

TOWN OF NIAGARA-ON-THE-LAKE: PLANNING APPLICATION FEES AND CHARGES			
FEE DESCRIPTION	2026 Fees for Full Cost Recovery	Current Fees (2025)	Proposed 2026 Fees
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS			
Official Plan Amendment - Major (Review of 4 or more Studies)	\$24,150	New	\$24,150
Official Plan Amendment - Standard	\$24,150	\$9,835	\$13,940
Official Plan Amendment - For each subsequent submission after 2 Submissions of Plans and Studies for Review	\$1,587	New	\$1,590
Zoning By-Law Amendment - Major (review of 4 or more studies required for the application)	\$22,738	New	\$22,740
Zoning By-Law Amendment - Standard	\$22,738	\$9,260	\$14,980
Zoning By-law Amendment - Minor (e.g. Agricultural Purposes Only (APO), Temporary Use Zoning Renewals)	\$7,956	\$3,240	\$7,960
Zoning By-Law Amendment - For each subsequent submission after 2 Submissions of Plans and Studies for Review	\$1,587	New	\$1,590
Zoning By-Law Amendment - Request for a Minister's Zoning Order (MZO)/ Review Ministry Initiated MZO	\$18,861	New	\$18,860
Other By-laws (e.g. Deeming By-law, Part Lot Control, Holding (H) removal)	\$5,758	\$2,345	\$2,700
Official Plan and Zoning By-Law Amendment Combined - Major (4 or more studies for review)	\$46,888	New	\$32,820
Official Plan and Zoning By-Law Amendment Combined - Standard	\$46,888	New	\$20,250
Official Plan and Zoning By-Law Amendment Combined - For each subsequent submission after 2 Submissions of Plans and Studies for Review	\$1,587	New	\$1,590
Aggregate Resource Extraction		New	Full Cost Recovery

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SUBDIVISION			
Draft Plan of Subdivision - Base Charge (payment to include fee(s) per lot, listed below)	\$22,525	\$10,400	\$18,880
Draft Plan of Subdivision - Base Charge plus fee per lot beyond the first 10 lots (for an additional maximum charge \$14,000)	\$368	\$170	\$370
Final Plan Approval/Condition Clearance	\$4,278	\$1,975	\$4,280
Draft Plan of Subdivision - For each subsequent submission after 2 Submissions of Plans and Studies for Review	\$1,587	New	\$1,590
Extension of Draft Plan Approval	\$4,440	\$2,050	\$2,840
Modification of Draft Plan Approval	\$11,490	\$5,305	\$8,610
Subdivision Agreement - Base Charge (payment to include fee(s) per lot, listed below)	\$12,096	\$5,585	\$7,390
Subdivision Agreement - Base Charge plus per lot beyond the first 10 lots (for an additional maximum charge \$14,000)	\$368	\$170	\$370
CONDOMINIUM			
Draft Plan of Condominium Fee	\$22,525	New	\$15,400.00
Draft Plan of Condominium - Conversion	\$22,525	New	\$12,660.00
Modification of Draft Plan of Condominium	\$11,490	\$5,305	\$8,610
Draft Plan of Condominium - For each subsequent submission after 2 Submissions of Plans and Studies for Review	\$1,587	New	\$1,590
Extension to Draft Plan Approval	\$4,440	\$2,050	\$2,840
Condominium Agreement Fee	\$12,096	\$5,585	\$6,010

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SITE PLAN			
Site Plan Application - Standard	\$26,690	\$9,070	\$14,680
Site Plan Application - Minor (e.g. minor building addition or parking changes, no supporting studies required)	\$8,387	\$2,850	\$4,860
Site Plan - Clearance of Conditions	\$2,207	\$750	\$800
Site Plan Resubmission - For each subsequent submission after 2 Submissions of Plans and Studies for Review	\$1,587	New	\$1,590
Site Plan Discharge from Title Fee (Legal costs will be additional)		New	\$780
COMMITTEE OF ADJUSTMENT APPLICATIONS			
Minor Variance & Section 45 Application	\$9,618	\$2,475	\$2,480
Fence Variance & Sign Variance Application	\$4,430	\$1,140	\$2,210
Consent Application	\$12,590	\$3,240	\$4,150
Combined Minor Variance & Consent Application	\$19,235	\$4,950	\$4,950
Final Consent Certification - Condition Clearance	\$874	\$225	\$430
Adjournment/Re-circulation Fee	\$4,935	\$1,270	\$1,270
Appeal Fees for Fence & Sign Variances (non-refundable)	\$1,205	\$310	\$600
Request for Change of Conditions		New	\$840
Validation Certificate		New	\$2,490
TELECOMMUNICATION FACILITIES			
Rapid Processing Stream	\$634	\$485	\$630

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Preferred Processing Stream	\$1,582	\$1,210	\$1,580
Full Processing Stream	\$3,955	\$3,025	\$3,960
PRE-CONSULTATION			
Consent and Minor Site Plan Applications and Telecommunication Facilities	\$2,176	\$500	\$660
All other Applications (No- fee for Variances)	\$4,352	\$1,000	\$1,740
OTHER FEES			
Cash-in-lieu of Parkland: Residential - 5% of appraised value: Commercial - 2% of appraised value; Appraised value is considered the market value on the day as determined under the applicable section of the Planning Act			
Minor Amendment to Agreement (Subdivision, Condominium, Site Plan, Development)	\$4,462	\$775	\$3,650
Development Agreement Preparation	\$1,785	\$310	\$890
Cash-in-Lieu of Parking (per stall)	NA	\$72,805	\$75,480
Cash-in-Lieu of Parking Review Fee (when not part of a Planning Act application)		New	\$3,120
Heritage Grant Applications - Commercial	\$2,504	\$435	\$2,500
Heritage Grant Applications - Residential	\$1,238	\$215	\$1,240
Renewable Energy Review	\$16,812	\$2,920	\$2,920
Scoping for a Terms of Reference (per Study)		New	\$300
Lifting of a Reserve		New	\$890
Model Home Agreement Preparation		New	\$890

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Engineering Review Deposit (Final fee will be actual review cost less the deposit)		New	\$4,000
Conformity Statement (Zoning, Site Plan)	\$1,295	\$225	\$650
Zoning/Use Statement Only (Permitted use, liquor license clearance, other)	\$605	\$105	\$300
APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)			
Municipal Processing Fee		New	\$500
REFUND OF FEES			
Refund of fees will be to the extent provided for under the Planning Act, R.S.O., 1990			
REACTIVATION			
Any application which has been withdrawn or has been inactive for a period of one year shall be considered abandoned and a full fee shall be required to activate a new application			
NIAGARA REGION FEES			
All planning applications are subject to additional fees that would apply for planning services provided by Niagara Region under the agreement between the Town and the Region for such services. These fees shall be the most current fees indicated the Niagara Region fees by-law as may be indexed annually or amended from time to time.			
CONSULTING SERVICES			
Where any application requires the Town to hire a consultant to review supporting technical studies on behalf of the Town, the applicant shall be responsible for all costs, and those costs shall be payable upon submission of an invoice from the Town			
LEGAL/ADMINISTRATION FEES			
Applicants are responsible for payment of all legal fees associated with the registration of documents for Planning Services.			

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NOTES:

1. Cash in Lieu of Parking Fee for 2026 is based on the 2025 2nd Quarter NRBCPI and subject to change prior to implementation

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