

YORK REGION DEVELOPMENT APPLICATION FEES

EFFECTIVE JANUARY 1, 2021

DEVELOPMENT APPLICATIONS	FEE
Regional Official Plan Amendment (ROPA)	\$22,200
ROPA Notice of Receipt of Application	\$9,700 or actual cost
ROPA Notice of Public Meeting	\$9,700 or actual cost
Major Area Official Plan Amendment	\$22,200
Local Official Plan Amendment** Requiring a report to Council	Base fee: \$5,200* plus Decision fee: \$6,700
Local Official Plan Amendment Not requiring a report to Council	Base fee: \$5,200* plus Decision fee: \$2,700
Official Plan Amendment Exemption (Base Fee)**	\$5,200
Revision to Official Plan Amendment requiring recirculation	\$3,100
Block/Tertiary Plan	\$5,200
Minister's Zoning Order/Parkway Belt West	\$3,100
Zoning Bylaw Amendment not received with any other planning application	\$3,100
Draft Plan of Subdivision/Vacant Land Condominium	\$6,700
Draft Plan Condominium	\$2,400
Revision to Subdivision/Condominium requiring circulation	\$2,600
Minor Revision to Subdivision/Condominium not requiring circulation	\$1,400
Subdivision Clearance	\$5,200 for any phase
Condominium Clearance	\$2,100 for any phase
Site Plan Regular development, slab on grade, involves review of not more than 2 reports/studies. (Includes issuance of construction access permit)	Minimum charge of \$3,300* or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
Major Site Plan Complex development, involves review of more than 2 reports/studies. (Includes issuance of construction access permit)	Minimum charge of \$9,200* or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater

Please ensure all cheques are made payable to 'the Regional Municipality of York', quoting the development application's municipal file number, property address, and owner's name and phone number.

DEVELOPMENT APPLICATION FEES are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the application is submitted, are subject to the current fee requirements.

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EFFECTIVE JANUARY 1, 2021 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
Review and Approval of Environmental Site Assessment Report	\$1,700
Encroachment Permit	\$1,900
Engineering Review Review/comment on engineering drawings and report submissions for works on Regional Roads, for Draft Approved Plan of Subdivision/Vacant Land Condominium. (Includes issuance of construction access permit)	Minimum charge of \$9,400* or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
Engineering Resubmission related to a development application (After third submission due to revisions by the owner or the owner's failure to revise drawings/plans/reports/studies as requested by the Region)	\$3,900
Consent to Sever	\$1,000 for the first lot \$170 for each additional lot
To prepare a record in the event of a referral or appeal of an application to the Local Planning Appeal Tribunal	\$540
Environmental Compliance Approval (ECA) Oil Grit Separator and/or Low Impact Development measures and/or Underground Storage	\$5,000
Each Stormwater Management Pond	\$7,000
Sewers (storm and/or sanitary)	\$5,000
Each Pumping Station (storm and/or sanitary)	\$7,000
Inspections Security Reduction works inspection fee (for third and subsequent security reduction work site inspection request)	\$2,100 per inspection
Security release works inspection fee (for third and subsequent security release works site inspection request)	\$2,100 per inspection
Construction Safety Inspection and Administration Fee for damage caused to Regional property and for public safety concerns	\$2,100 per inspection
Rectify any deficiencies, make any remedies or carry out the cleanup of roads within 24 hours or immediately if deemed a public safety concern by the Region (each occurrence)	\$2,100 or twice the actual cost to the Region to perform the work, whichever is greater

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EFFECTIVE JANUARY 1, 2021 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
OTHER FEES	
Information Request and/or Review for miscellaneous submissions not identified under a fee category as determined by the Chief Planner	\$200 per hour
Review and approval of large scale major studies (e.g. Master Environmental Servicing Plan, Master Transportation Study, etc. submitted in advance of a Secondary Plan, Major Official Plan Amendment or complex large scale site)	\$10,400
Update or amendment to existing study	\$3,800
Peer Review	Actual Cost

Note: All fees are HST exempt.

*Minimum Charge must be paid at time of submission and is considered a one-time charge that is non-refundable. Fees owing above the minimum charge are due prior to final approval being issued by The Regional Municipality of York.

**To include agreements where Development Charges are not collected immediately upon entering into a Regional DC Agreement, phased billing occurs and when Development Charge rates are set by specific planning approvals.

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The Regional Municipality of York

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