

Planning Application User Fees & Service Charges

USER FEE DESCRIPTION	2025 Approved	2026 Proposed
SITE PLAN		
ZONING & OFFICIAL PLAN		
Official Plan Amendment - standard	\$ 9,835	\$ 13,940
Official Plan Amendment - Major (Review of 4 or more Studies)		\$ 24,150
Official Plan Amendment - For each subsequent submission after 2 Submissions of Plans and Studies for Review		\$ 1,590
Aggregate Resource Extraction		Cost Recovery
Zoning By-law Amendment	\$ 9,260	\$ 14,980
Zoning By-law Amendment - Complex (Review of 4 or more studies required for the application)		\$ 22,740
Zoning By-law Amendment - Request for a Minister's Zoning Order (MZO)/Review Ministry Initiated MZO		\$ 18,860
Zoning By-law Amendment - For each subsequent submission after 2 Submissions of Plans and Studies for Review		\$ 1,590
Minor Zoning By-law Amendment (e.g. Agricultural Purposes Only (APO), Temporary Use Zoning Renewals)	\$ 3,240	\$ 7,960
Other By-laws (e.g. deeming, part lot control, Holding (H) removal)	\$ 2,345	\$ 2,700
Official Plan and Zoning By-law Amendment Combined - Major (4 or more studies for review)		\$ 32,820
Official Plan and Zoning By-law Amendment Combined - Standard		\$ 20,250
Official Plan and Zoning By-law Amendment Combined - For each subsequent submission after 2 Submissions of Plans and Studies for Review		\$ 1,590
SUBDIVISION		
Draft Plan of Subdivision - base charge	\$ 10,400	\$ 18,880
Draft Plan of Subdivision - base charge plus per fee lot beyond the first 10 lots (for an additional maximum charge \$25,000)	\$ 170	\$ 370
Final Plan Approval/Condition Clearance	\$ 1,975	\$ 4,280
Draft Plan of Subdivision - For each subsequent submission after 2 Submissions of Plans and Studies for Review		\$ 1,590
Extension of Draft Plan Approval	\$ 2,050	\$ 2,840
Modification of Draft Plan approval	\$ 5,305	\$ 8,610
Subdivision/Condominium Agreement base charge	\$ 5,585	\$ 8,000
Minor Amendment to Subdivision Agreement		\$ 1,200
CONDOMINIUM		
Draft Plan of Condominium Fee		\$ 15,400
Draft Plan of Condominium Fee - Conversion		\$ 12,660
Modification of Draft Plan of Condominium	\$ 5,305	\$ 8,610
Draft Plan of Condominium - For each subsequent submission after 2 Submissions of Plans and Studies for Review		\$ 1,590
Extension of Draft Plan Approval	\$ 2,050	\$ 2,840
Condominium Agreement Fee	\$ 5,585	\$ 6,010
Minor Amendment to Condominium Agreement	\$ 775	\$ 1,200

USER FEE DESCRIPTION	2025 Approved	2026 Proposed
SITE PLAN		
Site Plan Application or Amendment - Standard	\$ 9,070	\$ 14,680
Site Plan Application of Amendment- Minor (e.g. minor building addition or parking changes, limited supporting studies required)	\$ 2,850	\$ 4,860
Site Plan Application - Clearance (Standard)	\$ 750	\$ 800
Site Plan Application - Clearance (Minor)	\$ 750	\$ 400
Site Plan Resubmissions - For each subsequent submission after 2 Submissions of Plans and Studies for Review		\$ 1,590
Site Plan Discharge Fee (Legal costs will be additional)		\$ 780
Minor Amendment to Site Plan Agreement	\$ 775	\$ 400
COMMITTEE OF ADJUSTMENT APPLICATIONS		
Minor Variance & Legal Non-Conforming Use Application	\$ 2,475	\$ 2,480
Fence and Sign Variance	\$ 1,140	\$ 2,210
Consent	\$ 3,240	\$ 4,150
Combined Minor Variance & Consent Application	\$ 4,950	\$ 4,950
Final Consent Certification - Condition Clearance	\$ 225	\$ 430
Adjournment/Re-circulation Fee - Minor Variance	\$ 1,270	\$ 1,270
Appeal Fees for Fence & Signs (non-refundable)	\$ 310	\$ 600
Change of Conditions		\$ 840
Validation Certificate		\$ 2,490
TELECOMMUNICATIONS FACILITIES		
Rapid Processing Stream	\$ 485	\$ 630
Preferred Processing Stream	\$ 1,210	\$ 1,580
Full Processing Stream	\$ 3,025	\$ 3,960
PRE-CONSULTATION FEE		
Consent and Minor Site Plan applications	\$ 500	\$ 660
All other Applications (No fee for Variances)	\$ 1,000	\$ 1,740
<i>Note: Preconsultation Fees will be credited towards the application fee</i>		
OTHERS		
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		
Development Agreement preparation	\$ 310	\$ 890
Minor Amendment to Development Agreement	\$ 775	\$ 400
Cash-in-lieu of Parking (per stall)	\$ 72,805	\$ 75,480

USER FEE DESCRIPTION	2025 Approved	2026 Proposed
OTHERS (continued)		\$ -
Cash-in-lieu of Parking Review Fee		\$ 3,120
Heritage Grant Applications	\$ 435	\$ 300
Heritage Permit Application - Demolition		\$ 500
Renewable Energy Review	\$ 2,920	\$ 2,920
Scoping for a Terms of Reference		\$ 300
Lifting of a Reserve		\$ 890
Fee for a Model Home Agreement		\$ 890
Engineering Review Fee (Deposit). Final fee will be actual review cost less the deposit		\$ 4,000
Miscellaneous Planning Reviews (Deposit). Final fee will be actual review costs less the deposit		\$ 2,000
Conformity Statement	\$ 225	\$ 650
Zoning/Use Statement Only (Permitted use, liquor license clearance, other)	\$ 105	\$ 300
REFUND OF FEES		
Refund of fees would 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.		
APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT)		
Muncipal Processing Fee		\$ 500
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 approvals		

NOTES:

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