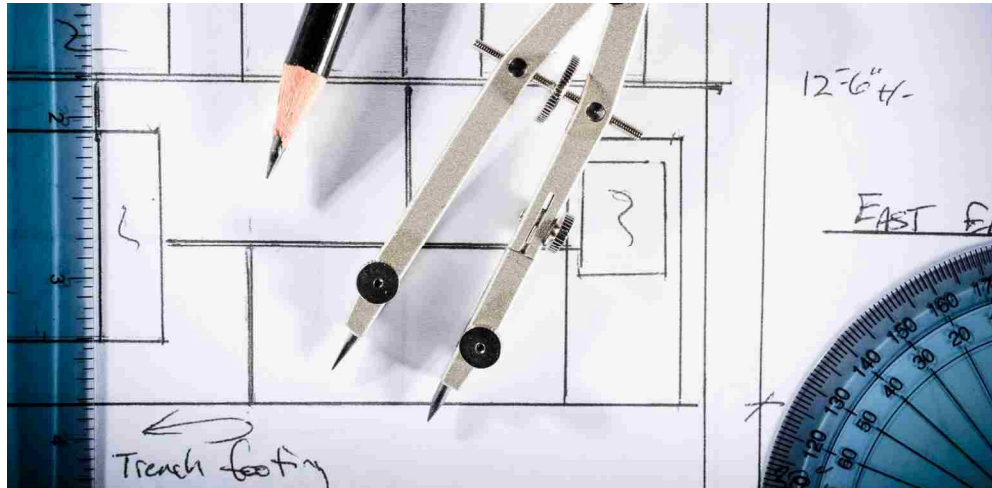




	2024
Planning Fees	
Draft Plan of Subdivision	\$9,912.00
Resubmission of Draft Plan Prior to Approval	\$1,171.00
Modification to Draft Plan of Subdivision	\$6,194.00
Extension to Approval of a Draft Plan of Subdivision	\$992.00
Final Approval of a Draft Plan of Subdivision	\$1,860.00
Subdivision Agreement	*
Amendment to a Subdivision Agreement	\$931.00
Draft Plan of Condominium	\$4,957.00
Resubmission of Draft Plan of Condominium Prior to Approval	\$1,171.00
Modification to Approval of a Draft Plan of Condominium	\$2,479.00
Extension to Approval of a Draft Plan of Condominium	\$992.00
Town Consultant Review Fee	Full Cost Recovery
Condominium Agreement	*
Amendment to Condominium Agreement	\$931.00
Development Agreement Application	*or**
Town Consultant Review	Full Cost Recovery
Amendment to Development Agreement	\$931.00
Release of Development Agreement	\$1,118.00
Site Plan Approval Application <small>**Note: separate fee for the agreement</small>	\$4,336.00
Resubmission of Site Plan Prior to Approval	\$879.00
Site Plan Approval for Minor Development i.e. farm help house, triplex, building addition <100m ² etc.	\$1,229.00
Town Consultant Review Fee	Full Cost Recovery
Site Plan Amendment <small>***Note: Separate fee for the agreement</small>	\$3,100.00



		2024
Planning Fees (continued)		
Release of Site Plan Agreement		\$1,118.00
*Subdivision Agreements, Site Plan Agreements and Development Agreements requiring the extension of municipal services		
Garden Suite Agreement		\$1,791.00
Encroachment Agreement		\$345.00
Zoning By-Law Amendment		\$4,957.00
APO Zoning By-Law Amendment		\$3,100.00
Official Plan Amendment		\$6,194.00
Combined Zoning By-Law & Official Plan Amendment		\$9,912.00
Extension of a Temporary Use By-Law		\$3,100.00
Removal of Holding Symbol		\$620.00
Town Consultant Review Fee		Full Cost Recovery
Repeal of Interim Control By-Law		\$1,238.00
Deeming By-Law		\$620.00
Lifting of Inhibiting Order		\$620.00
Lifting of One Foot Reserve		\$620.00
Removal of Part Lot Control		\$1,238.00
Communication Towers and Renewable Energy Application		\$1,238.00
Property Standards Appeal		\$620.00
Aggregate Application Fees		Full Cost Recovery
Real Estate Compliance Letter (10 business day service)		\$150.00
Real Estate Compliance Letter (Expedited 4 business day service)		\$241.00
Zoning Information Letter (10 business day service)		\$112.00



Planning & Development Services

2024

Planning Fees (continued)

* Subdivision Agreements, Site Plan Agreements and Development Agreements requiring the extension of municipal services	
\$11,909.00 where the cost of construction of all Work is less than \$100,000.00;	
\$11,909.00 plus 4.0% of the costs between \$100,000.00 and \$400,000.00;	
\$25,866.00 plus three and one-half percent (3.5%) of the costs exceeding four hundred thousand dollars (\$400,000.00);	
** Site Plan Agreements; and Development Agreements where municipal services are not required to be extended \$2,978.00	
*** Shall be paid in addition to the Official Plan Amendment, Zoning By-Law Amendment and other planning application fees	
Agreements for temporary Second Dwelling Units	\$1,147.00
Change of Address	\$132.00
Consent	\$1,655.00
Request for Change in Conditions	\$608.00
Rescheduling Fee	\$277.00
Final Certification	\$436.00
Recirculation Due to Change in Application	\$277.00
Special Hearing Fee (In Addition to Application Fee)	\$608.00
Minor Variance	\$1213.00
Rescheduling Fee	\$277.00
Recirculation Due to Change in Application	\$277.00
Special Hearing Fee (In Addition to Application Fee)	\$608.00
Cancel Consent Application Fee	\$424.00
Cancel Consent Certificate Fee	\$106.00



Region of Niagara Fees to Take Effect When Region Becomes Upper Tier Municipality Without Planning Authority (Note: Regional fees subject to fee increase change by the Region of Niagara)	2024
Official Plan Amendments	
Regional Official Plan Amendment Review	\$11,205.00
Regional OPA - Urban Boundary Expansion	\$11,205.00
Regional OPA – Establish or Expand Pit or Quarry	\$114,100.00
Major OPA Review (3 or more types of policy review)	\$4,775.00
Minor OPA Review (2 or less types of policy review)	\$2,450.00
Subdivision, Vacant Land or Common Element Condominium Fees	
Draft Plan Review Base Fee	\$1,790.00
Draft Plan Per Ha. Fee (Note: fee is Base fee + Per Ha. fee)	\$790.00
Revision of Submission by Applicant Prior to Draft Approval	\$1,925.00
Modification of Draft Approval	\$1,925.00
Extension of Draft Approval	\$1,395.00
Extension of Draft Approval Approved Prior to 2006	\$2,775.00
Clearance of Draft Plan Conditions (per Phase)	\$1,925.00
Standard Condominium Fees	
Standard Condominium Draft Plan Review	\$1,775.00
Revisions to Submission by Applicant Prior to Draft Approval	\$1,245.00
Modification to Standard Condo. Draft Approval	\$1,245.00
Extension of Standard Draft Condo. Approval	\$890.00
Extension of Standard Draft Condo. Approval Prior to 2006	\$890.00
Clearance of Standard Condo. Conditions	\$1,600.00



Region of Niagara Fees to Take Effect When Region Becomes Upper Tier Municipality Without Planning Authority (Note: Regional fees subject to fee increase change by the Region of Niagara)	2024
Zoning By-law Application Fees	
Major Zoning By-law Amendment Review	\$2,500.00
Minor Zoning By-law Amendment Review	\$1,395.00
Agricultural Purposes Only (APO) Review	\$1,090.00
Revision to Submission By Applicant Prior to Approval (Major)	\$1,075.00
Removal of Holding Symbol	\$895.00
Consent to Sever Application Fees	
Consent Review – Urban	\$510.00
Consent Review – Rural/Outside Urban	\$835.00
Final Certification Fee (active files under Regional Authority)	\$740.00
Site Plan Fees	
Major Site Plan Review	\$1,345.00
Revision to Submission by Applicant Prior to Approval	\$780.00
Clearance of Conditions	\$995.00
Minor Variance Application	
Minor Variance Review	\$760.00
Niagara Escarpment Plan Applications	
Development Permit Review	\$2,225.00
Minor Development Permit Review (no provincial/regional interests-pools/sheds)	\$830.00
Environmental Site Assessments, Request to Use Non-Potable Water, Site Conditions	
Response to Request	\$410.00



Region of Niagara Fees to Take Effect When Region Becomes Upper Tier Municipality Without Planning Authority (Note: Regional fees subject to fee increase change by the Region of Niagara)	2024
Environmental Site Assessments, Request to Use Non-Potable Water, Site Conditions (continued)	
Response to Request – Update Letter	\$150.00
Secondary Plan Review Fees	
Secondary Plans Privately Initiated	\$6,935.00
Pre-Consultation Fees	
Pre-Consultation Review	\$500.00
Special Studies Fees	
Environmental Review	
Major EIS Review (2 features or more)	\$3,000.00
Minor EIS Review (1 feature)	\$1,500.00
EIS Terms of Reference	\$535.00
EIS Second Submission and Greater (Addendum) Review	Half the Original Fee
EIS Draft Review	\$535.00
Review of Restoration Plan	\$760.00
Review of Tree Preservation Plan	\$380.00
Review of Monitoring Plan	\$975.00
Urban Design	
Major Urban Design Review	\$1,000.00
Minor Urban Design Review	\$300.00