

Description	2021 Fee/Charge	Deposit Required	Deposit Amount
OFFICIAL PLAN AMENDMENT APPLICATION	\$ 16,000.00		
ZONING BY-LAW AMENDMENT APPLICATION	\$ 9,300.00		
ZONING BY-LAW AMENDMENT APPLICATION -CONDITION OF CONSENT	\$ 3,800.00		
ZONING BY-LAW AMENDMENT APPLICATION- REMOVAL OF (H) HOLDING SYMBOL	\$ 950.00		
ZONING BY-LAW AMENDMENT APPLICATION-TEMPORARY USE BY-LAW	\$ 5,200.00		
ZONING BY-LAW AMENDMENT APPLICATION-EXTENSION TO TEMPORARY USE BY-LAW	\$ 3,500.00		
TEMPORARY USE AGREEMENT	\$ 2,500.00		
CASH IN LIEU OF PARKING AGREEMENT	\$ 3,000.00		
CASH IN LIEU OF PARKING FEE PER PARKING SPACE	\$ 12,000.00	Yes	per Agreement
SITE PLAN APPROVAL APPLICATION-NEW BUILDINGS (INITIAL OR AMENDMENT WHERE A NEW AGREEMENT IS REQUIRED)	\$ 8,700.00		
SITE PLAN APPROVAL APPLICATION-ADDITIONS TO EXISTING BUILDINGS (INITIAL OR AMENDMENT WHERE A NEW AGREEMENT IS REQUIRED)	\$ 5,600.00		
SITE PLAN APPROVAL AMENDMENT APPLICATION (WHERE NO NEW AGREEMENT IS REQUIRED)	\$ 4,000.00		
SITE PLAN APPROVAL APPLICATION-GREENHOUSES (INITIAL OR AMENDMENT WHERE A NEW AGREEMENT IS REQUIRED)	\$ 4,000.00		
SITE PLAN APPROVAL AMENDMENT APPLICATION-GREENHOUSES (WHERE NO NEW AGREEMENT IS REQUIRED)	\$ 3,100.00		
SITE PLAN APPROVAL APPLICATION FOR A FARM HELPHOUSE	\$ 1,200.00		
DISCHARGE OF A REGISTERED SITE PLAN AGREEMENT	\$ 1,000.00		
DRAFT PLAN OF CONDOMINIUM APPLICATION	\$ 5,000.00		
DRAFT PLAN OF CONDOMINIUM APPLICATION-VACANT LAND OR COMMON ELEMENTS	\$ 9,000.00		
DRAFT PLAN OF SUBDIVISION APPLICATION	\$ 18,500.00		

Effective January 1, 2021

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REVISIONS TO A DRAFT APPROVED PLAN OF SUBDIVISION	\$	9,200.00	
EXTENSION TO DRAFT PLAN APPROVAL OF A DRAFT PLAN OF SUBDIVISION	\$	1,500.00	
EXTENSION TO DRAFT PLAN APPROVAL OF A DRAFT PLAN OF CONDOMINIUM	\$	1,500.00	
SUBDIVISION AGREEMENT APPLICATION-SINGLE PHASE	\$	23,700.00	
SUBDIVISION AGREEMENT APPLICATION-MULTIPLE PHASES	\$	28,800.00	
DEVELOPMENT AGREEMENT APPLICATION	\$	6,500.00	
PRE-SERVICING AGREEMENT APPLICATION	\$	9,000.00	
AMENDMENT TO A REGISTERED SUBDIVISION AGREEMENT	\$	7,000.00	
AMENDMENT TO A REGISTERED DEVELOPMENT AGREEMENT	\$	2,000.00	
AGREEMENT	\$	2,500.00	
FINAL APPROVAL OF A DRAFT PLAN OF SUBDIVISION	\$	2,300.00	
FINAL APPROVAL OF A DRAFT PLAN OF CONDOMINIUM-VACANT LAND OR COMMON ELEMENTS	\$	2,300.00	
FINAL APPROVAL OF A DRAFT PLAN OF CONDOMINIUM	\$	1,400.00	
DEEMING BY-LAW	\$	700.00	
REMOVAL OF PART-LOT CONTROL APPLICATION	\$	1,600.00	
MINOR VARIANCE APPLICATION	Per Property/New Lot to be Created	\$	1,650.00
MINOR VARIANCE APPLICATION-RESIDENTIAL & AGRICULTURAL ZONES	Per Property/New Lot or Unit to be Created	\$	900.00
CONSENT APPLICATION		\$	2,400.00
FINAL CERTIFICATION FEE FOR A CONSENT APPLICATION		\$	320.00

Effective January 1, 2021

Description		2021 Fee/Charge	Deposit Required	Deposit Amount
MODEL HOME AGREEMENT	Where permitted by the Subdivision or Site Plan Agreement	\$ 425.00		
WRITTEN PROPERTY INFORMATION	Per Letter/Per Property	\$ 200.00		
APPLICATION ADJOURNMENT/RECIRCULATION FEE	When the application is adjourned at the request of the applicant or if the applicant has revised the application	\$ 225.00		
PRECONSULTATION FEE	Per Meeting. First preconsultation fee is applied towards planning application fee if the application is submitted within one year of the first preconsultation meeting	\$ 200.00		
SPECIAL EVENTS PERMIT APPLICATION		\$ 75.00		
SPECIAL EVENT PERMIT ANNUAL RENWAL		\$ 75.00		
ROAD CLOSING APPLICATION - MINOR	Plus legal review, appraisal and surveying fees	\$ 1,600.00		
ROAD CLOSING APPLICATION - ALL OTHERS	Plus legal review, appraisal and surveying fees	\$ 3,300.00		
ADMINISTRATION FEES FOR ANY DEVELOPMENT AGREEMENT APPLICATION, SITE PLAN APPROVAL APPLICATION, SUBDIVISION AGREEMENT APPLICATION, PRE-SERVICING AGREEMENT OR ANY AMENDMENTS OR ASSUMPTION AGREEMENTS THERETO				
5% OF THE TOTAL COST OF THE WORKS AND SERVICES UP TO \$100,000; PLUS			5%	
4% OF THE TOTAL COST OF THE WORKS AND SERVICES IN EXCESS OF \$100,000 AND UP TO \$500,000; PLUS			4%	
3% OF THE TOTAL COST OF THE WORKS AND SERVICES IN EXCESS OF \$500,000 AND UP TO \$2,000,000; PLUS			3%	
2% OF THE TOTAL COST OF THE WORKS AND SERVICES IN EXCESS OF \$2,000,000 AND UP TO \$4,000,000; PLUS			2%	
1% OF THE TOTAL COST OF THE WORKS AND SERVICES IN EXCESS OF \$4,000,000			1%	
100% OF ALL LEGAL COSTS				See Note
<b><u>SITE ALTERATION PERMIT CLASS 1 (FILL/ALTERATION)</u></b>				
PROPERTY 0.4 HECTARES OR LESS, PLUS FILL AREA*	Per Year	\$ 425.00		
PROPERTY GREATER THAN 0.4 HECTARES, PLUS FILL AREA*	Per Year	\$ 710.00		
*FILL AREA FOR ANY PROPERTY SIZE	Per Hectare	\$ 20.00		
RENEWAL FEE				50% of the initial permit fee
REVISION FEE		\$ 106.00		

Effective January 1, 2021

Description		2021 Fee/Charge	Deposit Required	Deposit Amount
SITE INSPECTION FEE	Per Inspection	\$ 142.00		
WHERE ANY CLASS 1 WORKS HAVE COMMENCED PRIOR TO THE ISSUANCE OF A PERMIT, ALL FEES WILL BE DOUBLED				
<b><u>SITE ALTERATION PERMIT CLASS 2 (TREES)</u></b>				
APPLICATION FEE PRE-WORK	Per Year	\$ 375.00		
APPLICATION FEE POST-WORK	Per Year	\$ 935.00		
RENEWAL FEE		50% of the initial permit fee		
REVISION FEE		\$ 106.00		
SITE INSPECTION FEE	Per Inspection	\$ 225.00		
<b><u>TREE REMOVAL FEES</u></b>				
CASH IN LIEU OF TREE PLANTING FEE	Per Tree	\$ 450.00		
PERFORMANCE BOND TO GUARANTEE SURVIVAL OF TREE FOR 1 YEAR FROM THE DATE OF PLANTING	Per Tree	\$ 450.00	Yes	\$ 450.00

**APPLICATIONS TO ADJUST THE ENVIRONMENTAL CONSERVATION ZONING BOUNDARY**

NO ZONING BY-LAW AMENDMENT APPLICATION FEE IS REQUIRED TO ADJUST THE BOUNDARY OF THE ENVIRONMENTAL CONSERVATION ZONING ON A PARCEL OF LAND WHERE THE ADJUSTMENTS ARE SUPPORTED BY THE NIAGARA PENINSULA CONSERVATION AUTHORITY AND/OR THE MINISTRY OF NATURAL RESOURCES

**TIMING OF PAYMENT OF APPLICATIONS FEES AND ADMINISTRATION**

APPLICATION FEES ARE SUBJECT TO CHANGE FROM TIME TO TIME. ALL APPLICATION FEES ARE PAYABLE UPON SUBMISSION, EXCEPT THOSE FOR SITE PLAN ADMINISTRATION FEES, SUBDIVISION AGREEMENT ADMINISTRATION FEES, PRE-SERVICING AGREEMENT ADMINISTRATION FEES AND DEVELOPMENT AGREEMENT ADMINISTRATION FEES.

THE DRAFT PLAN OF SUBDIVISION APPLICATION FEE IS ASSOCIATED WITH THE INITIAL REVIEW OF THE SUBDIVISION PROPOSAL ONLY AND SHALL NOT BE DEEMED TO BE PAYMENT TOWARDS THE ADMINISTRATION AND OVERHEAD, ENGINEERING, LEGAL AND OTHER COSTS INCURRED BY THE MUNICIPALITY IN PREPARING AND ADMINISTERING SUBDIVISION AGREEMENTS. THE SUBDIVISION AGREEMENT, PRE-SERVICING AGREEMENT AND DEVELOPMENT AGREEMENT ADMINISTRATION FEES ARE PAYABLE PRIOR TO THE REGISTRATION OF THE AGREEMENT.

THE SITE PLAN ADMINISTRATION FEES ARE PAYABLE PRIOR TO APPROVAL OF THE SITE PLAN, WHEN THE SIGNED AGREEMENT HAS BEEN SUBMITTED BY THE APPLICANT TO THE TOWN.

**REFUND OF FEES**

Description	2021 Fee/Charge	Deposit Required	Deposit Amount
IF AN APPLICATION IS WITHDRAWN PRIOR TO CIRCULATION TO COMMENTING AGENCIES, 70% OF THE FEE MAY BE REFUNDED.			
IF AN APPLICATION IS WITHDRAWN AFTER CIRCULATION TO COMMENTING AGENCIES BUT PRIOR TO PUBLIC NOTICE BEING MAILED OR ADVERTISED, 40% OF THE FEE MAY BE REFUNDED.			
IF AN APPLICATION IS WITHDRAWN AFTER NOTICE OF THE PUBLIC MEETING BEING MAILED OR ADVERTISED, BUT PRIOR TO THE STAFF REPORT BEING PREPARED, 20% OF THE FEE MAY BE REFUNDED.			
IN ADDITION, ANY PAYMENTS OUTSTANDING TO THE TOWN SHALL BE DEDUCTED FROM THE APPLICATION FEE BY THE DIRECTOR OF FINANCE, PRIOR TO THE REFUND BEING ISSUED BY THE TOWN.			
<b><u>REACTIVATION</u></b>			
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.			
<b><u>APPEAL TO LPAT</u></b>			
WHERE A DECISION ON A DEVELOPMENT APPLICATION IN RESPECT OF A PLANNING MATTER IS REFERRED OR APPEALED TO THE LOCAL PLANNING APPEAL TRIBUNAL AND THE TOWN AND THE APPLICANT JOINTLY SUPPORT THE DECISION, THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COSTS TO THE MUNICIPALITY ASSOCIATED THEREWITH. SUCH COSTS SHALL INCLUDE ALL LEGAL, EXPERT TESTIMONY, AND ADMINISTRATIVE AND OVERHEAD COSTS.			
FROM THE LOCAL PLANNING APPEAL TRIBUNAL, WITH AN INITIAL DEPOSIT OF \$5,000.00, SUCH AMOUNT TO BE INCREASED BY AN AMOUNT DETERMINED BY THE TOWN IN THE EVENT THE TOWN DETERMINES THAT THE NATURE OF THE APPLICATION INDICATES THAT \$5,000.00 MAY BE INADEQUATE.		Yes	\$ 5,000.00
WHERE A COMMITTEE OF ADJUSTMENT DECISION HAS BEEN APPEALED AND COUNCIL DOES NOT ADOPT THE POSITION RECOMMENDED BY TOWN STAFF, THEN THE FOLLOWING PROVISION SHALL APPLY IN THE EVENT THE APPLICANT OBTAINS A SUMMONS COMPELLING TOWN STAFF TO ATTEND THE HEARING OF THE LOCAL PLANNING APPEAL TRIBUNAL. STAFF SHALL UNDERTAKE SUCH PREPARATIONS AS REQUIRED FOR THE HEARING AND THE COSTS OF SUCH PREPARATIONS AND ATTENDANCE AT THE HEARING, INCLUDING ANY LEGAL COSTS NOT OTHERWISE ASSOCIATED WITH THE HEARING, SHALL BE PAID BY THE APPLICANT WHO HAS OBTAINED THE SUMMONS. IN THIS INSTANCE THE FEE IS \$5,000.00 AND SHALL BE PAID TO THE TOWN NOT LATER THAN THE DAY BEFORE THE SCHEDULED HEARING OF THE LOCAL PLANNING APPEAL TRIBUNAL.		Yes	\$ 5,000.00
ANY COSTS TO THE TOWN IN EXCESS OF THE DEPOSIT SHALL BE PAID TO THE TOWN BY THE APPLICANT UPON SUBMISSION OF AN INVOICE THEREFORE.			
<b><u>CONSULTING SERVICES</u></b>			
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.		See Note	

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<b><u>DOCUMENT FEES</u></b>			
COPY OF OFFICIAL PLAN	\$	75.00	
CERTIFIED COPY OF OFFICIAL PLAN	\$	100.00	
COPY OF ZONING BY-LAW	\$	60.00	
CERTIFIED COPY OF ZONING BY-LAW	\$	75.00	
MAPS	\$	5.00	

Note: Fees and charges are due at receipt of service or booking.