

SCHEDULE "C"  
By-law XX-2024

**DEVELOPMENT SERVICES**

= New item

**DEVELOPMENT ENGINEERING**

	2024	2025
<b>Rate Description</b>		
<b><u>Subdivision / Condominium / Multi-Residential</u></b>		
Development Engineering Administrative Fee (for Plans of Subdivisions and residential Site Plans/Condominium applications 30 units or more). Based on construction value.	6% minus the Subdivision Application - Draft Plan Submission review fee	
<b>Subdivision Preliminary Review Fee/Request for Service Prior to Subdivision or Site Plan application</b>	N/A	\$5,000 to be applied to fees upon Draft Plan/Site Plan submission
<i>NOTE: 50% of the 6% fee will be collected at time of first detailed submission. The balance owing of the 6%, based of revised cost estimates at the time of registration, will be collected prior to registration.</i>		
Subdivision and residential Site Plans/Condominium Application - Draft Plan Submission review Fee	\$540.00 per block/unit to a max of \$50,000.00	\$560.00 per block/unit to a max of \$52,000.00
Subdivision residential Site Plan/Condominium Application resubmission beyond the third review	\$5,770.00	\$6,000.00
In addition to the 6% Development Engineering Administrative Fee, an additional fee will be collected for each infrastructure inspection beyond the third inspection, for both the start and completion of maintenance periods.	\$1,800.00	\$1,860.00
Third and subsequent submission of As recorded package (dwgs, GIS, CCTVs, documentation)	\$4,370.00	\$4,500.00
Letter of Credit Update - i.e. reduction, increase, etc.	\$230.00	\$240.00

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<b><u>Site Plan / Condominium</u></b>		
<b>Site Plan Preliminary Review Fee/Request for service prior to Site Plan application</b>	<b>N/A</b>	\$5,000 to be credited upon payment of Site Plan submission review fees
Site Plan Pre-application Review Fee	\$515.00	\$530.00
Site Plan Review Fee (all Site Plans and residential Site Plan/Condominium less than 50 units)	\$2,000 + 1% of construction Value (construction value fee not to be less than \$1,000)	\$2,060 + 1% of construction Value (construction value fee not to be less than \$1,000)
Site Plan resubmission fee beyond the third review	\$515 for each resubmission + peer review costs	\$530.00 for each resubmission + peer review costs
Site Plan Addendum Review Fee	\$515 + 1% of construction Value	\$530.00 + 1% of construction Value
Site Plan Addendum resubmission fee beyond the third review	\$255 for each resubmission	\$265.00 for each resubmission
Site Plan third and subsequent engineering inspection - per inspection	\$390.00	\$400.00
<b><u>Consent Applications</u></b>		

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Consent Application Review Fee	\$450.00	\$465.00
<b><u>Zoning Applications and Release of Holding Provisions Applications</u></b>		
Minor Zoning Application Review Fee (1 unit for industrial/commercial, two-ten residential units, new agricultural)	\$200.00	\$1,500.00
Minor Zone Change Re-submission fee	N/A	\$1,350.00
Major Zoning Application Review Fee (multiple commercial/industrial units, subdivision development)	N/A	\$5,500.00
Major Zoning Change re-submission fee	N/A	\$5,000.00
Release of Development Engineering Holding Provisions	\$1,500.00	\$1,550.00
Release of Development Engineering Holding Provisions re-submission fee	N/A	\$1,395.00
Official Plan Amendment application review fee	N/A	\$5,500.00
Official Plan Amendment re-submission review fee	N/A	\$4,950.00

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<b><u>Minor Variance Applications</u></b>		
Minor Variance Application Review Fee	<b>\$150.00</b>	\$160.00
<b><u>Infill lots/units - per lot and / or unit</u></b>		
Individual new or altered services review - existing or new lot per request	<b>\$615.00</b>	\$635.00
<b>Individual new or altered services review - existing or new lot per request Re-submission</b>	<b>N/A</b>	\$575.00
Individual new or altered lot grading, drainage review - existing or new lot per request	<b>\$490.00</b>	\$500.00
Combined new or altered lot grading, drainage and services review - existing or new lot	<b>\$1,110.00</b>	\$1,150.00
<b>Combined new or altered lot grading, drainage and services review - existing or new lot Re-submission</b>	<b>N/A</b>	<b>\$1,035.00</b>
Third and subsequent submission on individual grading plan (per unit)	\$155.00	<b>\$160.00</b>
Grading Deposit (per unit) Note, refund can be reduced to cover outstanding fees owed to the Township	\$3,000.00 or in accordance with the Development Agreement	\$3,000.00 or in accordance with the Development Agreement
Underground Servicing and As Recorded Security. Note, refund can be reduced to cover outstanding fees owed to the Township	\$5,000.00	\$5,000.00

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<b><u>Building permit review</u></b>		
Additional Field Inspection Per Lot	\$155.00	\$160.00
Lot Grading Certification Inspection Fee Per Lot	\$105.00	\$110.00
Building Permit Grading Review Fee Per Lot	\$165.00	\$170.00
Building Permit Entrance Review Fee Per Lot	\$140.00	\$145.00
Lot Releases Per Lot	\$190.00	\$195.00
Grading Alteration Requests - Fee PLUS actual costs for any Legal, Survey and/or Consulting Engineering work that may be required (for lots not released by the Township)	\$865.00	\$890.00
<b><u>Peer Review</u></b>		
Where the Director determines that peer and/or legal review costs will be encountered, the applicant shall deposit \$25,000.00 or \$10,000.00 depending on the extent of peer review are likely to be encountered. <b>Plus 15% admin fee</b>	see description	see description
If peer and/or legal review costs exceed the amount deposited, the applicant shall re-establish the full amount as is determined by the Director.	see description	see description
If peer and/or legal review costs are less than the amount deposited the balance shall reimbursed.	see description	see description
<b><u>Development Engineering Miscellaneous</u></b>		

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Review of Development applications (Site Plan, Sudivision, Zoning, etc.) with Development Engineering components outside of Woolwich Municipal boundary	Site Plan - \$1,665.00 Subdivision - \$11,100.00	Site Plan - \$1,700.00 Subdivision - \$11,400.00
Review of general submissions when required (patios, pools, super mailbox locations, miscelaneous items) - per submission / property / location	\$155.00	\$160.00
Cost recovery / Administration fee	15%	15%
Locating/Researching/Preparing Documents (e.g. request for information on a property for site plan or subdivisions or environmental site assessment)	\$145.00	\$150.00
Development Status Letter (property transactions)	\$135.00	\$140.00
Sanitary Sewer Capacity Model Review	\$1,450.00	\$1,500.00
Township Environmental Compliance Approval signoff for private stormwater management facilities	\$170.00	\$175.00
Additional Meetings (Develoment and Site Alteration enquiries, applications) per hour	\$290.00	\$300.00
Additional Field Inspections Per Unit	\$155.00	\$160.00
Municipal Consent processing fee (per 500m) per submission	<b>N/A</b>	<b>\$525.00</b>
<b><u>Site Alteration</u></b>		
Application Fee for Site Alteration Without Permit	Double Permit Fee	Double Permit Fee
Permit Renewal	\$320.00	\$320.00
Fill Quality Testing	Actual costs + 15% Admin fee	Actual costs + 15% Admin fee

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Refundable Security Default of permit or breach of Site Alteration By-law	\$5,000 or such greater amount to be determined by Director	\$5,000 or such greater amount to be determined by Director
Refundable Security Restoration or maintenance of public highways used as truck haul routes	To be determined by Director	To be determined by Director
Appeal Site Alteration decision by Council	\$520.00	\$520.00
Peer Review	Actual costs + 15% Admin fee	Actual costs + 15% Admin fee
<b>Agricultural - alteration less than 1,000m<sup>3</sup> in a 12 month period</b>		\$1,000.00
<b>Agricultural - alteration greater than 1,000m<sup>3</sup> in a 12 month period</b>		\$1,000.00 + /m <sup>3</sup> fee
<b>Development</b>		\$3,500.00 + /m <sup>3</sup> fee
<b>General - less than 500m<sup>3</sup> in a 12 month period</b>		\$160.00
<b>General - greater than 500m<sup>3</sup> in a 12 month period</b>		\$2,700.00 + /m <sup>3</sup> fee
<b><u>Environmental Impace Fee - per cubic metre</u></b>		
<b>Agricultural - import greater than 500m<sup>3</sup></b>		\$2.00-\$1.00 (see reducing graduated fee schedule)
<b>Development - import /m<sup>3</sup></b>		\$2.00
<b>General - import greater than 500m<sup>3</sup></b>		\$2.00-\$1.00 (see reducing graduated fee schedule)

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<b>Reducing Graduated /m<sup>3</sup> Fee Schedule</b>		
20m <sup>3</sup> to 2,499m <sup>3</sup>		\$2.00
2,500m <sup>3</sup> to 4,999m <sup>3</sup>		\$1.50
5,000m <sup>3</sup> to 7,499m <sup>3</sup>		\$1.25
7,500m <sup>3</sup> to 10,000m <sup>3</sup>		\$1.00