

Planning Application Fees

<b>Application</b>	<b>Fee (\$)</b>
Official Plan	
Official Plan Amendment	\$4,400
Adjournment of an Official Plan Amendment (at applicant's request)	\$700
Zoning By-law	
Zoning By-law Amendment	\$3,900
Adjournment of a Zoning By-law (at applicant's request)	\$700
Removal of a Holding Symbol	\$1,000
Temporary Use By-law	\$3,900
Preparation of a Temporary Use Agreement	\$1,800
Extension of a Temporary Use	\$1,500
Plan of Subdivision/Condominium	
Draft Plan Approval	\$6,500
Redline Revisions/Change of Conditions to Draft Plan	\$2,000
Extension to Draft Plan Approval	\$1,500
Condominium Conversion	\$6,500
Final Plan Approval	\$1,500
Amendment to Subdivision/Condo Agreement	\$2,000
Part Lot Control	\$1000
Deeming By-law	\$400
Discharge of a Subdivision/Condominium Agreement	\$1000
Site Plan Control	
Site Plan Control Approval	\$3,400
Amendment to Site Plan Agreement	\$1,500
Discharging of Site Plan Agreement	\$1,000
Committee of Adjustment	
Minor Variance/Expansion of Non-Conforming Use	\$1,150
Minor Variance (Building without a Permit)	\$1,500
Consent (new lot)	\$1,600
Easement	\$1,100
Lot Addition/Boundary Adjustment	\$1,100
Adjournment of a Consent or Variance (at applicant's request)	\$500
Changes to Consent Conditions	\$500
Final Certification Fee	\$200
Validation of Title	\$900
Miscellaneous	
Quarry/Pit Establishment or Expansion	\$60,000
Telecommunication Facilities Consultation Process	\$1,500
Compliance Letter	\$125
Compliance Letter Express (within 3 days)	\$180
Development Agreement	\$2,400
Discharging of Development Agreement	\$900
Front Ending Agreement	\$1,500
OMB Subpoena	\$600 first day \$400 thereafter
Combined Applications	
Official Plan & Zoning By-law Amendments	\$7,500
Official Plan, Zoning By-law Amendments & Draft Plan of Subdivision/Condo.	\$12,500
Zoning By-law Amendment & Draft Plan of Subdivision/Condo	\$8,500
Official Plan & Zoning By-law Amendment & Site Plan Control	\$9,500
Zoning By-law Amendment & Site Plan Control	\$5,500
Consent & Minor Variance	\$2,100
Consent & Development Agreement	\$3,500
Consent/Lot Addition & Zoning By-law Amendment	\$4,500
Minor Variance & Development Agreement	\$3,000

Submission Deadlines and Accelerated Applications									
<p>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.</p> <p>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:</p> <table data-bbox="203 801 1398 903"> <tr> <td>Staff Rates:</td> <td>Director of Planning and Development</td> <td>\$220/hour</td> </tr> <tr> <td></td> <td>Planner</td> <td>\$150/hour</td> </tr> <tr> <td></td> <td>Planning Technician / Clerical</td> <td>\$ 100/hour</td> </tr> </table> <p><b><i>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.</i></b></p>	Staff Rates:	Director of Planning and Development	\$220/hour		Planner	\$150/hour		Planning Technician / Clerical	\$ 100/hour
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	Planner	\$150/hour							
	Planning Technician / Clerical	\$ 100/hour							
Refund of Fees									
<p>If an application is withdrawn before circulation to commenting agencies, ninety percent of the fee will be refunded. If withdrawn after circulation, but before notice of the public meeting is given, fifty percent 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 of the fee will be refunded.</p>									
Reactivation									
<p>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.</p>									
Notes									
<p>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 separates cheques payable to each agency at the time of application submission to the City.</p>									
<p>A 50% reduction in the fees payable will be applicable to all properties that are located within the project area boundaries of the Olde Humberstone Main Street Community Improvement Plan, the Downtown Central Business District Community Improvement Plan and East Waterfront Community Improvement Plan</p>									
<p>The Regional Municipality of Niagara shall be exempt from this Fee Schedule.</p>									