

# Planning Fees

Effective January 1, 2024

Township of Wainfleet  
 Planning Department  
 31940 Highway #3  
 Wainfleet, ON L0S 1V0  
 Tel: 905-899-3463 Fax: 905-899-2340



The fees listed below are the application fees charged by the Township of Wainfleet. Certain agencies may require application review fees which will be outlined in the Record of Pre-Consultation.

Township application fees can be paid by cash, debit or cheque (made payable to the Township of Wainfleet) at the Township office and a receipt will be issued upon submission. If agency review fees are required, please submit a cheque (made payable to the agency) with your application and the Township will circulate to the agency.

<b>OFFICIAL PLAN AMENDMENTS</b>	
Amendment to the Official Plan	\$4,841
Adjournment (applicable as determined by Council)	\$361
Aggregate Resources – Quarry/Pit Establishment or Expansion	\$63,654

<b>ZONING BYLAW AMENDMENTS</b>	
Zoning Bylaw Amendment	\$4,326
Removal of Holding Symbol	\$721
Temporary Use Bylaw (includes preparation of agreement)	\$4,326
Extension of a Temporary Use Agreement	\$1,236
Adjournment (applicable as determined by Council)	\$361
APO Only Zoning (Condition of Consent)	\$2,900

<b>COMMITTEE OF ADJUSTMENT</b>	
Minor Variance	\$1,303
Severance (New Lot Creation)	\$1,833
Severance (Right-of-Way/Easement, Boundary Adjustment)	\$1,303
Validation of Title/Validation Order Bylaw	\$953
Adjournment (applicable if requested by applicant)	\$309
Final Certification	\$237
Changes to Conditions	\$592

<b>DEVELOPMENT AGREEMENTS</b>	
Agreement Preparation	\$2,575
Agreement Amendment	\$1,236
Release or Partial Release of Agreement	\$592
Agreement as a Condition of Consent	\$1,236

<b>SITE PLAN CONTROL</b>	
Site Plan Control Approval	
Level 1	\$4,120
Level 2	\$2,266
Level 3	\$1,133
Site Plan Amendment	
Level 1	\$1,236
Level 2 & 3	\$567
Discharge of Site Plan Agreement	\$412

<b>PLAN OF SUBDIVISION/CONDOMINIUM</b>	
Draft Plan of Subdivision/Condominium	\$7,250
Modification to Draft Approval	\$1,854
Extension to Draft Approval	\$1,030
Subdivision or Condominium Agreement	\$3,811
Discharge of Subdivision or Condominium Agreement	\$592
Agreement Amendment	\$1,236
Condominium Conversion	\$7,210
Final Approval	\$1,854
Remove Part Lot Control	\$1,236

<b>COMBINED APPLICATIONS</b>	
Official Plan and Zoning Bylaw Amendments	\$8,755
Consent and Minor Variance	\$2,884

<b>PRE-CONSULTATION FEES</b>	
Committee of Adjustment: Minor Variance/Consent Applications, Level 3 Site Plan Control	\$258
Minor Zoning Bylaw Amendment, Level 2 Site Plan Control	\$515
Major Zoning Bylaw Amendments, Level 1 Site Plan Control, Official Plan Amendments, Subdivision/Condominium	\$773
Second and Subsequent Submissions (1 Year + Inactive or Significant Changes to Original Submission Requiring Resubmission)	\$515

<b>MISCELLANEOUS FEES</b>	
Permitted Use Letter (Liquor License Clearance, other)	\$82
Compliance Letter (Zoning, Subdivision, Site Plan)	\$206
Copy of Official Plan	
Electronic Copy on a USB	\$26
Paper Copy	\$72
Copy of Zoning Bylaw	
Electronic Copy on a USB	\$26
Paper Copy	\$52
Appeal to Ontario Land Tribunal Subpoena (deposit required)	
First Day	\$927
Second Day and each day thereafter	\$464
Deeming Bylaw	\$577
Consulting Costs to Review Supporting Technical Studies	Actual Costs, Payable Upon Receipt of an Invoice from the Township

**Notes:**

1. Refunds:
  - a) If an application is withdrawn before circulation to commenting agencies, 90% of the fee less any consultant cost will be refunded.
  - b) If an application is withdrawn after circulation, but before notice of public meeting is given, 50% of the fee less any consultant costs will be refunded.
  - c) If an application is withdrawn before any reports are prepared, 25% of the fee less any consultant costs will be refunded.
2. 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.