

APPLICATION TYPE	APPLICATION FEE	CLEARANCE FEE
Screening letter	\$75	N/A
Concept Development/ Property Enquiry	*minor \$225 *major \$5,000 with one site visit \$345	N/A N/A N/A
Variances	\$345	See Note #5
Consent/Severance/ Land Division	*minor \$690 *major \$1,655	N/A \$725
Single Residential Site Plan	*minor \$480 *major \$2,800	N/A \$600
Site Plan	*minor \$1,050 *intermediate \$4,000 *major - 25ha or less \$9,660 - greater than 25ha \$13,800	N/A \$1,000 \$2,100 \$2,100
Official Plan Amendment (OPA)	*minor \$1,050 *major \$4,150	N/A \$1,800
Zoning By-law Amendment/ Rezoning (ZBA/RZ)(see Note 1)	*minor \$1,050 *major \$4,150	N/A \$2,100
Multi-Unit Building Application & Condominiums	*minor - 5ha or less \$10,400 *major - 25ha or less \$20,700 - greater than 25ha \$27,600	\$3,450 \$7,600 \$7,600
Subdivision	*minor - 5ha or less \$10,400 (base fee) *major - 25ha or less \$20,700 (base fee) - greater than 25ha \$27,600 (base fee) <i>Subdivisions without prior comprehensive MESP review will be charged an additional \$100 per lot</i>	\$3,450 \$7,600 \$7,600
Golf courses or Aggregate pits	- 25ha or less \$7,000 - greater than 25ha \$14,000	N/A N/A
Block and Tertiary Plans and Master Environmental Servicing Plan (MESP)	- 25ha or less \$7,000 (base fee) - greater than 25ha \$14,000 (base fee) <i>Additional charge of \$450 per hectare for comprehensive MESP</i>	N/A N/A

OTHER APPLICABLE FEES

Description	Fee
Pre-consultation meeting Pre-consultation technical team site visit	No charge \$2,500
Additional Site Visit Charges <i>(First site review is allowed as part of processing. Multiple field assessments, stakings and negotiations are charged separately.)</i>	up to ½ day \$600 up to 1 day \$1,200 including travel time
Additional Clearance fee for Subdivision Phases	\$1,500
*Applicant Driven Formal Modification	\$1,000
Re-submission due to *incomplete submissions	\$3,000
All applications located in Special Policy Area (SPA) or Flood Vulnerable Area will be charged a 25% premium on the applicable fee	
Specialized technical review process with a site visit will be charged for MESP updates on a negotiated basis with a Terms of Reference	
Applications that proceed to OMB negotiations or hearings will be charged	Phase 1 - standard application fee Phase 2 - administration fee: (negotiations & expedited review) \$3,000 minor \$10,000 major Phase 3 - standard clearance fee
*See Definitions	

Notes

1. The application fee will be paid at the time of filing an application to the municipality. The final clearance fee will be billed directly by the TRCA and paid prior to final clearance of an application. All payments must be made within 30 days of TRCA notification in writing. Interest will be charged and accumulated beyond 30 days.
2. Re-submissions fees will be billed directly by the TRCA and must be paid prior to final clearance of an application.
3. Only one set of fees apply when processing and reviewing a combined application (e.g. a subdivision/OPA/ZBA). The highest rate of fees applies.
4. The TRCA reserves the right to request additional fees or adjust fees should the review require a substantially greater level of effort or development application scenarios not captured in the schedule. Custom fees will be negotiated for fast-tracked or unique circumstances for large scale/complex review efforts. TRCA reserves the right to assess fee requirements after one year of processing planning applications. Additional fees can be charged post one year and unreasonable delays.
5. Where a site visit and/or extended review is required for a Variance application, a clearance fee of \$100 is applicable.
6. Subdivisions that have several phases, will be charged a separate clearance fee of \$1,500 at the time of clearing each phase.
7. All application fees (except Concept Development) include one initial site visit.
8. TRCA reserves the right to adjust fees to reflect requirements under Bill 51 for either planning or regulatory legislation.

Definitions

Minor - An application is determined to be “**minor**” where no technical studies are required, or only a scoped Environmental Impact Statement (EIS) is required.

Minor Subdivision - A subdivision application is determined to be “**minor**” where no technical studies, or only a scoped Environmental Impact Statement (EIS) is required and where the site is 5ha or less.

Intermediate - Site plans of a mid-scale requiring technical studies for estate residential and commercial/industrial site plans.

Major - An application is determined to be “**major**” where technical studies beyond a scoped Environmental Impact Statement (such as Stormwater Management or Geotechnical) are required.

Incomplete Submissions - A submission for review is deemed to be “**incomplete**” where TRCA has provided a checklist of requirements, and the application has not met all requirements.

Applicant driven formal modification - A fee for an “**applicant driven formal modification**” will be charged where plans are submitted for review after the application has received draft plan approval from the municipality.