

Planning Fees

Effective January 1, 2026

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	\$5,106
Adjournment (applicable as determined by Council)	\$381
Aggregate Resources – Quarry/Pit Establishment or Expansion	\$67,138

ZONING BYLAW AMENDMENTS

Zoning Bylaw Amendment	\$4,563
Removal of Holding Symbol	\$761
Temporary Use Bylaw (includes preparation of agreement)	\$4,563
Extension of a Temporary Use Agreement	\$1,304
Adjournment (applicable as determined by Council)	\$381
APO Only Zoning (Condition of Consent)	\$3,059

COMMITTEE OF ADJUSTMENT

Minor Variance	\$1,374
Severance (New Lot Creation)	\$1,933
Severance (Right-of-Way/Easement, Boundary Adjustment)	\$1,374
Validation of Title/Validation Order Bylaw	\$1,006
Adjournment (applicable if requested by applicant)	\$326
Final Certification	\$250
Certificate of Cancellation	\$250
Changes to Conditions	\$625

DEVELOPMENT AGREEMENTS

Agreement Preparation	\$2,716
Agreement Amendment	\$1,304
Release or Partial Release of Agreement	\$625
Agreement as a Condition of Consent	\$1,304

SITE PLAN CONTROL

Site Plan Control Approval	
Level 1	\$4,346
Level 2	\$2,390
Level 3	\$1,195
Site Plan Amendment	
Level 1	\$1,304
Level 2 & 3	\$598
Discharge of Site Plan Agreement	\$434

PLAN OF SUBDIVISION/CONDOMINIUM

Draft Plan of Subdivision/Condominium	\$7,604
Modification to Draft Approval	\$1,956
Extension to Draft Approval	\$1,086
Subdivision or Condominium Agreement	\$4,019
Discharge of Subdivision or Condominium Agreement	\$625
Agreement Amendment	\$1,304

PLAN OF SUBDIVISION/CONDOMINIUM (continued)	
Condominium Conversion	\$7,604
Final Approval	\$2,263
Remove Part Lot Control	\$1,304

COMBINED APPLICATIONS	
Official Plan and Zoning Bylaw Amendments	\$9,234
Consent and Minor Variance	\$3,042

PRE-CONSULTATION FEES	
Committee of Adjustment: Minor Variance/Consent Applications, Level 3 Site Plan Control	\$272
Minor Zoning Bylaw Amendment, Level 2 Site Plan Control	\$543
Major Zoning Bylaw Amendments, Level 1 Site Plan Control, Official Plan Amendments, Subdivision/Condominium	\$815
Second and Subsequent Submissions (1 Year + Inactive or Significant Changes to Original Submission Requiring Resubmission)	\$543

MISCELLANEOUS FEES	
Permitted Use Letter (Liquor License Clearance, other)	\$86
Compliance Letter (Zoning, Subdivision, Site Plan)	\$217
Copy of Official Plan	
Electronic Copy on a USB	\$28
Paper Copy	\$76
Copy of Zoning Bylaw	
Electronic Copy on a USB	\$28
Paper Copy	\$55
Appeal to Ontario Land Tribunal Subpoena (deposit required)	
First Day	\$978
Second Day and each day thereafter	\$489
Deeming Bylaw	\$608
Encroachment Consent Letter	\$154
Encroachment Agreement	\$512
Request to Lift 1 Foot (0.3 Metres) Reserve	\$256
Telecommunications Tower Consultation	\$1,229
Telecommunications Tower Extension of Municipal Concurrence	\$205
Special Events/Filming Permit	\$512
Consulting Costs to Review Supporting Technical Studies	Actual Costs, Payable Upon Receipt of an Invoice from the Township

Notes:

1. Additional fees may be charged by the Region of Niagara and the Niagara Peninsula Conservation Authority. Applicants should always confirm fees with the appropriate agency.
2. Be advised that the *Planning Act* requires Notice of Public Hearing be given no later than twenty (20) days before a scheduled public meeting for Official Plan and Zoning Bylaw Amendments, fourteen (14) days for Consent Applications and ten (10) days for Minor Variance applications. In order to allow sufficient review time for an application, all applications should be submitted at least fourteen (14) days before the last day for giving Notice of Public Hearing under the *Planning Act*.
3. 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.
4. 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.