

Permit Type	2022 APPROVED
Minor Permit A – Very low risk related to natural hazard or natural heritage features, minor activities not requiring site visit or technical information. Generally, in areas where there are CLOCA approved intervening land uses between the regulated feature and the proposed development.	\$160
Minor Permit B – Low risk of impact on natural hazard or natural features, no technical letter/plans/reports required (pools, sheds, decks, minor additions)	\$485
Standard Permit C – Moderate hazard risk and/or potential impact on natural hazards or natural features. Applications generally require one technical letter/report/plan. Moderate scale: site total area generally under 5 hectares.	\$1,805 + (\$3,300/each technical report or set of drawings) +\$300/additional site visit or meeting for project facilitation or compliance monitoring
Major Permit D – Complex applications or larger scale applications such as privately initiated servicing works for plans of subdivision. Works may include wet stormwater management ponds, watercourse crossings or erosion control works. Projects are within or adjacent to hazards and/or natural features requiring multiple site visits, compliance monitoring and the review of a package of technical report(s)/letter(s)/plan(s). Generally related to sites with a total area generally equal to or above 5 hectares.	\$3,600 + (\$3,300/each technical report or set of drawings) +\$300/additional site visit or meeting for project facilitation or compliance monitoring
Infrastructure Permit A – Projects arising from a Class Environmental Assessment that are routine and small scale (i.e. culvert replacements/extensions, repair or maintenance works)	\$1,805 + (\$3,300/each technical report or set of drawings) +\$300/additional site visit or meeting for project facilitation or compliance monitoring
Infrastructure Permit B – Projects arising from and Individual Environmental Assessment or Class Environmental Assessment that are related to new or substantially modified existing infrastructure that are at a moderate or large scale (i.e. bridge replacements, new road alignments)	\$3,600 + (\$3,300/each technical report or set of drawings) +\$300/additional site visit or meeting for project facilitation or compliance monitoring
Large Fill Application	\$3,600 + (\$1.90/m3) + peer review/sampling deposit of \$12,085 +\$300/additional site visit or meeting for project facilitation or compliance monitoring
Permit Revisions	
Violation Surcharge	2 times the current application fee
Legal Inquiry/Archive File Information Request	\$360
Pre-application Analysis <ul style="list-style-type: none"> • Policy Guidance • Natural Heritage • Water Resources • Hydrogeology 	\$605 (without site visit) \$1,805 (analysis by one technical discipline) \$3,600 (analysis by more than one technical discipline)
Peer Review	

Notes:

1. Permit applications for projects with concurrent Planning Act approvals will be assessed as a permit type A, B, C or D.
2. Permit application fees, with the exception of the Minor Permit A and Minor Permit B categories include one CLOCA staff site visit.
3. Peer review fee costs are to be borne by the applicant when a peer review is required pursuant to approved Policy and Procedural Document (sections 2.5, 4.3.1, and 7.3).
Revised Nov. 16, 2021

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Minor Variance	\$840 + (\$3,300/technical report)
Land Division/Severance	\$1,320 + (\$3,300/technical report) \$300 for Clearance Letter
Zoning By-law Amendment	\$2,040 + (\$3,300/technical report)
Lifting of Part Lot Control	\$1,320 + (\$3,300/technical report)
Site Plan or comparable condominium application	\$2,040 + (\$3,300/technical report)
Site Plan comparable to a draft plan of subdivision	\$14,540 + (\$3,300/technical report)
Official Plan Amendment	\$2,040 + (\$3,300/technical report)
Complex Official Plan Amendment (e.g. Golf Courses or Aggregate Extraction Uses)	\$14,540 + (\$3,300/technical report)
Subdivision or comparable condominium application	\$14,540 + (\$2,040 or \$3,900/ha) \$3,600 for Clearance Letter \$1,805 for Clearance Letter related to Additional Phases
Master Environmental Servicing Plan, Subwatershed Plan or equivalent	25 ha or less base fee of \$12,100 Greater than 25 ha base fee of \$24,000 Additional charge of \$610 per hectare
Individual Environmental Assessment	\$7,500 to \$18,600 plus applicable permit fees. Subject to negotiation based on anticipated complexity, scale of works and staff effort required
Schedule B or C Class Environmental Assessment not within an area subject to Ontario Regulation 42/06	\$3,100
Schedule B Class Environmental Assessment	\$5,000 plus applicable Infrastructure Permit fee.
Schedule C Class Environmental Assessment	\$7,500 plus applicable Infrastructure Permit fee.
Consultations regarding Review Requests for the Department of Fisheries and Oceans Canada	\$605
Pre-application Analysis Fee <ul style="list-style-type: none"> • Policy Guidance • Natural Heritage • Water Resources • Hydrogeology 	\$605 (without site visit) \$1,805 (analysis by one technical discipline) \$3,600 (analysis by more than one technical discipline)
Peer Review	As determined by peer review consultant fees

Notes:

1. Subdivision applications within areas subject to prior Master Environmental Servicing Plan or equivalent study prepared to the satisfaction of CLOCA will be charged the **\$2,040** per hectare fee. For clarity, the review of Master Environmental Servicing Plans or equivalent study is billed separately from the review of Subdivision applications.
2. Plans of Subdivision/Condominium:
 - a. Major re-submissions and major revisions will be surcharged at **\$6,600**
 - b. Per hectare fees will be invoiced 50% at draft approval prior to the issuance of conditions to draft plan approval and 50% at final approval prior to the issuance of a clearance letter. Clearance letter fees also apply.
 - c. With the exception of Master Environmental Servicing Plans, Subwatershed Plans or equivalent study, Planning Act applications under concurrent review will be subject to only the higher of the applicable application fee – not the aggregate of multiple fees.
3. A **\$119,800** maximum billable fee applies for Plans of Subdivision, Master Environmental Servicing Plans, Subwatershed Plans or equivalent reviews. Fees in excess of **\$119,800** for these reviews are subject to negotiation with CLOCA based on the application complexity and CLOCA resources required to review and comment and may include agreed upon mile-stone payments.
4. Expedited External Review Voluntary Option may be available at the discretion of CLOCA staff. An additional Expedited External Review Fee will apply.
5. Peer review fee costs are to be borne by the applicant when a peer review is required pursuant to approved Policy and Procedural Document (sections 2.5, 4.3.1, and 7.3).