

**APPENDIX P: Schedule P - Planning and Development**

<b>Application</b>	<b>2023 Fee (plus HST as applicable)</b>	<b>2024 Proposed Fee (plus HST as applicable)</b>
<b>Official Plan</b>		
Official Plan Amendment	\$5,092.00	\$5,296.00
Adjournment of an Official Plan Amendment (at applicant's request)	\$810.00	\$842.00
<b>Zoning By-Law</b>		
Zoning By-Law Amendment	\$4,513.00	\$4,694.00
Adjournment of a Zoning By-Law (at owner's request)	\$810.00	\$842.00
Removal of a Holding Symbol	\$1,157.00	\$1,203.00
Temporary Use By-Law	\$4,513.00	\$4,694.00
Preparation of a Temporary Use Agreement	\$2,082.00	\$2,165.00
Extension of a Temporary Use	\$1,736.00	\$1,805.00
<b>Plan of Subdivision</b>		
Draft Plan Approval of Subdivision (For greater certainty, the maximum fee shall be \$7,822.00 plus \$10,400 = \$18,222.000)	\$7,521.00 base fee plus \$50.00 per lot/ block to a maximum of \$10,000.00	\$7,822.00 base fee plus \$52.00 per lot/ block to a maximum of \$10,400.00
Redline Revisions/Change of Conditions to Draft Plan	\$3,314.00	\$3,447.00
Extension to Draft Plan Approval	\$1,736.00	\$1,805.00
Final Plan Approval	\$2,736.00	\$2,845.00
Amendment to Subdivision Agreement	\$2,314.00	\$2,407.00
Part Lot Control	\$1,157.00	\$1,203.00
Deeming By-Law	\$462.00	\$480.00
Discharge of a Subdivision Agreement	\$1,157.00	\$1,203.00
<b>Plan of Condominium</b>		

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Draft Plan Approval of Condo (For greater certainty, the maximum fee shall be \$7,822.00 plus \$10,400 = \$18,222.000)	\$7,521.00 base fee plus \$50.00 per lot/ block to a maximum of \$10,000.00	\$7,822.00 base fee plus \$52.00 per lot/ block to a maximum of \$10,400.00
Redline Revisions/Change of Conditions to Draft Plan	\$3,314.00	\$3,447.00
Extension to Draft Plan Approval	\$1,736.00	\$1,805.00
Final Plan Approval	\$2,736.00	\$2,845.00
Condominium Conversion	\$7,521.00	\$7,822.00
Amendment to Condominium Agreement	\$2,314.00	\$2,407.00
Discharge of a Condominium Agreement	\$1,157.00	\$1,203.00
Condominium Exemption Request	\$1,669.00	\$1,736.00
<b>Site Plan Control</b>		
Site Plan Control Approval (agreement)	\$4,934.00	\$5,131.00
Site Plan Control Approval (no agreement)	\$2,000.00	\$2,080.00
Amendment to Site Plan Agreement	\$2,036.00	\$2,117.00
Discharging of a Site Plan Agreement	\$1,157.00	\$1,203.00

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Application	2023 Fee (plus HST as applicable)	2024 Proposed Fee (plus HST as applicable)
<b>Committee of Adjustment</b>		
Minor Variance/Expansion of Non-Conforming Use	\$1,330.00	\$1,383.00
Minor Variance (Building without a Permit)	\$1,736.00	\$1,805.00
Consent (new lot)	\$1,852.00	\$1,926.00
Easement	\$1,272.00	\$1,323.00
Lot Addition/Boundary Adjustment	\$1,272.00	\$1,323.00
Adjournment of a Consent or Variance (at applicant's request)	\$578.00	\$601.00
Changes to Consent Conditions	\$578.00	\$601.00
Final Certification Fee	\$231.00	\$240.00
Validation of Title	\$1,041.00	\$1,083.00
<b>Miscellaneous</b>		
Quarry/Pit Establishment or Expansion	\$69,426.00	\$72,203.00
Telecommunication Facilities Consultation Process	\$1,736.00	\$1,805.00
Compliance Letter Express (within 3 days)	\$208.00	\$216.00
Development Agreement	\$2,777.00	\$2,888.00
Discharging of a Development Agreement	\$1,041.00	\$1,083.00
Front Ending Agreement	\$1,736.00	\$1,805.00
OMB Subpoena - first day	\$694.00	\$722.00
OMB Subpoena - thereafter	\$462.00	\$480.00
Pre-consultation Meetings (Major - OPA/ ZBLA/ Subdivision/ Condominium)*	\$500.00	\$520.00
Pre-consultation Meetings (Minor - minor variance & consent)*	\$250.00	\$260.00
<b>Combined Applications</b>		
Consent & Minor Variance	\$2,431.00	\$2,528.00
Consent & Development Agreement	\$4,049.00	\$4,211.00
Minor Variance & Development Agreement	\$3,471.00	\$3,610.00

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Application	2023 Fee (plus HST as applicable)	2024 Proposed Fee (plus HST as applicable)
<b>Engineering</b>		
Municipal Consent Permit Fee**	\$350.00	\$364.00
Lot Grading Plan Review	\$100.00	\$104.00
<b>Site Alteration Permit Inspections**</b>		
<p><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:</p> <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>	\$500.00	\$520.00
<p><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>.</p>	\$1,000.00	\$1,040.00
<p><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.</p> <p><u>Note:</u> A renewal/extension occurring 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.</p>	\$500.00	\$520.00

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<p><b>Site Alteration Permit Renewal/Extension (exceeded limits):</b>                      Fee to be applied when a Site Alteration Permit (&lt; 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.</p> <p><u>Note:</u> A renewal/extension occurring 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.</p>	\$750.00	\$780.00
<p><b>Post Site Alteration Permit Issuance Reviews:</b>                      Engineering or zoning review or other changes after Site Alteration Permit has been issued.</p>	\$1,000.00	\$1,040.00
<p><b>Haul route inspections:</b>                      Haul route inspections prior to, during and after issuance of a Site Alteration Permit).</p>	\$100/inspection	\$104/inspection
<p><b>Post-Commencement Permit Surcharge:</b>                      Fees to be applied for any Site Alteration Permit application which has been made post-commencement of activities.</p>	150% of applicable fees	150% of applicable fees
<p><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.</p>	100% of applicable application fee (each occurrence)	100% of applicable application fee (each occurrence)

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\* The application fee is reduced by the amount paid for pre-consultation if the application is submitted within 18 months of the pre-consultation meeting date.

\*\* 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

**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:**

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.