

THE CORPORATION OF THE
CITY OF ST. CATHARINES

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PLANNING AND BUILDING SERVICES

Planning Services

APPLICATION FEES

(Effective January 1, 2020)

Note: As part of the review process for applications, there may be a review required by the Regional Municipality of Niagara, the Niagara Peninsula Conservation Authority, the Niagara Escarpment Commission or provincial ministries such as the Ministry of Transportation and the Ministry of the Environment. External Agencies may require additional review fees and can be confirmed by pre-consulting with Planning Services prior to formal submission of an application.

NOTE: Fees are not subject to HST (13%)

PLANNING APPLICATION	FEE
ADDRESS CHANGE APPLICATION FEE	\$157.95
COMMITTEE OF ADJUSTMENT	
Minor Variance / Permission (per application)	\$1,500.00
Consent	
• For each new lot to be created	\$2,000.00
• All others (i.e. lot addition, easement, lease, etc.)	\$1,396.15
Final Certification Certificate and Validation of Title Certificate (per application)	\$214.80
Development Agreement for New Lots	\$500.00
New Tree Planting	Refer to City Tree Removal and Replacement in Parks and Playing Fields
Replacement of City Tree to be Removed for Consent	
• Up to 60 mm cal.	Refer to City Tree Removal and Replacement in Parks and Playing Fields
• Up to 100 mm cal.	
• Up to 200 mm cal.	
• In excess of 200 mm cal. To be evaluated individually by TES Forestry Section	
Preconsultation – All Severances	\$1,208.95

Re-circulation of notice	\$518.00
Section 45 Agreements	\$2,589.10
Special Hearing Fee	\$863.40
CONDOMINIUM	
Amendment – Description for Registered Condo	\$526.45
Application for Approval Final Condominium Plans	\$2,463.80
Draft Plan Approval	\$6,843.85
Exemption from Condominium Draft Plan Approval	\$2,000.00
Extension to Draft Approval	
Major – with circulation > 4 months	\$2,030.00
Minor – without circulation < 4 months	\$1,358.25
DEEMING BY-LAWS	\$1,187.70
HERITAGE PERMIT APPLICATION	\$254.75
OFFICIAL PLAN	
Amendment (includes advertising cost)	\$9,855.15
Pre-consultation (discounted from full fee)	\$1,231.90
PUBLIC MEETING RESCHEDULING AFTER PUBLIC NOTICE (Official Plan Amendment, Zoning Amendment, Draft Plan of Subdivision)	\$675.95
(Request for adjournment or rescheduling of Public Meeting by Applicant. Fees paid prior to Council's consideration of report)	
Official Plan Amendment and Zoning By-law Amendment Application Combined (includes advertising costs)	\$12,318.90
OUTDOOR PATIO DEVELOPMENT AGREEMENT PREPARATION	\$500.00
PART LOT CONTROL BY-LAW	\$1,777.75
SERVICING AGREEMENT & OTHER DEVELOPMENT TYPE AGREEMENTS	\$2,539.60
(similar to Section 44 C of A Agreements)	

SITE PLAN	
Agreement (includes pre-consultation)	\$7,296.55
Pre-consultation (discounted from full fee)	\$1,231.90
PLUS for every 1,000 sq.ft. of floor area in excess of the first 30,000 sq. ft. used for commercial, industrial or other non-residential uses	\$50.55
Maximum Charge	\$12,318.90
SITE PLAN AMENDMENT APPLICATION	
Major (registered agreement) (includes pre-consultation)	\$5,369.75
Minor (registered agreement) (no registered agreement)	\$3,099.80
	\$2,463.80
Site Plan Agreement Release	\$1,015.85
Site Plan Agreement Clearance Letters	\$644.40
Site Plan Control (Plans Approved)	\$2,463.80
More than 1 Partial Release of Securities	\$492.80
More than 3 Submission of Plans for Review	\$1,642.55
Extension of Site Plan Agreement for up to 2 years	\$1,693.05
STREET NAMING – PRIVATE ROADS	\$1,015.85
SUBDIVISION	
Agreement Application	\$8,212.60
New Tree Planting for a Subdivision	\$675.95
Agreement Amendment Application	\$2,710.15
Agreement Release	\$1,023.40
SUBDIVISION DRAFT PLAN APPROVAL (includes pre-consultation)	\$12,318.90
Pre-consultation (discounted from full fee)	\$1,231.90
SUBDIVISION EXTENSION TO DRAFT PLAN APPROVAL	
Major - with circulation > 4 months extension	\$2,030.40
Minor - without circulation < 4 months	\$1,351.90
SUBDIVISION MODIFICATION TO DRAFT APPROVAL	

Major – with circulation	\$2,034.20
Minor – without circulation	\$1,351.90
TELECOMMUNICATIONS - Application Review Fee	\$2,000.00
ZONING	
Amendment (Lifting of Holding (H) Designation)	\$1,693.05
Zoning By-law Amendment Application - Major (includes pre-consultation)	\$8,212.60
Pre-consultation (discounted from full fee)	\$1,231.90
Zoning By-law Amendment Application – Minor (includes pre-consultation)	\$5,921.90
Zoning By-law Amendment and Official Plan Amendment Combined (If processed concurrently, includes advertising costs)	\$12,318.90