</b>	\$1,265	\$1,265
<b>14. Neighbourhood Plan or Modified Neighbourhood Plan Preparation</b>	\$2,290	\$2,290
<b>15. Municipal Street Number Request</b>	\$354	\$359
<b>16. Street Name Change</b>	\$2,310	\$2,310
<b>17. Property Reports</b>	\$178	\$179
<b>18. MECP Environmental Compliance Approval Administration Fee</b>	\$2,290 + HST	\$2,290 + HST
<b>19. Cash in Lieu of Parking Administration Fee</b>	\$520 + HST	\$520 + HST
<b>20. Environmental Sensitive Areas Impact Evaluation Group (ESAIEG)</b>	\$388	\$390
<b>21. Record of Site Condition Administration Fee</b>	\$398	\$400
<b>22. Peer Review of Special Studies Administration Fee</b>	Consultant fee + HST	Consultant fee + HST
<b>23. Subdivision Agreement Preparation</b>		
a) Subdivision Agreement Preparation - New Process	\$3,380	\$3,995

b)	Subdivision Agreement Preparation - Old Process	\$3,665	\$3,665
c)	Minor Revision to Subdivision Agreement	\$392	\$473
d)	Major Alteration to Subdivision Agreement	\$798	\$950
e)	Subdivision Agreement Amendment	\$1,050	\$1,050
<b>23. Special Agreements</b>			
a)	External Work Agreement Preparation	\$4,930	\$4,930
b)	Special Sewer Service Agreement	\$4,200	\$4,200
c)	Special Water Service Agreement	\$4,200	\$4,200
d)	Joint Sewer/Water Service Agreement	\$4,200	\$4,200
e)	Consent Agreements	\$4,200	\$4,200
f)	Consent Agreement with warning clauses only	\$2,100	\$2,100
g)	Site Alteration Process - review and circulate plans Residential	\$696	\$924
h)	Site Alteration Process - review and circulate plans Non-residential	\$2,770	\$2,770
i)	Site Alteration Process per plan type on 4th submission and thereafter (NEW)	\$450	\$675
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>	\$1,056	\$1,584
k)	Shoring Agreement & Draining Review (NEW)	\$5,370	\$8,055
l)	Construction Management Plan (NEW)	\$3,942	\$5,913
<b>24. Lot Grading</b>			

a) Lot Grading Acceptance inspection per unit	\$468	\$500
i. Lot Grading Acceptance inspection per multi-unit block (3-8 units)	\$956	\$1,019
b) Lot Grading and Service Connection Applications (NEW)	\$2,484	\$3,726
c) Lot grading re-inspection fees (3rd and subsequent) NEW	\$150	\$225
d) Pre-Service Agreements	\$4,200	\$4,200
e) Additional Cost per Unit	\$35	\$35
f) Pre-Grading Agreement	\$4,200	\$4,200
g) Phased / Staged Construction	\$2,200	\$2,200
<b>25. Tree Protection</b>		
a) General Vegetation Inventory Review	\$365	\$365
b) Tree Protection Plan Review	\$605	\$605
<b>26. Other Fees</b>		
a) Records Search <sup>4</sup>	\$25 plus HST	\$25 plus HST
b) Photocopying Fee	\$ 0.50 /page, plus HST	\$ 0.50 /page, plus HST
<p>1 <b>Joint Application</b> – 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%.</p> <p>2 <b>Rezoning</b> - 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.</p> <p><b>Routine</b></p> <ul style="list-style-type: none"> <li>• Applications to add one specific use (i.e. that does not change the zoning district); or</li> <li>• Applications to reduce yard requirements or modify other district or zone requirement (i.e. only one requirement); or</li> <li>• Applications to rezone three (3) single detached dwelling lots or less; or</li> </ul>		

<ul style="list-style-type: none"> <li>• <i>Applications to extend a "temporary use".</i></li> </ul> <p><b>Complex</b></p> <ul style="list-style-type: none"> <li>• <i>All other Applications.</i></li> </ul> <p>3 <i>Formal Consultation fee is not credited towards Minor Variance or Consent application fees.</i></p> <p>4 <i>Records Search fee is charged at a rate of \$25 plus HST per 15 minutes with a minimum charge of 25 plus HST.</i></p> <p>5 <i>Fees or payments required by any Conditions of Approval remain in effect.</i></p> <p>6 <i>Excluding proposed developments related to the Cannabis Industry</i></p> <p><b>Note:</b>  <i>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.</i></p>	