

APPENDIX "A"
SCHEDULE OF FEES
TOWNSHIP OF WEST LINCOLN
(Schedule A to By-law 2011-28 – as amended by By-law 2015-35)

The fees for processing planning applications are outlined below for the fees effective
July 1, 2015

Note: Application fees do not apply to applications initiated by the Region of Niagara within the limits of the Township of West Lincoln.

Section	Fees Effective June 1, 2014	Fees Effective July 1, 2015
1. Official Plan Amendment	\$ 7,920	\$ 8,075
2. Combined Official Plan Amendment/Zoning By-law Amendment	\$ 10,600	\$10,800
3. Zoning By-law Amendment	\$ 6,170	\$ 6,290
4. Zoning By-law Amendment (Condition of Consent)	\$ 3,085	\$ 3,145
5. Removal of (H) Holding Symbol	\$ 1,293	\$ 1,315
6. Temporary Use By-law	\$ 2,184	\$ 2,225
7. Extension to Temporary Use By-law	\$ 1,463	\$ 1,495
8. Temporary Use Agreement	\$ 1,463	\$ 1,495
9. Site Plan Approval (Initial or Amendment where a new Agreement is Required)	\$ 4,450	\$ 4,540
10. Site Plan Approval Amendment where no Agreement is required	\$ 2,184	\$ 2,225
11. Discharge of a Site Plan Agreement	\$ 1,293	\$ 1,315
12. Consultation Process for Telecommunication Facilities	\$ 1,663	\$ 1,700
13. Plan of Subdivision Approval	\$ 7,246	\$ 7,390
14. Red Line Revisions to a Draft Approved Plan of Subdivision/ Condo or Site Plan	\$ 2,184	\$ 2,225
15. Plan of Condominium	\$ 7,246	\$ 7,390
16. Condominium Conversion	\$ 6,930	\$ 7,070
17. Condominium Amalgamation	\$ 1,293	\$ 1,315
18. Exemption of Draft Plan of Condominium Approval	\$ 1,463	\$ 1,495
19. Extension to Draft Plan Approval of a Draft Plan of Subdivision or Condominium	\$ 1,463	\$ 1,495
20. Subdivision, Development or Condominium Agreement	\$ 6,675	\$ 6,810
21. Development Agreement as a Condition of Consent	\$ 3,340	\$ 3,405
22. Final Approval of a Plan of Subdivision or Condominium	\$ 1,463	\$ 1,495
23. Street Naming for New Subdivisions	\$ 1,293	\$ 1,315
24. Amendment to Subdivision, Development or Condominium Agreement	\$ 6,170	\$ 6,290
25. Request for Removal of Part Lot Control (per lot/block)	\$ 1,293	\$ 1,315
26. Approval of Road Opening/Upgrade (to allow access to build)	\$ 1,463	\$ 1,495
27. Adjournment or Rescheduling Fee for any Planning Application requested for any Planning Application	\$ 250	\$ 255
28. Deeming By-law	\$ 843	\$ 860
29. Zoning Compliance/Green Energy Zoning Compliance	\$ 165	\$ 170
30. Written Property Reports	\$ 165	\$ 170
31. Site Plan/Subdivision/Condominium Development Servicing (Engineering Review and Administration Fee)		

In addition to the application fees as outlined in Appendix A, Engineering Review and Administration fees are payable on an invoice basis prior to final approval. The Engineering Review and Administration fee shall cover the costs incurred following the signing of the agreement and are calculated as a percentage based upon one hundred percent (100%) of the Township's estimated total costs of construction of all services (internal and external) as shown in the development agreement's Financial Schedule and charged as follows:

- (a) Total cost of services less than \$ 1,000.00: no charge;
- (b) Total cost of services less than \$ 5,000.00: \$ 250.00 total charge;
- (c) Total cost of services less than \$ 20,000.00: \$1,500.00 total charge;
- (d) Total cost of services less than \$ 30,000.00: \$2,000.00 total charge;
- (e) Total cost of services less than \$ 60,000.00: \$3,000.00 total charge;
- (f) Total cost of services less than \$ 75,000.00: \$4,000.00 total charge;
- (g) Total cost of services less than \$100,000.00: \$5,000.00 total charge;
- (h) For total costs of services over \$100,000.00, the total fee cost shall be:
 - i. \$5,000.00 for the cost of services up to \$100,000, plus
 - ii. Four percent (4%) of the total costs of any services in excess of \$100,000.00 up to \$500,000.00; plus
 - iii. Three-percent (3%) of the total cost of any services in excess of \$500,000.00

All fees shall be payable in cash to the Township prior to and as a condition of the Township signing and registering the executed development agreement."