

Description	2025 Fee (excl. tax)	HST	2025 Total (incl. tax)
Planning Application			
Subdivision/Condominium Application			
Draft Plan Application, Plan of Condominium and Condominium Conversion (plus \$50 per lot after the 1 st 50 lots and/or blocks)	\$10,163.00		\$10,163.00
Pre-consultation fee	\$1,564.00		\$1,564.00
Re-circulation Fee	\$783.00		\$783.00
Modification to Draft Approval			
- no circulation	\$2,234.00		\$2,234.00
- with circulation	\$5,067.00		\$5,067.00
Draft Plan Extension	\$1,276.00		\$1,276.00
Final Subdivision Agreement Processing (plus legal costs)	\$5,474.00		\$5,474.00
Amendment to Subdivision Agreement (plus legal costs)	\$2,958.00		\$2,958.00
Engineering Plan Review fee up to 4th submission (subdivision) (discounted from full engineering fees)			
3 - 10 lots	\$1,966.00		\$1,966.00
11 - 20 lots	\$3,932.00		\$3,932.00
21 - 40 lots	\$7,998.00		\$7,998.00
Over 40 lots	\$15,728.00		\$15,728.00
Engineering Plan Review fee per submission beyond 4th submission (subdivision) (not discounted from full engineering fees)			
3 - 10 lots	\$493.00		\$493.00
11 - 20 lots	\$983.00		\$983.00
21 - 40 lots	\$2,000.00		\$2,000.00
Over 40 lots	\$3,933.00		\$3,933.00
Site Plan Application			
Site Plan Application - minor	\$4,689.00		\$4,689.00
Site Plan Application - major	\$9,011.00		\$9,011.00
Pre-consultation fee	\$686.00		\$686.00
Site Plan Revision & Site Plan without Site Plan Agreement	\$919.00		\$919.00
Site Plan Converted Shipping/Cargo Containers	\$919.00		\$919.00
Amendment to Site Plan Agreement (plus legal costs)	\$1,564.00		\$1,564.00
Engineering Plan Review fee up to 4th submission (site plan) (discounted from full engineering fees)			
Under 1,000 sq. metres	\$1,574.00		\$1,574.00
1,000 - 1,999 sq. metres	\$2,362.00		\$2,362.00
2,000 - 2,999 sq. metres	\$3,539.00		\$3,539.00
3,000 - 3,999 sq. metres	\$4,851.00		\$4,851.00
Over 4,000 sq. metres	\$9,697.00		\$9,697.00
Engineering Plan Review fee per submission beyond the 4th submission (site plan) (not discounted from full engineering fees)			
Under 1,000 sq. metres	\$392.00		\$392.00
1,000 - 1,999 sq. metres	\$590.00		\$590.00
2,000 - 2,999 sq. metres	\$883.00		\$883.00
3,000 - 3,999 sq. metres	\$1,213.00		\$1,213.00
Over 4,000 sq. metres	\$2,425.00		\$2,425.00
Development Agreement (plus legal costs)	\$3,207.00		\$3,207.00
Amendment to Development Agreement (plus legal costs)	\$1,564.00		\$1,564.00
Pre-servicing Agreement (plus legal costs)	\$3,207.00		\$3,207.00
Assumption Agreement associated with a Plan of Condominium (plus legal costs)	\$1,564.00		\$1,564.00
All other Assumption Agreements (plus registration costs)	\$295.00		\$295.00
Other agreements arising out of conditions of Consent or other			
Planning Act approvals:			
Minimum, at the discretion of the Town Solicitor	\$500.00		\$500.00
Maximum, at the discretion of the Town Solicitor	\$2,000.00		\$2,000.00

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Legal Costs Deposit			
Site Plan	\$2,565.00		\$2,565.00
Development	\$2,565.00		\$2,565.00
Subdivision	\$2,565.00		\$2,565.00
Sanitary Sewer Peer Review Deposit	actual cost		actual cost
Town Solicitor Legal Costs			
Site Plan and Development agreements	\$2,362.00		\$2,362.00
Site Plan and Development agreements (preparation and registration of Agreement only)	\$984.00		\$984.00
Subdivision agreements	\$3,275.00		\$3,275.00
Zoning By-law Amendment			
Minor application	\$4,034.00		\$4,034.00
Major application	\$10,087.00		\$10,087.00
Pre-consultation fee	\$1,029.00		\$1,029.00
Re-circulation fee	\$783.00		\$783.00
Official Plan Amendment	\$9,335.00		\$9,335.00
Pre-consultation fee	\$1,370.00		\$1,370.00
Re-circulation fee	\$783.00		\$783.00
Official Plan Amendment (Urban Boundary Expansion) / Secondary Plan	\$40,000.00		\$40,000.00
Refund of Fees			
Status of Permit Application		Eligible for Refund	
1 After file is opened but before circulated and/or public engagement.		80%	
2 After file is circulated and/or public engagement but before considered at public meeting.		50%	
3 After file is considered at public meeting.		0%	
Comprehensive Development Plan	\$40,000.00		\$40,000.00
Refund of Fees			
Status of Permit Application		Eligible for Refund	
1 After file is opened but before circulated and/or public engagement.		80%	
2 After file is circulated to internal or external agencies/stakeholders		60%	
3 After comments are compiled and sent to applicant		40%	
4 After file is presented to Council		0%	
Combined Official Plan & Zoning Amendment	\$10,646.00		\$10,646.00
Pre-consultation fee	\$1,577.00		\$1,577.00
Re-circulation fee	\$783.00		\$783.00
Review of Regional Policy Plan Amendment			
Small	\$2,055.00		\$2,055.00
Large	\$6,852.00		\$6,852.00
Telecommunications Tower			
With public consultation	\$1,749.00		\$1,749.00
Without public consultation	\$406.00		\$406.00
Removal of Part Lot Control	\$892.00		\$892.00
Validation Order By-law	\$892.00		\$892.00
Removal of Holding Provision	\$628.00		\$628.00
Supplemental Administrative Report	\$892.00		\$892.00
Deeming By-law	\$710.00		\$710.00
Conveyance of Lands for Reserves (includes registration costs)	\$390.00		\$390.00
Easement, or partial or full release (includes registration costs)	\$390.00		\$390.00
Road Widening Conveyance (includes registration costs)	\$484.00		\$484.00
Inspection and Compliance Letter			
Development Agreement	\$309.00		\$309.00
Subdivision Agreement	\$309.00		\$309.00
Site Plan Agreement	\$309.00		\$309.00

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Zoning Compliance Letter			
Simple	\$88.00		\$88.00
Simple - accelerated service (1 to 2 days)	\$176.00		\$176.00
Detailed	\$239.00		\$239.00
Detailed - accelerated service (1 to 2 days)	\$478.00		\$478.00
Dedication of One Foot Reserves (includes registration costs)	\$390.00		\$390.00
Partial Release of Subdivision / Development Agreement (plus registration costs)	\$1,475.00		\$1,475.00
Consent to Release restrictions, options, inhibiting orders - per consent (includes registration costs)	\$390.00		\$390.00
Consent to registrations re: Inhibiting Orders (subsequent to initial development)	\$138.00		\$138.00
Servicing Agreement (plus registration costs)	\$3,207.00		\$3,207.00
Lot Grading Agreement (includes registration costs)	\$390.00		\$390.00
Variance from Fence regulations			
Application fee	\$557.00		\$557.00
Appeal fee	\$557.00		\$557.00
Printed Document - price list maintained by PDS (includes HST)	various		
Tenders - price list maintained by PDS (includes HST)	various		
Application for Outdoor Patios on Municipal Land Permit:			
Major application	\$672.00		\$672.00
Minor application	\$270.00		\$270.00
Renewal	\$136.00		\$136.00
Removal/damage deposit	\$1,000.00		\$1,000.00
Tree Contribution (requirement of 1 tree for newly created lot)	\$1,000.00		\$1,000.00

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Committee of Adjustment			
Minor Variance			
Single, semi detached or duplex dwelling*	\$1,139.00		\$1,139.00
Constructing without building permit*	\$2,147.00		\$2,147.00
Multiple dwelling, commercial and industrial*	\$1,437.00		\$1,437.00
Constructing without a building permit*	\$2,853.00		\$2,853.00
*Full fee for first application plus 50% per additional application (multiple applications within Plans of Subdivision/Condominium)			
Consent			
Per lot (Residential)*	\$1,652.00		\$1,652.00
Pre-consultation fee	\$274.00		\$274.00
and per easement (Residential)	\$212.00		\$212.00
Per lot (Commercial / Industrial/ Institutional)*	\$2,147.00		\$2,147.00
Pre-consultation fee	\$345.00		\$345.00
and per easement (Commercial / Industrial /Institutional)	\$291.00		\$291.00
Boundary adjustment (Residential)*	\$1,226.00		\$1,226.00
Boundary adjustment (Commercial / Industrial / Institutional)*	\$1,401.00		\$1,401.00
Pre-consultation fee	\$207.00		\$207.00
Deed certification	\$212.00		\$212.00
Special Hearing	\$736.00		\$736.00
Adjournment Fee - percentage of application fee	50%		
Request Change in Condition of Consent	\$425.00		\$425.00
* - includes surcharge of \$10.00 for Lot Identification Poster			

All Planning & Committee of Adjustment Applications			
Appeal to OMB with Council Support (plus all planning, engineering and legal fees)	\$3,093.00		\$3,093.00
<i>If an OMB Appeal is lodged as a result of a by-law and/or approval of the Council arising from any application, this fee shall be paid to the Town by the applicant within 14 days after the date of the notice of Appointment of Hearing. Failure to submit the requisite notice of Appointment of Hearing. Failure to submit the requisite fee may result in Counsel support of the matter.</i>			
<i>Notwithstanding the foregoing Fees, Council and the Committee of Adjustment may waive all or part of the prescribed fees where Council or the Committee is satisfied that it would be unreasonable to require payment and such waiving shall be at the sole discretion of the Council or the Committee.</i>			

Private Tree Protection			
Tree Replacement Security Deposit (per replacement tree)			
Owners who are individuals	\$250.00		\$250.00
Owners who are corporations	\$500.00		\$500.00
Fees for Off-Site Planting (per replacement tree)	\$1,000.00		\$1,000.00
Tree Permit Application Fee			
Outside the Natural Heritage System - Owners who are individuals			
Fee per tree for the first tree	\$50.00		\$50.00
Fee per tree for subsequent trees under the same permit	\$25.00		\$25.00
Outside the Natural Heritage System - Owners who are corporations			
Fee per tree for the first tree	\$250.00		\$250.00
Inside the Natural Heritage System - Owners who are individuals			
Fee per tree for the first tree	\$100.00		\$100.00
Fee per tree for subsequent trees under the same permit	\$50.00		\$50.00
Inside the Natural Heritage System - Owners who are corporations			
Fee per tree for the first tree	\$400.00		\$400.00

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Environmental Planning Fees			
Terms of Reference	\$200.00		\$200.00
Environmental Impact Study Fee (Minor - 1 Feature)	\$1,200.00		\$1,200.00
Environmental Impact Study Fee (Major - 2 Features or More)	\$2,000.00		\$2,000.00
Sub-Watershed Study	\$2,700.00		\$2,700.00
Tree Protection Plan Review	\$500.00		\$500.00
By-Law Enforcement			
By-Law Enforcement Administrative Fee	cost + 15%, minimum \$150		
Property Standards			
Discharge of an Ontario Building Code Order on registered title	\$350.00		\$350.00
File notice of appeal to property standards order	\$250.00		\$250.00
Certificate of Compliance (Property Standards)	\$205.00		\$205.00
Animal Control			
Licences - valid on an annual basis			
Spayed or Neutered Licence - per new dog (evidenced by a certificate of veterinarian) Purchased after June 30 (proof that dog was purchased or lawfully acquired after June 30)	\$31.20		\$31.20
Unaltered Licence - per new dog Purchased after June 30 (proof that dog was purchased or lawfully acquired after June 30)	\$26.00		\$26.00
Unaltered Licence - per new dog Purchased after June 30 (proof that dog was purchased or lawfully acquired after June 30)	\$41.60		\$41.60
Cat Licence (voluntary one-time fee)	\$36.40		\$36.40
Rescue Foster Dog Licence - Agricultural Property (per year)	\$20.80		\$20.80
Rescue Foster Dog Licence - Non-Agricultural Property (per year)	\$156.10		\$156.10
Kennel Licence (subject to By-law No. 119-97)	\$52.00		\$52.00
Late fee - added to above licence fees (Non-renewal before April 1)	\$156.10		\$156.10
Transfer Licence Re-registration	\$20.80		\$20.80
Replacement Licence for New Resident to Town of Fort Erie	\$5.20		\$5.20
Replacement Tag	\$5.20		\$5.20
Poundkeeper - Impounded Dog Boarding Expenses			
First occurrence (plus costs)	\$20.80		\$20.80
Second occurrence (plus costs)	\$26.00		\$26.00
Third occurrence (plus costs)	\$31.20		\$31.20
Fourth occurrence (plus costs)	\$36.40		\$36.40
Poundkeeper - Cost of Other Pound Services			
First day, or part of the day	\$12.50		\$12.50
Each day thereafter	\$9.40		\$9.40
Dangerous Dog Appeal Fee (non-refundable)	\$104.00		\$104.00
Potentially Dangerous Dog Appeal Fee (non-refundable)	\$104.00		\$104.00

Note: Fees are established by the Town but collected and retained by the Humane Society of Greater Niagara authorized by By-law No. 61-2022.