

Planning Fees

Effective January 1, 2025

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.

OFFICIAL PLAN AMENDMENTS

Amendment to the Official Plan	\$4,986
Adjournment (applicable as determined by Council)	\$372
Aggregate Resources – Quarry/Pit Establishment or Expansion	\$65,564

ZONING BYLAW AMENDMENTS

Zoning Bylaw Amendment	\$4,456
Removal of Holding Symbol	\$743
Temporary Use Bylaw (includes preparation of agreement)	\$4,456
Extension of a Temporary Use Agreement	\$1,273
Adjournment (applicable as determined by Council)	\$372
APO Only Zoning (Condition of Consent)	\$2,987

COMMITTEE OF ADJUSTMENT

Minor Variance	\$1,342
Severance (New Lot Creation)	\$1,888
Severance (Right-of-Way/Easement, Boundary Adjustment)	\$1,342
Validation of Title/Validation Order Bylaw	\$982
Adjournment (applicable if requested by applicant)	\$318
Final Certification	\$244
Certificate of Cancellation	\$244
Changes to Conditions	\$610

DEVELOPMENT AGREEMENTS

Agreement Preparation	\$2,652
Agreement Amendment	\$1,273
Release or Partial Release of Agreement	\$610
Agreement as a Condition of Consent	\$1,273

SITE PLAN CONTROL

Site Plan Control Approval	
Level 1	\$4,244
Level 2	\$2,334
Level 3	\$1,167
Site Plan Amendment	
Level 1	\$1,273
Level 2 & 3	\$584
Discharge of Site Plan Agreement	\$424

PLAN OF SUBDIVISION/CONDOMINIUM

Draft Plan of Subdivision/Condominium	\$7,250
Modification to Draft Approval	\$1,910
Extension to Draft Approval	\$1,061
Subdivision or Condominium Agreement	\$3,925
Discharge of Subdivision or Condominium Agreement	\$610
Agreement Amendment	\$1,273

PLAN OF SUBDIVISION/CONDOMINIUM (continued)	
Condominium Conversion	\$7,426
Final Approval	\$2,210
Remove Part Lot Control	\$1,273

COMBINED APPLICATIONS	
Official Plan and Zoning Bylaw Amendments	\$9,018
Consent and Minor Variance	\$2,971

PRE-CONSULTATION FEES	
Committee of Adjustment: Minor Variance/Consent Applications, Level 3 Site Plan Control	\$266
Minor Zoning Bylaw Amendment, Level 2 Site Plan Control	\$530
Major Zoning Bylaw Amendments, Level 1 Site Plan Control, Official Plan Amendments, Subdivision/Condominium	\$796
Second and Subsequent Submissions (1 Year + Inactive or Significant Changes to Original Submission Requiring Resubmission)	\$530

MISCELLANEOUS FEES	
Permitted Use Letter (Liquor License Clearance, other)	\$84
Compliance Letter (Zoning, Subdivision, Site Plan)	\$212
Copy of Official Plan	
Electronic Copy on a USB	\$27
Paper Copy	\$74
Copy of Zoning Bylaw	
Electronic Copy on a USB	\$27
Paper Copy	\$54
Appeal to Ontario Land Tribunal Subpoena (deposit required)	
First Day	\$955
Second Day and each day thereafter	\$478
Deeming Bylaw	\$594
Encroachment Consent Letter	\$150
Encroachment Agreement	\$500
Request to Lift 1 Foot (0.3 Metre) Reserve	\$250
Telecommunications Tower Consultation	\$1,200
Telecommunications Tower Extension of Municipal Concurrence	\$200
Special Events/Filming Permit	\$500
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.