



2024 Planning Fee Schedule

Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
Pre-Application				
Application Inquiries	\$0	Consult the Conservation Authority.	Consult the Conservation Authority.	Consult the Conservation Authority.
Application Pre-Consultation	\$770.00	Consult the Conservation Authority.	Consult the Conservation Authority.	Consult the Conservation Authority.
Application Re-Submission Fee (application deemed incomplete or revised by proponent after being deemed complete)	\$310.00	Consult the Conservation Authority.	Consult the Conservation Authority.	Consult the Conservation Authority.
Stand Alone Applications				
Minor Variance	a) \$3,060.00 for 1 or 2 variances b) \$3,950.00 for 3 or more variances	\$630.00	\$290.00	\$205.00
Zoning By-law Amendment (ZBA)	\$3,610.00	\$830.00	\$390.00	\$275.00
Consent (Severance) - including easements and rights-of-way	a) \$3,150.00 for the first new lot created, lot addition, easement, or right-of-way b) \$1,670.00 for each additional consent, including a new lot, lot addition, easement, or right-of-way on same subject lands c) \$170.00 for additional certificates or Certification of Consent or Consent Cancellation (associated with another Planning Act Application) d) \$650.00 Change of Conditions	\$635.00	a) \$390.00 b) \$195.00	\$275.00
Local Official Plan Amendment (LOPA)	\$4,050.00	\$970.00	\$390.00	\$275.00
County Official Plan Amendment (COPA)	\$3,980.00 *Additional Fees apply for COPAs that require more than 3 technical studies (see notes)	\$970.00	\$390.00	\$275.00



Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
COPA Associated with a Standard Pit or Quarry	\$25,030.00	\$1030.00 (under 20 ha, above water table) \$1150.00 (over 20 ha, above water table)	\$390.00	\$275.00
COPA Associated with a Complex Pit or Quarry	\$60,500.00	\$2840.00 (under 20 ha, below water table) \$3374.00 (over 20 ha, below water table)	\$390.00	\$275.00
Subdivisions				
Subdivision / Condominium Draft Approval	Flat Fees:	Base Fee: \$6,400.00	Subdivisions: \$120 per lot or block with a minimum flat fee of \$900 and a maximum fee of \$10,740	\$80 per lot or residential unit
a) Up to 20 lots/blocks or units	a) \$6,780.00	Per Unit (0-50 units): \$143.00	Condominiums: The lesser of \$120 per unit or \$1,290/ha with a minimum flat fee of \$900 and a maximum flat fee of \$10,740	Minimum \$720.00 (9 lots or fewer)
b) 21 to 50 lots/blocks or units	b) \$8,480.00	Per Unit (50+ units) \$50.00		Maximum \$9,300.00 (124 or more lots)
c) More than 50 lots/blocks or units	c) \$10,160.00	<i>Please contact GSCA for final calculation and payment of GSCA fee</i>		
*0.3 metre reserve blocks shall not be included in the calculation of the application fee				
Subdivision / Condominium Request for Major Revisions (Revisions to the Draft Plan and/or Conditions of Draft Approval requiring a re-circulation)	\$2,820.00	\$2,490.00	N/A	N/A
Subdivision / Condominium Request for Minor Revisions (Revisions to the Draft Plan and/or Conditions of Draft Approval that DO NOT require re-circulation) <u>OR</u> Extension to Draft Approval (for each additional year beyond three (3) year lapsing)	\$1,430.00	\$705.00	N/A	N/A
Subdivision / Condominium Emergency Extension to Draft Approval (when Draft Approval Extension is submitted 10 or less working days prior to date of lapsing (for each one (1) year Draft Approval Extension)	\$2,280.00	N/A	N/A	N/A



Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
Subdivision / Condominium Final Approval	\$2,820.00	N/A	N/A	N/A
Condominium – Exemption from Draft Approval	\$2,820.00	N/A	N/A	N/A



Service	County Fee	Grey Sauble Conservation Authority Fee	Saugeen Valley Conservation Authority Fee	Maitland Valley Conservation Authority Fee
Joint Applications				
Joint COPA + LOPA	\$6,630.00	\$1,552.00	\$580.00	\$410.00
Joint COPA + LOPA + Consent	\$7,700.00	\$2,060.00	\$770.00	\$550.00
Joint COPA + LOPA + Consent + ZBA	\$8,860.00	\$2,724.00	\$970.00	\$690.00
Joint COPA + LOPA + ZBA	\$7,310.00	\$2,216.00	\$770.00	\$550.00
Joint COPA + Consent	\$5,380.00	\$1,280.00	\$580.00	\$410.00
Joint COPA + Consent + ZBA	\$6,910.00	\$1,284.00	\$770.00	\$550.00
Joint COPA + ZBA	\$5,410.00	\$1,440.00	\$580.00	\$410.00
Joint COPA + Consent + Variance	\$6,300.00	\$1,788.00	\$720.00	\$520.00
Joint COPA + Variance	\$5,080.00	\$2,056.00	\$530.00	\$380.00
Joint LOPA + Consent	\$5,470.00	\$1,280.00	\$580.00	\$410.00
Joint LOPA + Consent + ZBA	\$6,910.00	\$1,284.00	\$770.00	\$550.00
Joint LOPA + ZBA	\$5,510.00	\$1,440.00	\$580.00	\$410.00
Joint Consent + ZBA	\$5,000.00	\$1,172.00	\$580.00	\$410.00
Joint Consent + ZBA (add or remove holding)	\$4,030.00	\$1,172.00	\$580.00	\$410.00
Joint Consent + Variance	\$4,220.00	\$1,012.00	\$530.00	\$380.00
Other				
Part Lot Control	\$1,080.00	N/A	N/A	N/A
Foreclosure, Power of Sale, Validation of Title, or Consent Cancellation (with no other Planning Application)	\$1,080.00 (plus County legal costs)	N/A	N/A	N/A
Peer Review	\$5,800.00 Deposit 15% of the deposit is non-refundable if the application is withdrawn prior or during the approval process.	N/A	N/A	N/A
Natural Heritage Review Deposit	a) Terms of Reference review \$800.00 b) Scoped Environmental Impact Study (EIS) Review \$2,300.00 c) Moderate/Large Scale Environmental Impact Study (EIS) Review \$5,800.00	N/A	N/A	N/A
Appeal Fee (for staff work associated with approved applications that are appealed).	\$5,980.00			



Notes:

- i) Planning Fees are HST Exempt, except for Peer Review Fees, which are subject to HST.
- ii) Separate technical fees for review of studies or other site-specific reports or documents may also be required.
- iii) Additional Municipal fees may apply, which may be collected by the County of Bruce on behalf of the Municipality (a separate cheque addressed to the local Municipality will be required). Please consult with your Municipality for further information.
- iv) Cheques are payable to 'County of Bruce' (unless otherwise indicated).
- v) Within the Municipality of Northern Bruce Peninsula, Natural Hazards review is addressed through the peer review process.
- vi) On January 1st of each year, the fees listed in Schedule "C" (Planning & Economic Development) of this by-law shall automatically increase on a percentage basis rounded up or down to the nearest ten-dollar increment, in a fashion consistent with the Statistics Canada Consumer Price Index for Ontario for the previous calendar year (October to October), if the consumer price index shows an increase.
- vii) Fees charged by the Grey Sauble Conservation Authority, Saugeen Valley Conservation Authority and Maitland Valley Conservation Authority shall be applied and collected in addition to the fees listed in Schedule C (Planning and Development) of the Fees and Charges By-Law (and as set out in this Fee Schedule).
- viii) Natural Heritage Review deposits are collected to address costs charged by 3rd party reviewers and assume moderate to good quality initial submissions. Review rates are \$140-\$175 per hour depending on the reviewer. Deposits are subject to a 15% non-refundable administrative charge. Positive balances greater than \$100 will be returned at the conclusion of the application. Applicants will be responsible for costs that exceed the deposit.
- ix) Applications withdrawn prior to being deemed complete are eligible for refund, subject to a \$770 fee.
- x) Applications withdrawn after being deemed complete are not eligible for refund. Where a file is withdrawn after being deemed complete a resubmission may be considered with a reduced or waived fee consistent with the anticipated cost to re-process the application.
- xi) Appeal fee does not include legal fees.

Definitions:

County Official Plan Amendment (COPA) associated with a Standard Pit or Quarry:

A pit or quarry operation that is 80 hectares or less in size, is above the water table and is outside a settlement area.

County Official Plan Amendment (COPA) associated with a Complex Pit or Quarry:

A pit or quarry operation that is over 80 hectares in size, is below the water table or is within a settlement area.

Scoped Environmental Impact Study (EIS):

Environmental Study completed to support a single dwelling, additions on an existing structure(s), accessory buildings, lot severances (majority should qualify), re-developments or small-scale development / subdivisions proposing <10 homes / units, site alteration within an existing disturbed area where there is separation from natural heritage features of potential concern. Most agricultural uses, where an EIS requirement is not waived (or exempted), will likely fall under this category.

Moderate/Large Scale Environmental Impact Study (EIS):

Subdivisions / developments of >10 units, commercial and industrial uses, new large-scale farm related operations may fall under this category. The Scope of the EIS will be determined through the review of the Terms of Reference.