

Toronto and Region Conservation Planning and Development

Planning Application Form

Please complete the following section and forward it along with the required fee and a photocopy of your planning application to:
Planning and Development, Toronto and Region Conservation, 5 Shoreham Drive, Downsview, Ontario M3N 1S4

Application Type: _____

Date: _____

Municipality: _____

Application No.: _____

Agent / Applicant / Owner Name: _____

Agent / Applicant / Owner Address: _____

NUMBER STREET

CITY/TOWN/VILLAGE

POSTAL CODE

Agent / Applicant / Owner Contact: Phone #: _____

Fax #: _____

Fee Provided: _____

* Refer to fee schedule on reverse

Municipal Address: _____

NUMBER STREET

CITY/TOWN/VILLAGE

POSTAL CODE

Lot Number _____ Concession Number _____

Municipality: Adjala-Tosorontio Mono

Ajax Pickering

Brampton Richmond Hill

Caledon Toronto

King Uxbridge

Markham Vaughan

Mississauga Whitchurch-Stouffville

Municipal Approvals Required:

Environmental Assessment

Minor Variance

Severance/Consent

Building Permit

Zoning By-law Amendment

Official Plan Amendment

Site Plan Approval

Other _____

Property Location from Nearest Intersection: _____

(e.g. 500 m north-west of Jane Street and Steeles Avenue West)



Member of Conservation Ontario

As part of our mandate, we review development proposals within or adjacent to natural areas, and regulate development within or adjacent to valley and stream corridors and the Lake Ontario waterfront. Proposals require a permit from Toronto and Region Conservation (TRCA) within these regulated areas prior to any new site alterations. Your cooperation and assistance is appreciated. If you have any questions or concerns regarding development within or adjacent to the valleys or along the waterfront, please contact us at (416) 661-6600.

Toronto and Region Conservation (TRCA) is a public agency devoted to the protection, enhancement and public enjoyment of the renewable natural resources within our nine watersheds and the Lake Ontario waterfront. Established in 1957, TRCA is a partnership organization with participation from the Province of Ontario; the City of Toronto; the regional municipalities of Durham, Peel and York; and the townships of Adjala-Tosorontio and Mono.

*** Fee Schedule for Planning Services**

APPLICATION TYPE	APPLICATION FEE	CLEARANCE FEE
Concept Development/ Property Enquiry	with one site visit \$175 \$285	N/A
Variances	\$285	N/A
Consent/Severance/ Land Division	*minor \$575 *major \$1,380	*minor N/A *major \$600
Single Residential Site Plan	*minor \$400 *major \$2,300	*minor N/A *major \$500
Non-residential Site Plan	*minor \$865 *major \$8,050 - 25 ha or less - greater than 25 ha \$11,500	*minor N/A *major \$1,725 - 25 ha or less - greater than 25 ha \$1,725
Official Plan Amendment (OPA)	*minor \$865 *major \$3,450	*minor N/A *major \$1,500
Zoning By-law Amendment/ Rezoning (ZBA/RZ)(see Note 1)	*minor \$865 *major \$3,450	*minor N/A *major \$1,725
Subdivision or Multi-unit Application (see Note 1)	*minor - 5 ha or less \$8,650 *major - 25 ha or less \$17,250 - greater than 25 ha \$23,000	*minor \$2,875 *major - 25 ha or less \$6,325 - greater than 25 ha \$6,325
Golf courses or Aggregate pits, Block and Tertiary Plans, MESP review (see Note 1)	25 ha or less \$5,750 greater than 25 ha \$11,500	N/A N/A

Other Applicable Fees

Additional site visit charges (First site review is allowed as part of processing. Multiple field assessments, stakings and negotiations are charged separately.)	up to ½ day \$500 up to 1 day \$1,000 (including travel time)
Additional clearance fee for subdivision phases	\$1,150
*Applicant-driven formal modification	\$500
Re-submission due to *incomplete submissions	\$2,500

*See Definitions

Rates effective January 1, 2006

IMPLEMENTATION GUIDELINES

Notes

1. The application fee will be paid at the time of filing an application to the municipality. The final clearance fee will be billed directly by TRCA and paid prior to final clearance of an application. All payments must be made within 30 days of TRCA notification in writing. Interest will be charged and accumulated beyond 30 days.
2. Re-submissions fees will be billed directly by TRCA and must be paid prior to final clearance of an application.
3. Only one set of fees apply when processing and reviewing a combined application (e.g., a subdivision/OPA/ZBA). The highest rate of fees applies.
4. TRCA reserves the right to request additional fees should the review require a substantially greater level of effort.
5. Where a site visit and/or extended review is required for a Variance application, a clearance fee of \$100 is applicable.
6. Subdivisions that have several phases will be charged a separate clearance fee of \$1,000 at the time of clearing each phase.
7. All application fees (except Concept Development) include one initial site visit.
8. TRCA reserves the right to adjust fees related to the new Generic Regulation based on approval in May 2006.

Definitions

Minor - An application is determined to be "minor" where no technical studies are required, or only a scoped Environmental Impact Statement (EIS) is required.

Minor Subdivision - A subdivision application is determined to be "minor" where no technical studies, or only a scoped Environmental Impact Statement (EIS) is required and where the site is 5ha or less.

Major - An application is determined to be "major" where technical studies beyond a scoped Environmental Impact Statement (such as Stormwater Management or Geotechnical) are required.

Incomplete Submissions - A submission for review is deemed to be "incomplete" where TRCA has provided a checklist of requirements, and the application has not met all requirements.

Applicant-driven formal modification - A fee for an "applicant-driven formal modification" will be charged where plans are submitted for review after the application has received draft plan approval from the municipality.

