

# YORK REGION DEVELOPMENT APPLICATION FEES

## EFFECTIVE JANUARY 2, 2024

DEVELOPMENT APPLICATIONS	FEE
<b>Regional Official Plan Amendment (ROPA)</b>	<b>\$26,500</b>
<b>ROPA Notice of Receipt of Application</b>	<b>\$11,500</b> or actual cost whichever is less
<b>ROPA Notice of Public Meeting</b>	<b>\$11,500</b> or actual cost whichever is less
<b>Major Area Official Plan Amendment</b>	<b>\$26,500</b>
<b>Local Official Plan Amendment<sup>1</sup></b> Requiring a report to Council	Base fee: <b>\$6,200<sup>1</sup></b> plus Decision fee: <b>\$7,900</b>
<b>Local Official Plan Amendment<sup>1</sup></b> Not requiring a report to Council	Base fee: <b>\$6,200<sup>1</sup></b> plus Decision fee: <b>\$3,200</b>
<b>Official Plan Amendment Exemption (Base Fee)<sup>1</sup></b>	<b>\$6,200<sup>1</sup></b>
<b>Revision to Official Plan Amendment</b> requiring recirculation	<b>\$3,700</b>
<b>Block/Tertiary Plan</b>	<b>\$6,200</b>
<b>Minister's Zoning Order/Parkway Belt West</b>	<b>\$3,700</b>
<b>Zoning Bylaw Amendment</b> not received with any other planning application	<b>\$3,700</b>
<b>Draft Plan of Subdivision/Vacant Land Condominium</b>	<b>\$8,000</b>
<b>Draft Plan Condominium</b>	<b>\$2,800</b>
<b>Revision to Subdivision/Condominium</b> requiring circulation	<b>\$3,000</b>
<b>Minor Revision to Subdivision/Condominium</b> not requiring circulation	<b>\$1,700</b>
<b>Subdivision Clearance</b>	<b>\$6,200</b> for any phase
<b>Condominium Clearance</b>	<b>\$2,500</b> for any phase
To prepare a record in the event of a referral or appeal of an application to the <b>Ontario Land Tribunal</b>	<b>\$650</b>
<b>Site Plan</b> Regular development, slab on grade, involves review of not more than 2 reports/studies. (Includes issuance of construction access permit)	Minimum charge of <b>\$4,000<sup>2</sup></b> or <b>7%</b> 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 Regional file number on **both** cheque and envelope.

**DEVELOPMENT APPLICATION FEES** are subject to annual adjustments and increases. Any unpaid fees, regardless of the year the fee is requested, will be subject to the current fee requirements. If fees are not paid by the end of the current year, they will be subject to the new fee.

# YORK REGION DEVELOPMENT APPLICATION FEES

## EFFECTIVE JANUARY 2, 2024 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
<b>Major Site Plan</b> Complex development, involves review of more than two reports/studies. (Includes issuance of construction access permit)	Minimum charge of <b>\$11,000<sup>2</sup></b> or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
<b>Review and Approval of Environmental Site Assessment Report</b>	<b>\$2,000</b>
<b>Encroachment Permit</b>	<b>\$2,200</b>
<b>Engineering Review</b> 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 <b>\$11,300<sup>2</sup></b> or 7% of the estimated cost of works within the Regional right-of-way, whichever is greater
<b>Engineering Resubmission</b> 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)	<b>\$4,600</b>
<b>Consent to Sever</b>	<b>\$1,200</b> for the first lot <b>\$200</b> for each additional lot
<b>Environmental Compliance Approval (ECA)</b> Oil Grit Separator and/or Low Impact Development measures and/or Underground Storage	<b>\$5,800</b>
Each Stormwater Management Pond	<b>\$8,100</b>
Sewers (storm and/or sanitary)	<b>\$5,800</b>
Each Pumping Station (storm and/or sanitary)	<b>\$8,100</b>
<b>Inspections</b> Security Reduction works inspection fee (for third and subsequent security reduction work site inspection request)	<b>\$2,500</b> per inspection
Security release works inspection fee (for third and subsequent security release works site inspection request)	<b>\$2,500</b> per inspection
Construction Safety Inspection and Administration Fee for damage caused to Regional property and for public safety concerns	<b>\$2,500</b> 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)	<b>\$2,500</b> or twice the actual cost to the Region to perform the work, whichever is greater

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## EFFECTIVE JANUARY 2, 2024 (CONTINUED)

DEVELOPMENT APPLICATIONS	FEE
<b>OTHER FEES</b>	
<b>Information Request and/or Review</b> for miscellaneous submissions not identified under a fee category as determined by the Chief Planner	\$230 per hour
<b>Review and approval of large scale major studies</b> (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)	\$12,400
Update or amendment to existing study	\$4,600
<b>Peer Review</b>	<b>Actual Cost</b>

Note: All fees are HST exempt.

<sup>1</sup> In addition to the base processing fee for development applications, for each subsequent submission requiring recirculation for peer review the applicant will incur service fees as set in the York Region Development Application Fees Schedule.

<sup>2</sup> Development Application minimum processing fees must be paid at time of submission to The Regional Municipality of York. This is considered a one-time charge that is non-refundable. Fees owing above the minimum charge are due prior to final approval being issued.

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.

### Mailing Address:

**Attention:** Development Services  
 York Region Administrative Centre  
 17250 Yonge Street  
 Newmarket ON L3Y 6Z1

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Electronic Fund Transfers (EFTs) - EFTs must be arranged with York Region Development Services before processing. Please email [developmentsservices@york.ca](mailto:developmentsservices@york.ca) to inquire about and/or initiate this process.

### For more information on Development Application Submissions and Financial Requirements:

Email: [developmentsservices@york.ca](mailto:developmentsservices@york.ca)

Website: [york.ca/developmentsservices](http://york.ca/developmentsservices)

Phone: 1-877-464-9675