

Watershed Planning and Engineering

Plan Review Service Fees	Before HST	After HST
Subdivision and Condominiums		
Minor	\$1,168.14	\$1,320.00
Intermediate	\$4,672.57	\$5,280.00
Major	\$8,756.64	\$9,895.00
Applicant Driven Revision	\$2,924.78	\$3,305.00
Clearance Fees		
Minor	\$588.50	\$665.00
Intermediate	\$2,336.28	\$2,640.00
Major initial	\$4,380.53	\$4,950.00
Per Phase Charge (on top of Major clearance fee above)	\$831.86	\$940.00
Consents		
Minor	\$681.42	\$770.00
Major	\$1,455.75	\$1,645.00
Minor Variances		
Minor	\$420.35	\$475.00
Major	\$831.86	\$940.00
Official Plan Amendments		
Minor	\$681.42	\$770.00
Major	\$3,407.08	\$3,850.00
Zoning By-law Amendments		
Minor (including H-Zone Removal)	\$681.42	\$770.00
Major	\$3,407.08	\$3,850.00
Site Plan Approval Application		
Minor	\$936.03	\$1,095.00
Intermediate	\$3,699.12	\$4,180.00
Major	\$4,858.41	\$5,490.00
Resubmission (Per hour of review time)	\$106.19	\$120.00
Formal Consultation	\$486.73	\$550.00
Niagara Escarpment Plan Amendments - Applicant-Driven	\$2,924.78	\$3,305.00
Complex Applications	\$8,761.06	\$9,900.00
The application fee will be paid at the time of filing an application to the municipality. All subdivisions, vacant land condominiums, major and complex site plans (i.e.. Community living projects, golf courses, cemeteries, etc.) continue to be circulated to the Conservation Authority		
Aggregate Extraction Applications	\$48,610.62	\$54,930.00
The application fee will be paid at the time of filing an application to the municipality. This fee relates to large aggregate extraction applications.		

Notes and Definitions:

1.Subdivisions/Condominiums/Site Plans:

Major – The area is equal to or greater than 4.5 hectares in size and technical studies (i.e.. SWM, EIS or Geotechnical) are required.

Intermediate - The area is less than 4.5 hectares in size and technical studies (i.e.. SWM, EIS or Geotechnical) are required.

Minor – In the area of interest to the CA.

2.Other Applications:

Major - Technical studies (i.e.. SWM, EIS or Geotechnical) are required.

Minor - In the area of interest of the CA.

3.Area of Interest – Natural Heritage, Natural Hazard areas on a CA screening map, checklist, OP and/or ZB.

4.Complex Applications - Complex applications are Planning Act (e.g.. OPA/ZC) and/or Site plan or development permit approval applications for larger commercial/industrial/residential applications equal to or greater than 4.5 hectares in size, golf courses, trailer parks, campgrounds, and cemeteries, etc.

5.Combined Applications - Combined applications will be charged at 100% of the highest fee rate and 50% of the combined fee rate for other review categories.

6.Refunds may provide a refund directly to the applicant if it is determined that an application requires a greater level of review effort than normally associated with the application type and fee collected at the time of submission. HCA may also charge additional fees based on current fee rates for applications that have been inactive for two or more years

7. Additional Fees will charge a fee directly to the applicant when engineering reviews of technical studies and plans, drawings and models go beyond the first submission and 2 resubmissions. The fee will be based on the hourly review charged by the affected Conservation Authority. Preliminary storm water reports, submitted with development applications, are not considered as part of this review and penalty fee

8.Subdivision Revision and Clearance Fees will be paid directly to the Conservation Authority and must be paid prior to issuance of revised draft conditions or the final Conservation Authority clearance letter. A draft plan modification fee will be applicable to developer driven amendments to a subdivision or condominium application.

9. Resubmission Fees will charge directly to the applicant for review of technical studies and plans, drawings, models, ect., beyond the first submission and two resubmission. A fee will be charged for each resubmissions and will be based on total staff review time at the hourly review rate charged by the HCA

10.Formal Consultation fees will be charged to provide preliminary preconsultation comments on all proposed planning applications circulated as part for the City's Formal Consultation process. This fee will be deducted from the application fee when a formal application is submitted.

Development, Interference w/ Wetlands, Alterations to Shorelines & Watercourses

Pursuant to Hamilton Conservation Authority Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04, within HCA regulated areas, a permit is required for:

Development

Interference with Wetlands

Alteration to Shorelines and Watercourses

1. Minor Development:

Is considered to be minor landscaping works and minor filling and grading activities, (between 0.05 m and 0.3 m in depth) OR minor additions to an existing structure (including decks) that involves less than a 50% increase in size of the original ground floor area or accessory structure to a maximum area of 28m²

Basic applications (no technical studies required)	\$371.68	\$420.00
Applications involving review of technical studies	\$880.53	\$995.00
Fee for service over first 10 hrs. min.review time per hour	\$106.19	\$120.00

2. Major Development:

Is considered to be the construction, reconstruction, and erection of a new building or structure, OR the construction of an addition to an existing structure that involves a 50% or greater increase in size of the original ground floor area, OR any change to an existing building or structure that would have the effect of altering the use or potential use of the building or structure or increase the number of dwelling units, OR site alterations involving the temporary or permanent placing, dumping or removal of fill material resulting in significant modification of the site.

Basic applications (no technical studies required)	\$1,455.75	\$1,645.00
Applications involving review of technical studies.	\$2,924.78	\$3,305.00
Fee for service over first 10 hrs. min. review time, per hour	\$106.19	\$120.00

3. Fill Placement:

The temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere, and the placement of material/fill is the primary activity

Minor- Less than 500 m3 and no technical studies required	\$371.67	\$420.00
Intermediate- Less than 500 m3 and technical studies required	\$1,951.33	\$2,205.00
Major-Greater than 500 m3	\$3,893.81	\$4,400.00

4. Interference with Wetlands, Alterations to Watercourses and Shorelines:

Alteration to Watercourse includes: straightening, changing, or diverting a watercourse channel, installation or replacement of culverts and bridges, bank re-grading or stabilization.

Alteration to Shoreline includes: installation or replacement/repair of retaining walls, other slope stabilization works and bank regarding.

Interference with Wetlands includes: buildings and structures to be located within 120 meters of a Provincially Significant Wetland or within 30 meters of all other wetlands; vegetation removal, grading, filling,

Minor - works not requiring supportive technical studies such as minor repairs or adjustments to existing shoreline protection/watercourse structures, simple culvert replacements, small full-span pedestrian bridges, buildings and structures, fill placement, jack and bore and directional drill activities.

\$725.66 \$820.00

Intermediate - works limited in scope/extent which may require supportive technical studies such as moderate-scale repairs to shoreline protection works, localized watercourse alterations and stream bank stabilization, buildings and structures, fill placement.

Before HST After HST
\$1,951.33 \$2,205.00

Major - works requiring supportive technical studies such as channel re-alignments and natural channel design, major shoreline protection works, new large-scale bridge crossings, buildings and structures, fill placement

\$3,893.81 \$4,400.00

Fee for service over first 10 hrs. min. review time, per hour \$106.19 \$120.00

5. Multi-lot/Unit Development (10 or more lots or units) and Major Infrastructure Works:

Infrastructure works (storm water management ponds, services, roads, bridges, etc.), new golf courses and major alterations to existing golf courses.

\$4,858.41 \$5,490.00

Fee for service over first 10 hrs. min. review time, per hour \$106.19 \$120.00

6. Violation Surcharge

75% surcharge will be applied when activities which require a permit under Regulations are undertaken without a permit

7. Minor Revisions to Permits		\$243.36	\$275.00
8. Letter Of Permission	With Site Visit	\$243.39	\$290.00
	No Site Visit	\$176.99	\$200.00

NOTES: Permits are issued for a two (2) year period. Significant alteration or changed ownership subject to new permit application. All fees are to be made payable to the Hamilton Region Conservation Authority.

Service/Reforestation/Planning Fees/Misc. Fees

Natural Areas Inventory Database Private Requests

Per hour preparation time	\$106.19	\$120.00
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Reforestation Tree Planting Service

The Authority provides a Reforestation Tree Planting Service to private landowners who own a minimum of 2 ha (5 acres) free of buildings. To recover the cost of this service a charge to the private landowner applies. Landowner pays cost of trees in addition to planting costs. Replanting at same terms and conditions. This charge is based on full cost recovery of crew, equipment materials, benefits + 22% administration. Estimates are prepared on request.

Fees for Seed Collection and Cuttings

All work to be performed by purchaser and must satisfy authority environmental criteria. Volumes for uncleaned seed as collected.

Cuttings per cubic meter	\$15.93	\$18.00
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Seed Collections by weight per lb.

	Before HST	After HST
Grass seed	\$39.38	\$44.50
Wildflower seed	\$56.64	\$64.00
Conifer seed	\$29.20	\$33.00
Walnut, Hickory, Oak seed	\$4.42	\$5.00
Other deciduous tree and shrub seed	\$2.65	\$3.00

Seed Collections by volume per litre

Conifer cones	\$0.53	\$0.60
Walnut, Hickory, Oak seed	\$1.33	\$1.50
Other deciduous tree and shrub seed	\$0.88	\$1.00

GIS Mapping

Colour Printing (includes orthophoto or area fill)	per sq.ft	\$13.27	\$15.00
Colour printing (no orthophoto or area fill)	per sq.ft	\$4.87	\$5.50
(any size up to 40" wide")			

Digital files (email)

2002 Ortho photography 1km X 1km (ecw,jpg or geotiff)	per file	\$32.74	\$37.00
Custom maps (including HCA scanned maps) based on pri	per sq.ft	\$4.87	\$5.50
Vector Data (high detail e.g.. Contours, dem)	per sq.km.	\$51.33	\$58.00
Vector Data (low detail e.g.. Watercourse etc.)	per hour	\$106.19	\$120.00

Create and ship CD	\$30.97	\$35.00
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Regulation Mapping per sheet	\$51.33	\$58.00
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Custom Map Preparation (plus printing or digital file cost)	\$106.19	\$120.00
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Hard Copy Print of Scans & Custom Maps

Per square foot	\$4.96	\$5.60
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Photocopies

per sheet \$0.22 \$0.25

Stream Flow/Weather/Fishery Data

Per hour staff time \$106.19 \$120.00

Stream flow Discharge measurement, per hour + mileage \$106.19 \$120.00

Technical Data staff time relates to hourly/engineering, Ecology, IT and GIS staff time to prepare data as requested.

Tables / Charts / Plans / Maps

Computer Disc \$31.42 \$35.50

Electronic Files \$31.45 \$35.50

Solicitor and Real Estate Agent Requests RE:Property Before HST After HST

A. Solicitor, Real Estate, Consultant Request, Property Reports and Letters of Permission (requiring a site visit)

\$256.64 \$290.00

B. Solicitor, Real Estate, Consultant Request, Property Reports and Letters of Permission (no site visit)

\$176.99 \$200.00

Property Reports include building permit inquiries and input to general inquires as to development constraints on a property. All requests are payable in advance. In all cases, this fee includes a written reply to the landowner/agent/consultant. The municipal building department will be copied, when building permits are being sought.

Administration for Returned Cheques

Administration fee per cheque \$22.12 \$25.00

Borrowed Reports

Deposits are normally held for borrowed reports until returned in good condition. Amount is based on 2 x value of report.