

**NIAGARA REGION
FEES SCHEDULE FOR 2012**

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 2012	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		
			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.

Fee Description	Fee 2012	Per	Additional Notes
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 + \$350.00 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 <u>since 2006</u>			
- For plans granted draft approval <u>prior to 2006</u>	\$2,000.00		
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.
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	

Fee Description	Fee 2012	Per	Additional Notes
Zoning By-law Amendment Review Fees			
Within Urban Areas	\$575		
Outside Urban Areas	\$925*		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 \$575.
Agricultural Purposes Only Zoning Amendment	\$325		
Removal of Holding Symbol.	\$325		
Severance Application Review Fees			
Within Urban Areas	\$325	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	\$875*	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 \$525.
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	\$1,100*		The fee outside urban areas Includes the Region's private septic system review fee.

Fee Description	Fee 2012	Per	Additional Notes
			* 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	\$225		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. 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 \$225.
Outside Urban Areas	\$575*		
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		

Fee Description	Fee 2012	Per	Additional Notes
PRIVATE SEWAGE SYSTEMS			
Sewage System Applications			
New system	\$975.00		
Holding tank	\$975.00		
Repair tank only	\$525		
Sewage System Applications Associated with Development/Planning Applications			
NEC Application	\$350	per applic ation	
Subdivision or Condominium, Minor Variance, Severance, Site Plan, etc.	\$350	per lot or unit	
Small, On Lot Sewage Systems - Special Requests			
Preliminary site inspection	\$350		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	\$452		\$52.00 HST included
File searches only	\$226		\$26.00 HST included

Fee Description	Fee 2012	Per	Additional Notes
TRANSFER OF REVIEW – MINISTRY OF ENVIRONMENT – CERTIFICATE OF APPROVAL PROGRAM			
Administration processing	\$200	Per application	
Administration Amendments	\$100		
Application processing fee for Storm and Sanitary Sewers and appurtenance	\$900		
Application processing fee for Storm and Sanitary Sewer Pumping Stations and Force Mains	\$1,800		
Water Mains and appurtenances, including hydrants	\$1,100		
Regional Sewer and Water Lateral Connections			
Sanitary Lateral	\$750 (sewer)	Application	Local Area Municipalities to apply for sewer or water connection following connection request procedures
Water Lateral	\$925 (water)		

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.