

**Haldimand County Development Related Fees**  
(All fees are subject to change)

Item	Fee	Required	
		Yes	May be
<b>1. PLANNING APPLICATION FEES</b>			
<b>Consents/Severances</b>			
Major (new lot creation) – Per Lot	\$2,563		
Major - Development Design Tech review – Per Lot	\$568		
Minor (boundary adjustment, with another application)	\$1,883		
Minor - Development Design Tech review	\$289		
Change to conditions of approval by applicant – no recirculation required	\$434		
Additional Engineering required	\$143		
Change to conditions of approval by applicant–recirculation required	\$458		
<b>Minor Variances to Zoning By-law</b>			
Complex	\$1,964		
Complex - Development Design Tech review	\$289		
Standard	\$1,355		
Standard - Development Design Tech review	\$143		
Minor variance deferral – applicant’s request	\$165		
<b>Variance to Sign By-law</b>			
Sign Variance – Standard (no sign erected)	\$248		
Sign Variance – Complex (sign erected)	\$493		
<b>Official Plan Amendments</b>			
Regular	\$4,264		
Regular - Development Design Tech review	\$143		
Major	\$7,046		
Major - Development Design Tech review	\$433		
Applicant’s Deferral Request	\$265		
<b>Combined Official Plan and Zoning Amendment</b>			
Regular	\$6,344		
Regular - Development Design Tech review	\$289		
Major	\$9,758		
Major - Development Design Tech review	\$578		
Applicant’s Deferral Request	\$265		
<b>Zoning Amendment</b>			
Major	\$6,681		
Major - Development Design Tech review of Regular Zoning Amendment	\$289		
Regular	\$3,562		
Regular – Development Design Tech review of Minor Zoning Amendment	\$143		
Condition of Severance Zoning	\$1,964		

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Item	Fee	Required	
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Removal of Holding Provision	\$788		
Temporary Use / Temporary Use Extension - Major	\$3,212		
Garden Suite – New and Extension	\$1,311		
Applicant's deferral request	\$265		
<b>Subdivision and Condominium</b>			
Fee per lot	First 10 lots \$65.500 per lot or unit, <b>plus</b> \$28.5/lot each additional lot/unit \$3,934 min fee		
Development Design Tech review	First 10 lots/units \$72 per lot/unit <b>plus</b> \$28.50 each additional lot/unit \$1,443 min fee \$4,331 max fee		
Development Design Tech – peer review	Full Cost Recovery		
Redline revision to Draft Plan of Subdivision - major	\$1,964		
Redline revision to Draft Plan of Subdivision - minor	\$1,181		
Development Design Tech fee for minor redline revision	\$289		
Development Design Tech fee for major redline revision – public notice	\$578		
Extension to Draft Plan Approval – Subdivision	\$1,181		
Exemption from Draft Plan of Condominium	\$1,270		
Clearance of Conditions for Final Approval	\$1,047		
Final approval of Plan of Subdivision/condominium	\$1,311		
Dormant draft Plan of Subdivision – annual fee after 3 <sup>rd</sup> year	\$276		
Condominium conversion	\$3,934		
<b>Site Plan</b>			
Approval	\$5,890		
Development Design Tech – site plan review (agreement and drawings)	\$2,168 (first 2 revisions); \$1,081 for each additional revision		
Minor amendments	\$1,311		
Minor amendments – Development Design Tech review	\$362		
Major amendments	\$2,622		
Major amendments – Development Design Tech review	\$868		
Waiving Site Plan Control	\$654		
<b>Miscellaneous</b>			
Part Lot Control	\$3,181		
Part Lot Control Extension	\$984		
Lot Grading Fee	\$153		
Validation of Title	\$1,516		
LPAT Appeals	\$2,276		
Preparation of LPAT Appeal Record	\$195		
Deed Stamping – related to consents, per lot	\$294		
Pre-consultation – Development Design Tech fee	\$309		
Deeming By-law	\$871		

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Recirculation of Public Notice (all application types)	\$458		
Application Recirculation to Agencies (all application types)	\$156		
<b>Additional Review Fees for Planning Applications</b>			
Septic Evaluation Fee – rural areas	Please check Building Department fee schedule		
Conservation Authority Review in Regulated Areas	Refer to Conservation Authority fee schedule		
<b>2. AFTER PLANNING APPLICATION APPROVAL</b>			
<b>Fees Payable Prior to Subdivision Agreement Registration</b>			
Administration Fee for Front ending agreement	\$4,780		
Pre-servicing & subdivision agreement w/pre-servicing	\$5,245		
Subdivision agreement without pre-servicing	\$4,264		
Cash-in-lieu of Parkland Dedication	\$350/lot or unit in former Nanticoke and Dunnville; \$250/lot or unit in former Haldimand		
Financial Administration	\$37/lot or unit - \$419 min fee		
Agreement Administration	\$788		
Street Naming	\$672		
Land Registry fee (registration of title, may have additional fees for certain certificates being registered)	\$75.15		
Removal of Holding Provision – where applicable	\$788		
Development Design Tech Review Fees	\$2,890 plus 3% of the value of the infrastructure to be assumed by the County, <b>plus</b> \$1,443 for each review for third and subsequent reviews		
Letter of Credit	Amount of security to be determined		
<b>*note:</b> agreement registration is the responsibility of the developer/landowner - all legal fees incurred as part of registration process are the responsibility of the developer/landowner			
<b>Servicing Agreement</b>			
Development – no services (rural)	\$1,311		
Development – with services (urban)	\$1,311		
<b>Fees Payable Prior to Site Plan Agreement Registration</b>			
Agreement Preparation	\$2,622		
Agreement Administration	\$788		
Financial Administration	\$211 for dev. without municipal servicing, \$419 for dev with municipal servicing		
Registration Work	\$75.15		

Effective: January 2019 - in accordance with User Fees & Charges By-law and Development Charges Brochure May 2018 reflecting rates applicable for 2019.

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Final approval of site plan / engineering drawings	\$1,433		
Deposit for Owner's Engineer to complete reviews and provide certification- refunded after Owner's engineer certifies that constructed completed in accordance with approved plans.	\$5,000		
Letter of credit	Amount of security to be determined		
*note: agreement registration is the responsibility of the developer/landowner - all legal fees incurred as part of registration process are the responsibility of the developer/landowner			
<b>All Other Agreements (Garden Suite, Drainage, etc.)</b>			
Agreement Preparation	\$1,311		
Development Design Tech review	\$289		
<b>Municipal Drainage Apportionment Agreement</b> (Public Works Dept.)	\$200		
Discharge of Registered Agreement	\$984		
Amendments to Agreements After Registration	\$1,311		
Subdivision or Development Assumption By-law	\$2,622		
<b>Miscellaneous</b>			
Civic Address Sign	\$93		
Green Energy Review – Proposals	\$984		
Communications Tower Review/Assistance	\$984		
Mapping Fees – Per Hour	\$93		
Property Status Letter	\$93		
Official Plan Opinion Letter	\$130		
<b>3. FEES PRIOR TO CONSTRUCTION</b>			
Building Permit	<b>For any Building fees, please see the appropriate Building Inspector (Fees increase as of August 2018)</b>		
Demolition Permit			
Plumbing Permit			
Sewage System Permit			
Water Connection * dependent upon final size of service (inspection of property line to building connections)  <b>NOTE: Inspections and cost for property line to building, fall under the Building Department now</b>	<ul style="list-style-type: none"> <li>o Main to Property Line: \$355</li> <li>o All services larger than 4": \$93/hour</li> <li>o Main to Bldg: \$439</li> <li>o All services larger than 4": \$91/hour</li> <li>o The 4"+ permit includes inspection only + pressure test/valve operation</li> <li>o Bacteriological testing of these services is conducted by Public Works staff = \$192</li> </ul>		
Water Turn on/off (only for individual services)	\$93		
Water Turn same day on/off	\$104		

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Sanitary Sewer Connection <b>NOTE: Inspections and cost for property line to building, fall under the Building Department now</b>	<ul style="list-style-type: none"> <li>o Main to Property Line = \$355</li> <li>o The 4" permit includes main tap, and inspection, while the 6</li> <li>o Main to Bldg.: \$439</li> <li>o 6"+ permits include inspection only, for \$169</li> </ul>		
Entrance Permit - plus Road Damage Deposit - Residential: o Open ditch: \$196 o Curb & gutter: \$787 - Commercial: \$1,913	\$174		
Road Damage Permit	\$104/unit		
Road Damage Deposit	\$638		
Occupation Permit - Administration Fee	\$223		
Occupation Permit Deposit	\$106		
Excavation Permit – Administration Fee - Residential Excavation: o Open ditch – gravel: \$424 o Open ditch – hard top: \$946 o Urban with curb/sidewalk: \$1,732 - Commercial/Industrial: \$2,348	\$223		
Lot Grading Deposit	\$1,000 per lot		
Model Home Deposit	\$1,000 per unit		
Annual Hydrant Fee	\$ amount to be calculated for development		
Development Charges – serviced areas	\$12,125.27 per single or semi		
	\$8,288.55 apartments – 2 bedrooms +		
	\$5,716.06 apartments-bachelor & 1 bedroom		
	\$10,513.92 other multiples		
Development Charges – unserviced areas	\$8,199.57 per single or semi		
	\$5,605.15 apartments – 2 bedrooms +		
	\$3,865.27 apartments-bachelor & 1 bedroom		
	\$7,109.96 other multiples		
Development Charges – non residential	\$33.05 per sq metre - water & waste water		
Development Charges – non residential	\$19.91 per sq metre - unserviced		
Civic Address assignment – rural development only	\$93 + \$12.09 HST		