

Application	2025 Fee (plus HST as applicable)	2026 Proposed Fee (plus HST as applicable)
Official Plan		
Official Plan Amendment	\$12,300.00	\$12,915.00
Official Plan Amendment Urban Boundary Expansion	NEW	\$40,000.00
Adjournment of an Official Plan Amendment (at applicant's request)	\$1,700.00	\$1,785.00
Zoning By-Law		
Zoning By-Law Amendment	\$13,700.00	\$14,385.00
Zoning By-Law Amendment (minor)	\$6,850.00	\$7,200.00
Adjournment of a Zoning By-Law (at owner's request)	\$1,700.00	\$1,785.00
Removal of a Holding Symbol	\$2,100.00	\$2,205.00
Temporary Use By-Law	\$6,100.00	\$6,405.00
Preparation of a Temporary Use Agreement	\$3,000.00	\$3,150.00
Extension of a Temporary Use	\$2,900.00	\$3,045.00
Plan of Subdivision		
Draft Plan Approval of Subdivision	\$15,650 base fee plus \$55.00 per lot/block.	\$17,000 base + \$3,100 for each phase over one + \$150 per lot/block excluding 0.3 reserves
Redline Revisions/Change of Conditions to Draft Plan	\$8,500.00	\$8,925.00
Extension to Draft Plan Approval	\$1,900.00	\$1,995.00
Final Plan Approval	\$3,200.00	\$3,360.00
Amendment to Subdivision Agreement	\$4,200.00	\$4,410.00
Part Lot Control	\$2,200.00	\$2,310.00
Deeming By-Law	\$1,500.00	\$1,575.00
Discharge of a Subdivision Agreement	\$2,450.00	\$2,575.00
Plan of Condominium		
Draft Plan Approval of Condo	\$15,650 base fee plus \$55.00 per lot/block.	\$17,000.00
Redline Revisions/Change of Conditions to Draft Plan	\$8,300.00	\$8,715.00
Extension to Draft Plan Approval	\$1,900.00	\$1,995.00
Final Plan Approval	\$3,200.00	\$3,360.00
Condominium Conversion	\$9,700.00	\$10,185.00
Amendment to Condominium Agreement	\$4,850.00	\$5,090.00
Discharge of a Condominium Agreement	\$2,450.00	\$2,575.00
Condominium Exemption Request	\$5,300.00	\$5,565.00

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Site Plan Control		
Site Plan Control Approval (agreement)	\$10,400.00	\$10,920.00
Site Plan Control Approval (no agreement)	\$4,300.00	\$4,515.00
Amendment to Site Plan Agreement	\$4,500.00	\$4,725.00
Discharging of a Site Plan Agreement	\$1,675.00	\$1,760.00
Revision to submission by applicant (before approval)	NEW	\$1,760.00
Committee of Adjustment		
Minor Variance/Expansion of Non-Conforming Use	\$1,900.00	\$1,995.00
Minor Variance (Building without a Permit)	\$2,505.00	\$2,630.00
Consent (new lot)	\$2,900.00	\$3,045.00
Easement	\$1,850.00	\$1,945.00
Lot Addition/Boundary Adjustment	\$1,850.00	\$1,945.00
Adjournment of a Consent or Variance (at applicant's request)	\$700.00	\$735.00
Changes to Consent Conditions	\$750.00	\$790.00
Final Certification Fee	\$400.00	\$420.00
Validation of Title	\$1,500.00	\$1,575.00
Miscellaneous		
Quarry/Pit Establishment or Expansion	\$76,000.00	\$100,000.00
Telecommunication Facilities Consultation Process	\$1,900.00	\$1,995.00
Compliance Letter Express (within 3 days)	\$300.00	\$315.00
Development Agreement	\$3,400.00	\$3,570.00
Discharging of a Development Agreement	\$1,140.00	\$1,197.00
Front Ending Agreement	\$1,900.00	\$1,995.00
OMB Subpoena - first day	\$760.00	\$798.00
OMB Subpoena - thereafter	\$505.00	\$530.00
Zoning Verification Small Projects (pool, signs, decks, etc)	\$60.00	\$63.00
Zoning Verification Large Projects (dwellings)	\$80.00	\$84.00
Pre-consultation Meetings (Major - OPA/ ZBLA/ Subdivision/ Condominium)	\$1,700.00	\$1,785.00
Pre-consultation Meetings (Minor - minor variance & consent)	\$900.00	\$945.00
Combined Applications		
Consent & Minor Variance	\$3,800.00	\$3,990.00
Consent & Development Agreement	\$5,850.00	\$6,145.00
Minor Variance & Development Agreement	\$5,100.00	\$5,355.00

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Engineering		
Municipal Consent Permit Fee*	\$385.00	\$405.00
Lot Grading Plan Review	\$110.00	\$125.00
Final Lot Grading Review	\$110.00	\$125.00
Development Sanitary & Water Modelling Analysis for Draft Plan of Subdivision	\$4,200 (Water or Wastewater Only) \$7,500 (Water AND Wastewater)	\$4,410 (Water or Wastewater Only) \$7,875 (Water AND Wastewater)
Development Sanitary & Water Modelling Analysis for Site Plans/ Draft Plan of Condominium	\$2,600 (Water or Wastewater Only) \$5,000 (Water AND Wastewater)	\$2,730 (Water or Wastewater Only) \$5,250 (Water AND Wastewater)
Site Alteration Permit Inspections**		
<b>Site Alteration Permit (&lt; 1,000m<sup>3</sup>):</b> Permit application fee to be applied where the being removed or placed exceeds the following limits per lot size: <ul style="list-style-type: none"><li>- 0.1 hectares or less/maximum of 10m<sup>3</sup></li><li>- &gt; 0.1 to 0.2 hectares/maximum of 50m<sup>3</sup></li><li>- &gt; 0.2 to 0.5 hectares/maximum of 100m<sup>3</sup></li><li>- &gt; 0.5 hectares or larger/maximum of 500m<sup>3</sup></li><li>- &gt; 500m<sup>3</sup> but less than 1,000m<sup>3</sup></li></ul>	\$550.00	\$580.00
<b>Site Alteration Permit (&gt; 1,000m<sup>3</sup>):</b> Permit application fee to be applied where the fill being removed or placed is greater than 1,000m <sup>3</sup> .	\$1,100.00	\$1,155.00
<b>Site Alteration Permit Renewal/Extension (within limits):</b> Fee to be applied when a renewal/extension is granted two (2) months prior to the expiration of the Site Alteration Permit issued. <u>Note:</u> A renewal/extension occuring after expiration of, or within two (2) months prior to the expiration of, the Site Alteration Permit issued is considered a new application and subject to new application fees.	\$550.00	\$580.00
<b>Site Alteration Permit Renewal/Extension (exceeded limits):</b> Fee to be applied when a Site Alteration Permit (< 1,000m3) permit has been issued and subsequently, the amount of material has exceeded the allowable limits, and the renewal/extension is granted two (2) months prior to the expiration of the Site Alteration Permit issued. <u>Note:</u> A renewal/extension occuring after expiration of, or within two (2) months prior to the expiration of, the Site Alteration Permit issued is considered a new application and subject to new application fees.	\$820.00	\$860.00
<b>Post Site Alteration Permit Issuance Reviews:</b> Engineering or zoning review or other changes after Site Alteration Permit has been issued.	\$1,095.00	\$1,150.00

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<b>Haul route inspections:</b> Haul route inspections prior to, during and after issuance of a Site Alteration Permit).	\$110.00	\$115.00
<b>Post-Commencement Permit Surcharge:</b> Fees to be applied for any Site Alteration Permit application which has been made post-commencement of activities.	150% of applicable fees	150% of applicable fees
<b>Site Alteration Violation Investigation:</b> This fee shall be applied in any situation where work or activities have been undertaken for which a Site Alteration Permit is required but not obtained. This fee is in addition to all other fees, charges and securities applicable under this By-law.	100% of applicable application fee (each occurrence)	100% of applicable application fee (each occurrence)

\* A \$1000.00 security deposit is required. The funds will be returned after final inspection if all works have been completed to the satisfaction of the City. The City has the right to use the funds if damage is not repaired or reinstated to the satisfaction of the City.

**Refund of Fees**

If an application is withdrawn before circulation to commenting agencies, ninety percent (90%) of the fee will be refunded . If withdrawn after circulation, but before notice of the public meeting is given, fifty percent (50%) of the fee will be refunded and if withdrawn after the notice of public meeting is given, but before the Planning and Development Services division Recommendation Report is prepared, twenty five percent (25%) of the fee will be refunded.

**Reactivation**

Any application which has been withdrawn and/or has been inactive for one year shall be considered abandoned and a full fee shall be required to activate a new application.

**Notes:**

1. If the Municipality does not have sufficient expertise to review and determine that a study is acceptable, the Municipality may require a peer review. The cost of the peer review shall be paid for by the applicant.
2. Additional fees for most applications are required for Niagara Regional Development Services and the Niagara Peninsula Conservation Authority review. Applicants are recommended to contact each agency for their respective Fee Schedule. If fees are required, applicants must make out separate cheques payable to each agency at the time of application submission to the City.