

**APPENDIX “A” Township of West Lincoln  
 Planning Services and Timeframes Provided by the Region  
 at Same Rate for All Local Municipalities**

Development Planning Service Review to be provided for planning applications include:

- Environmental Review

<b>Process Type</b>	<b>Pre-Consultation Timeframes</b>	<b>Complete Application Timeframes</b>
<b>Site specific Regional Official Plan Amendment</b>	Region to receive required information/plans a min. of <b>10 calendar days</b> prior to pre-consultation.  Region to provide comments <b>12 calendar days</b> After Pre-Consultation meeting.  Any peer reviews to be identified at pre-consultation meeting.  Recommend meetings in advance of pre-con for complex applications  Area Municipality provide Pre-Consultation notes to applicant within 14 calendar days	Region to provide comments within 20 calendar days
<b>Secondary Plan (Local Official Plan Amendment)</b>	<i>Same as above</i>	As determined in consultation with the area municipality

<b>Process Type</b>	<b>Pre-Consultation Timeframes</b>	<b>Complete Application Timeframes</b>
<b>Complete Application Review</b>	N/A	Region to provide comments within 20 calendar days
<b>Other Comprehensive Local Official Plan Amendment</b>	Same as above	As determined in consultation with the area municipality
<b>Site specific Local Official Plan Amendment</b>	Same as above	Region to provide comments within 20 calendar days
<b>Combined OPA/Zoning Amendment</b>	Same as above	Region comments within 20calendar days
<b>Comprehensive zoning by-law (initiated by area municipality)</b>	Same as above	As determined in consultation with the area municipality
<b>Site specific zoning by-law amendment (including Holding Provision)</b>	Same as above	Region to provide comments within 20 calendar days
<b>Draft plans of subdivision or condominium</b>	Same as above	Region to provide comments within 35 calendar days
<b>Modifications to Draft Approved Subdivision and Condominium</b>	Same as above	Region to provide comments within 35 calendar days
<b>Consent</b>	Same as above	Region to provide comments within 10 calendar days in urban areas and within 14

<b>Process Type</b>	<b>Pre-Consultation Timeframes</b>	<b>Complete Application Timeframes</b>
		calendar days in rural areas (on private services).
<b>Minor Variance</b>	Same as above	Region to provide comments within 10 calendar days.
<b>Site Plan</b>	Same as above	Region to provide comments within 14 calendar days
<b>Extension of draft Approval</b>	Same as above	Region to provide comments within 10 calendar days
<b>Clearance of Conditions</b>	Same as above	Region to provide comments within 15 calendar days
<b>Niagara Escarpment Development Permit</b>	Same as above	Region to provide comments within 30 calendar days
<b>Niagara Escarpment Plan Amendment</b>	Same as above	Region to provide comments within 60 calendar days

**APPENDIX “B”**

**Planning Services Provided by the Region Upon Request  
Fee for Service Funded by Development Applications**

## Appendix B- Niagara Region Planning Fee for Service

<b>Development Planning Review Service:</b>	
Includes Provincial Policy and Regional review for the below listed applications. Depending on then nature of the application the review will include <i>Land Use Compatibility<sup>1</sup>, Archaeological assessment, Employment Land Conversion, Former Landfill Sites, Gas and Petroleum Resources, Screening to address Source Water Protection</i>	
<i>*development planning fee only includes planning review</i>	
<b>Service</b>	<b>Fee</b>
<b>Official Plan Amendments</b>	
Regional Official Plan Amendment Review	\$11,205
Regional Official Plan Amendment Application Fee - Urban Boundary Expansion	\$11,205
ROPA to establish or expand and a pit or quarry	\$114,100
Major Official Plan Amendment Review ( <i>3 or more types of Provincial/Regional policy review</i> )	\$4,775
Minor Official Plan Review ( <i>2 or less types of Provincial/Regional policy review</i> )	\$2,450
<b>Subdivision, Vacant Land or Common Element Condominium Base Fee:</b>	
Draft Plan Review Base Fee (Fee is based on the entire area of the subdivision and consists of a base fee and per hectare fee)	\$1,790
Draft Plan Per Hectare Fee (Fee is based on the entire area of the subdivision and consists of a base fee and per hectare fee)	\$790
Revision to Submission by Applicant (Prior to Draft Approval)	\$1,925

<sup>1</sup> Peer Reviews will not be a fee for service but will be required to be paid for by the applicant when required for a development application. Peer Reviews will be identified during pre-con including cost estimate.

Modification of Draft Plan Approval	\$1,925
Extension of Draft Plan Approval	\$1,395
Extension of Draft Plan Approval (Approved prior to 2006)	\$2,775
Clearance of Draft Plan Conditions (per phase)	\$1,925
<b>Standard Condominium Base Fee</b>	
Standard Condominium – Draft Plan Review	\$1,775
Revisions to Submission by Applicant (Prior to Approval)	\$1,245
Modification of Standard Draft Plan of Condominium Approval	\$1,245
Extension of Standard Draft Plan of Condominium Approval	\$890
Extension of Standard Draft Plan of Condominium Approval (Approved prior to 2006)	\$890
Clearance of Conditions (Standard Plan of Condominium)	\$1,600
<b>Zoning By-law Fees</b>	
Major Zoning By-law Amendment Review	\$2,500
Minor Zoning By-law Amendment Review	\$1,395
Agricultural Purposes Only (APO) zoning amendment	\$1,090
Revision to Submission by Applicant (Major) (Prior to Approval)	\$1,075
Removal of holding symbol	\$895
<b>Consent Fees</b>	
Consent Review- Urban	\$510
Consent Review – Rural/ Outside Urban	\$835

Final certification fee (active consent files still remaining under the authority of the Region will be subject to Final Certification Fee, payable upon request for final certification, prior to registration.)	\$740
<b>Site Plan Fees</b>	
Major Site Plan	\$1,345
Revision to Submission by Applicant (Prior to approval)	\$780
Clearance of Site Plan Conditions	\$995
<b>Minor Variance</b>	
Minor Variance	\$760
<b>Niagara Escarpment Plan Applications</b>	
Development Permit Review	\$2,225
Minor Development Permit Review (no provincial/regional interests- pools sheds, etc)	\$830
<b>Environmental Site Assessments (brownfields) Request to Use Non-potable Water Site Condition Standards</b>	
Response to request	\$410
Response to Request- Update Letterer	\$150
<b>Secondary Plans</b>	
Secondary Plans (privately initiated)	\$6,935
<b>Pre-Consultations</b>	
Pre-Consultation Review	\$500
<b>Special Studies</b>	
<b>1. Environmental Review</b>	
Major EIS Review (2 or more features)	\$3,000
Minor EIS Review (1 feature)	\$1,500
EIS TOR Review	\$535
EIS Second Submission and greater (Addendum) Review	Half of Original Fee
EIS Draft Review	\$535
Review of Restoration Plan	\$760
Review of Tree Preservation Plan	\$380

Review of Monitoring Plan	\$975
<b>2. Urban Design</b>	
Major Urban Design Review	\$1,000
Minor Urban Design Review	\$300
<b>3. General Planning Services</b>	
Growth Management <sup>2</sup> <ul style="list-style-type: none"> <li>- Localized review of infrastructure capacity</li> <li>- Detailed evaluation of urban boundary expansion areas, review of population and employment forecasts and distribution, staging of development, cross boundary matters</li> </ul>	Fee for service based on agreed upon terms
District Plans/ Secondary Plans/ Master Plans	Fee for service based on agreed upon terms (\$85.00 per hour)
Duty to Consult with Indigenous Nations <ul style="list-style-type: none"> <li>- Manage relationships, provide consultation</li> </ul>	Fee for service based on agreed upon terms (\$85.00)
Natural Heritage System Mapping Maintenance <sup>3</sup>	Fee for service based on agreed upon terms (\$85.00)
GIS support an other mapping	Fee for service based on agreed upon terms (\$85.00)
Ontario Land Tribunal Support	Fee for service based on agreed upon terms (\$85.00)

<sup>2</sup> The Region will continue to provide Growth Management at a regional infrastructure, housing supply activity, employment activity

<sup>3</sup> The EIS review fee captures maintenance of the Regional Natural Heritage System Map, for those municipalities not utilizing environmental planning review function and will require maintenance, it will be a fee for service

## APPENDIX “C”

### **Planning Services Provided by the Region Upon Request Fee for Service Funded as Budgeted for by the Town**

Special Projects to be based on a rate per hour. **(\$ 85.00)**

Special Project Service List Include the following, based on available staffing capacity:

- **Growth Management**
  - Population and employment forecasts and distribution
  - Planning/Infrastructure/Finance integration
  - Infrastructure Staging
  - Adequate and sustainable financing
  
- **Special Projects**
  - Secondary Plans
  - Watershed planning
  - Archaeology
  - GIS support
  
- **Sustainability Initiatives**
  
- **Secondment Requests**



**APPENDIX "D"**

**MOU- Engineering Services (to be developed and updated)**