

Schedule V
Services by Planning and Development Division

Application	2019	2020	2021	2022
	Fee	Proposed Fee	Proposed Fee	Proposed Fee
Official Plan				
Official Plan Amendment	\$4,488	\$4,578	\$4,670	\$4,763
Adjournment of an Official Plan Amendment (at applicant's request)	\$714	\$728	\$743	\$758
Zoning By-Law				
Zoning By-Law Amendment	\$3,978	\$4,058	\$4,139	\$4,222
Adjournment of a Zoning By-Law (at owner's request)	\$714	\$728	\$743	\$758
Removal of a Holding Symbol	\$1,020	\$1,040	\$1,061	\$1,082
Temporary Use By-Law	\$3,978	\$4,058	\$4,139	\$4,222
Preparation of a Temporary Use Agreement	\$1,836	\$1,873	\$1,910	\$1,948
Extension of a Temporary Use	\$1,530	\$1,561	\$1,592	\$1,624
Plan of Subdivision				
Draft Plan Approval of Subdivision	\$6,630	\$6,763	\$6,898	\$7,036
Redline Revisions/Change of Conditions to Draft Plan	\$2,040	\$2,081	\$2,123	\$2,165
Extension to Draft Plan Approval	\$1,530	\$1,561	\$1,592	\$1,624
Final Plan Approval	\$1,530	\$1,561	\$1,592	\$1,624
Amendment to Subdivision Agreement	\$2,040	\$2,081	\$2,123	\$2,165
Part Lot Control	\$1,020	\$1,040	\$1,061	\$1,082
Deeming By-Law	\$408	\$416	\$424	\$432
Discharge of a Subdivision Agreement	\$1,020	\$1,040	\$1,061	\$1,082
Validation Order	N/A	N/A	N/A	N/A
Plan of Condominium				
Draft Plan Approval of Condominium	\$6,630	\$6,763	\$6,898	\$7,036
Redline Revisions/Change of Conditions to Draft Plan	\$2,040	\$2,081	\$2,123	\$2,165
Extension to Draft Plan Approval	\$1,530	\$1,561	\$1,592	\$1,624
Final Plan Approval	\$1,530	\$1,561	\$1,592	\$1,624
Condominium Conversion	\$6,630	\$6,763	\$6,898	\$7,036
Amendment to Condominium Agreement	\$2,040	\$2,081	\$2,123	\$2,165
Discharge of a Condominium Agreement	\$1,020	\$1,040	\$1,061	\$1,082
Condominium Exemption Request	N/A	\$1,500	\$1,530	\$1,561
Site Plan Control				
Site Plan Control Approval	\$3,468	\$3,537	\$3,608	\$3,680
Amendment to Site Plan Agreement	\$1,530	\$1,561	\$1,592	\$1,624
Discharging of a Site Plan Agreement	\$1,020	\$1,040	\$1,061	\$1,082
Committee of Adjustment				
Minor Variance/Expansion of Non-Conforming Use	\$1,173	\$1,196	\$1,220	\$1,244
Minor Variance (Building without a Permit)	\$1,530	\$1,561	\$1,592	\$1,624
Consent (new lot)	\$1,632	\$1,665	\$1,698	\$1,732
Easement	\$1,122	\$1,144	\$1,167	\$1,190
Lot Addition/Boundary Adjustment	\$1,122	\$1,144	\$1,167	\$1,190
Adjournment of a Consent or Variance (at applicant's request)	\$510	\$520	\$530	\$541
Changes to Consent Conditions	\$510	\$520	\$530	\$541
Final Certification Fee	\$204	\$208	\$212	\$216
Validation of Title	\$918	\$936	\$955	\$974

Miscellaneous	2019	2020	2021	2022
Quarry/Pit Establishment or Expansion	\$61,200	\$62,424	\$63,672	\$64,945
Telecommunication Facilities Consultation Process	\$1,530	\$1,561	\$1,592	\$1,624
Compliance Letter	\$127.50	\$130	\$133	\$136
Compliance Letter Express (within 3 days)	\$183.60	\$187	\$191	\$195
Development Agreement	\$2,448	\$2,497	\$2,547	\$2,598
Discharging of a Development Agreement	\$918	\$936	\$955	\$974
Front Ending Agreement	\$1,530	\$1,561	\$1,592	\$1,624
OMB Subpoena - first day	\$612	\$624	\$636	\$649
OMB Subpoena - thereafter	\$408	\$416	\$424	\$432
Pre-consultation Report (when requested)	N/A			
Combined Applications				
Official Plan & Zoning By-Law Amendments	\$7,650	\$7,803	\$7,959	\$8,118
Official Plan, Zoning by-Law Amendments & Draft Plan of Subdivision/Condo	\$12,750	\$13,005	\$13,265	\$13,530
Zoning By-Law Amendment & Draft Plan of Subdivision/Condo	\$8,670	\$8,843	\$9,020	\$9,200
Official Plan & Zoning By-Law Amendment & Site Plan Control	\$9,690	\$9,884	\$10,082	\$10,284
Zoning By-Law Amendment & Site Plan Control	\$5,610	\$5,722	\$5,836	\$5,953
Consent & Minor Variance	\$2,142	\$2,185	\$2,229	\$2,274
Consent & Development Agreement	\$3,570	\$3,641	\$3,714	\$3,788
Consent/Lot Addition & Zoning By-Law Amendment	\$4,590	\$4,682	\$4,776	\$4,872
Minor Variance & Development Agreement	\$3,060	\$3,121	\$3,183	\$3,247

Submission Deadlines and Accelerated Applications

Please be advised that the Planning Act requires Notice of Public Hearing be given no later than 20 days before a scheduled public meeting for a Zoning By-law Amendment and Official Plan Amendment, 14 days for a Plan of Subdivision and Consent Application, and 10 days for a Minor Variance application. In order to allow sufficient review time of an application, all applications should be submitted at least 14 days before the last day for giving Notice of Public Hearing under the Planning Act.

While it is an objective of the Planning and Development Division to process applications in an expeditious manner within the time frame established in the Planning Act, an applicant may wish to consider an accelerated application in the event processing is needed immediately and City resources and/or notice requirements are limited. Fees for an accelerated application will be assessed based on overtime incurred by staff to process the application at the rates listed below:

Staff Rates:

Director of Planning and Development	\$220/hour
Planner	\$150/hour
Planning Technician I Clerical	\$100/ hour

Applicants should note that no application shall take priority over other applications being processed solely on the basis of the applicant having paid an accelerated fee.

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:

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.

A 50% reduction in the fees payable will be applicable to all properties that are located within the project area boundaries of the OldeHumberstone Main Street Community Improvement Plan, the Downtown Central Business District Community Improvement Plan and EastWaterfront Community Improvement Plan.

The Regional Municipality of Niagara shall be exempt from this Fee Schedule.