

**Fee's for Land Use Applications
Town of Canton**

(Additional information pertaining to fee's can be found within Chapter 248 of the Town of Canton Town Code: [LINK](#))

A. Zoning fees.

- (1) Zone regulation change: \$300 plus associated printing costs.
- (2) Zone map change: \$300 plus the following per each acre or portion thereof:
\$250 plus associated printing costs.
- (3) Special permit/exception applications to the Zoning Commission: \$200.
Applications requiring more than one special permit/exception shall pay \$200 for the first and \$75 for each additional special permit/exception.
- (4) Special permit/exception applications to the Zoning Board of Appeals: \$200.
- (5) Special permit/exception applications to the Planning Commission: \$200.
- (6) Variances: \$150.
- (7) Appeal from the Zoning Enforcement Officer: \$75.
- (8) Suitability of location for gasoline station, automotive repairers or dealers: \$75.
- (9) Detailed site plan, residential (new construction/expansion):
 - (a) Up to four dwellings: \$200.
 - (b) Each additional dwelling over four units: \$30.
- (10) Detailed site plan, nonresidential (new construction/expansion):
 - (a) Up to 2,000 square feet: \$200.
 - (b) Each additional 1,000 square feet of floor area: \$30.
- (11) Minor modifications and administrative approvals: \$75.
- (12) Excavation and grading permit:

(a) Base fee: \$200.

(b) Each acre of disturbed area or portion thereof: \$75.

(13) Zoning permit: \$50.

(14) Zoning compliance review: \$50.

(15) Sign permit:

(a) Base fee for signs up to eight square feet: \$35.

(b) Each additional square foot: \$2.

(16) Certificate of zoning compliance: \$50.

(17) Bond/security reductions: \$100.

(18) Any application to modify plans previously approved by the Zoning Commission or Zoning Board of Appeals and not considered to be new construction or an expansion of a residential or nonresidential use/area must be accompanied by a fee equal to 50% of the original filing fee.

(19) If an application involves more than one request, the total fee for the application shall include the sum of the fees required for each request.

(20) All applications require an additional fee mandated by the State of Connecticut under General Statutes § 22a-27j (presently \$60, subject to change).

(21) Applications requiring a soil and erosion control plan certification may require an additional fee required by and to be paid to the North Central Soil Conservation District.

B. Subdivision fees.

(1) Subdivision regulation amendments. Any amendments to these regulations shall be accompanied by a filing fee of \$200 plus associated printing costs.

(2) Subdivision and resubdivision fees shall be \$250 per lot proposed on existing public or private streets and \$300 per lot proposed on new public or private streets (not including open space lots).

(3) Subdivision modifications. Any modifications to an approved subdivision or

resubdivision shall be accompanied by a filing fee according to the following schedule:

- (a) If over 50% of the lots are affected, the fee shall be 50% of the current filing fee.
- (b) If between 25% and 50% of the lots are affected, the fee shall be 25% of the current filing fee.
- (c) If 25% or less of the lots are affected, the fee shall be \$75.

(4) Bond reductions. A fee of \$100 is required for the processing of the releases or reductions in bonds or other security.

(5) All applications requiring a soil and erosion control plan certification may require an additional fee required by and paid to the North Central Soil Conservation District.

(6) All applications require an additional fee mandated by the State of Connecticut under General Statutes § 22a-27j (presently \$60, subject to change).

C. Inland wetlands and watercourses fees. Adopted per Section 19.5 of the Inland Wetlands and Watercourses Regulations and incorporated into this article by reference.

D. Additional fees for technical services and consultants.

(1) In addition to the standard fees for the processing of an application, the applicant may be required to pay an additional fee to cover the costs of technical services and consultants to analyze, review and report on areas requiring a detailed, technical review if one or more of the following are met in the opinion of the commission/agency:

- (a) The nature and intensity of the project may have a substantial impact on the site and its surrounding areas;
- (b) The project is large, complex or otherwise a substantial project;
- (c) Town staff will not be able to complete a technical review of the application in the time period prescribed by the General Statutes;
- (d) The project poses environmental, traffic and/or other issues beyond the expertise of Town staff to evaluate and make appropriate recommendations;

or

(e) Additional technical evaluations are determined by the commission/agency to be necessary to fulfill the Town requirements for processing the application and/or may be necessary to obtain a satisfactory evaluation of the application.

(2) Whenever an application establishes criteria identified under this Subsection **D**, the Town Planner will provide an estimated cost for technical services and consultants. The commission/agency will review said estimate and determine the necessary scope of services and establish an appropriate additional fee.

(3) The fees required under this article will be paid to the Town of Canton prior to further proceeding on the application. Upon completion of the technical review and/or other services, a determination of the costs incurred will be performed and any excess will be refunded to the applicant. During the course of the application review, if the fee as set by the commission/agency is found to be insufficient, the commission/agency may review and revise such fee as appropriate.

(4) If the fees required under this article are not paid in a timely fashion as to allow the commission/agency to comply with provisions of General Statutes § 8-7d, such failure may be grounds for the commission/agency to deny the application without prejudice. Any partial fees paid by applicants may be credited towards a subsequent application.