

**PLANNING AND BUILDING SERVICES**  
Planning Services  
**APPLICATION FEES**  
(Effective January 1, 2017)

**Note: As part of the review process for applications, there may be a review required by the Regional Municipality of Niagara, the Niagara Peninsula Conservation Authority, the Niagara Escarpment Commission or provincial ministries such as the Ministry of Transportation and the Ministry of the Environment. External Agencies may require additional review fees and can be confirmed by pre-consulting with Planning Services prior to formal submission of an application.**

<b>PLANNING APPLICATION</b>			
<b>DESCRIPTION</b>	<b>FEE</b>	<b>HST (13%)</b>	<b>TOTAL</b>
<b>ADDRESS CHANGE APPLICATION FEE</b>	\$150.00		\$150.00
<b>COMMITTEE OF ADJUSTMENT</b>			
Minor Variance / Permission (per application)	\$1,408.00		\$1,408.00
Consent			
• For each new lot to be created	\$1,740.00		\$1,740.00
• All others (i.e. lot addition, easement, lease, etc.)	\$1,326.00		\$1,326.00
Final Certification Certificate and Validation of Title Certificate (per application)	\$204.00		\$204.00
New Tree Planting	\$443.00		\$443.00
Replacement of City Tree to be Removed for Consent			
• Up to 60 mm cal.	\$443.00		\$443.00
• Up to 100 mm cal.	\$663.00		\$663.00
• Up to 200 mm cal.	\$996.00		\$996.00
• In excess of 200 mm cal. To be evaluated individually by TES Forestry Section			
Re-circulation of notice	\$492.00		\$492.00
Special Hearing Fee	\$820.00		\$820.00

<b>CONDOMINIUM</b>			
<b>Amendment – Description for Registered Condo</b>	\$500.00		\$500.00
<b>Assumption Agreement Application</b>	\$2,340.00		\$2,340.00
<b>Conversion Agreement</b>	\$4,680.00		\$4,680.00
<b>Draft Plan Approval</b>	\$6,500.00		\$6,500.00
<b>Extension to Draft Approval</b>			
<b>Major</b> – with circulation > 4 months	\$1,928.40		\$1,928.40
<b>Minor</b> – without circulation < 4 months	\$1,290.00		\$1,290.00
<b>DEEMING BY-LAWS</b>	\$1,128.00		\$1,128.00
<b>HERITAGE PERMIT APPLICATION</b>	\$150.00		\$150.00
<b>OFFICIAL PLAN</b>			
<b>Amendment</b> (includes advertising cost	\$9,360.00		\$9,360.00
Pre-consultation (discounted from full fee)	\$1,170.00		\$1,170.00
<b>PUBLIC MEETING RESCHEDULING AFTER PUBLIC NOTICE (Official Plan Amendment, Zoning Amendment, Draft Plan of Subdivision)</b> (Request for adjournment or rescheduling of Public Meeting by Applicant. Fees paid prior to Council’s consideration of report)	\$642.00		\$642.00
<b>Official Plan Amendment and Zoning By-law Amendment Application Combined</b> (includes advertising costs)	\$11,700.00		\$11,700.00
<b>PART LOT CONTROL BY-LAW</b>	\$1,688.40		\$1,688.40
<b>SERVICING AGREEMENT &amp; OTHER DEVELOPMENT TYPE AGREEMENTS</b> (similar to Section 44 C of A Agreements)	\$2,412.00		\$2,412.00
<b>SITE PLAN</b>			
<b>Agreement</b> (includes pre-consultation)	\$6,930.00		\$6,930.00
Pre-consultation (discounted from full fee)	\$1,170.00		\$1,170.00
PLUS for every 1,000 sq.ft. of floor area in excess of the first 30,000 sq. ft. used for commercial, industrial or other non-residential uses	\$48.00		\$48.00

Maximum Charge	\$11,700.00		\$11,700.00
<b>SITE PLAN AMENDMENT APPLICATION</b>			
<b>Major</b> (registered agreement) (includes pre-consultation)	\$5,100.00		\$5,100.00
<b>Minor</b> (no registered agreement)	\$2,340.00		\$2,340.00
<b>Site Plan Agreement Release</b>	\$964.80		\$964.80
<b>Site Plan Agreement Clearance Letters</b>	\$612.00		\$612.00
<b>Site Plan Control (Plans Approved)</b>	\$2,340.00		\$2,340.00
<b>More than 1 Partial Release of Securities</b>	\$468.00		\$468.00
<b>More than 3 Submission of Plans for Review</b>	\$1,560.00		\$1,560.00
<b>STREET NAMING – PRIVATE ROADS</b>	\$964.80		\$964.80
<b>SUBDIVISION</b>			
<b>Agreement Application</b>	\$7,800.00		\$7,800.00
New Tree Planting for a Subdivision	\$642.00		\$642.00
<b>Agreement Amendment Application</b>	\$2,574.00		\$2,574.00
<b>Agreement Release</b>	\$972.00		\$972.00
<b>SUBDIVISION DRAFT PLAN APPROVAL</b> (includes pre-consultation)	\$11,700.00		\$11,700.00
Pre-consultation (discounted from full fee)	\$1,170.00		\$1,170.00
<b>SUBDIVISION EXTENSION TO DRAFT PLAN APPROVAL</b>			
<b>Major</b> - with circulation > 4 months extension	\$1,928.40		\$1,928.40
<b>Minor</b> - without circulation < 4 months	\$1,284.00		\$1,284.00
<b>SUBDIVISION MODIFICATION TO DRAFT APPROVAL</b>			
<b>Major</b> – with circulation	\$1,932.00		\$1,932.00
<b>Minor</b> – without circulation	\$1,284.00		\$1,284.00
<b>TELECOMMUNICATIONS-Application Review Fee</b>	\$1,500.00		\$1,500.00
<b>ZONING</b>			
<b>Amendment</b> (Lifting of Holding (H) Designation)	\$1,608.00		\$1,608.00
<b>Zoning By-law Amendment Application - Major</b> (includes pre-consultation)	\$7,800.00		\$7,800.00
Pre-consultation (discounted from full fee)	\$1,170.00		\$1,170.00

<b>Zoning By-law Amendment Application – Minor</b> (includes pre-consultation)	\$5,624.40		\$5,624.40
<b>Zoning By-law Amendment and Official Plan Amendment Combined</b> (If processed concurrently, includes advertising costs)	\$11,700.00		\$11,700.00