

## Schedule A to By-Law 85-96

1. Application for Pre-Consultation		Fee
Pre-Consultation	<b>\$20,000</b>	Per Application
<i>Note: Pre-Consultation fees will be credited, in their entirety, towards the base fee of any future application for the same address, if such application is submitted within one year from the date of the pre-consultation application. The Director of Development Services &amp; Design, at their discretion, can consider credits beyond the one-year timeframe.</i>		

2. Flat Fee Applications		Fee
Official Plan Amendment	<b>\$68,558</b>	Per Application
Temporary Use Zoning By-Law Amendment	<b>\$58,118</b>	Per Application
Removal of (H) Holding Symbol	<b>\$28,316</b>	Per Application

3. Zoning By-Law Amendments		Fee
<b>Base Fee</b>	<b>\$62,602</b>	
Apartments	<b>\$754</b>	First 25 Units
	<b>\$602</b>	26 to 100 Units
	<b>\$457</b>	101 to 200 Units
	<b>\$308</b>	201 Units and Above
All Other Residential	<b>\$1,547</b>	Per Dwelling Unit
All Non-Residential	<b>\$15,511</b>	Per Net Hectare
Maximum Fee*	<b>\$88,821</b>	Per Application
<i>Note: All lands associated with a specific application shall be contiguous. Per unit/hectare fees noted in Table 3 are only to be applied once to a development project through a Zoning By-Law Amendment, Plan of Subdivision, or Plan of Condominium Application (Site Plans excluded).</i>		
<i>Note: For residential mixed use developments, non-residential fees apply to the gross floor area of the non-residential use.</i>		
<i>*Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i>		

4. Plan of Subdivision		Fee
Base Fee	\$35,350	
Apartments	\$754	First 25 Units
	\$602	26 to 100 Units
	\$457	101 to 200 Units
	\$308	201 Units and Above
All other Residential	\$1,547	Per Dwelling Unit
All Non-Residential	\$15,511	Per Net Hectare
Maximum Fee*	\$139,935	Per Application
<p><i>Note: All lands associated with a specific application shall be contiguous. Per unit/hectare fees noted in Table 4 are only to be applied once to a development project through a Zoning By-Law Amendment, Plan of Subdivision, or Plan of Condominium application (Site Plans excluded).</i></p> <p><i>Note: For residential mixed use developments, non-residential fees apply to the gross floor area of the non-residential use.</i></p> <p><i>*Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p>		

#### Concurrent Application Fee Reductions:

The following applications, when received together, will receive a 25% reduction on the total application fee amount:

- Zoning By-law Amendment and Draft Plan of Subdivision.
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.
- Official Plan Amendment and Zoning By-law Amendment.

5. Plan of Condominium		Fee
Base Fee	\$30,870	
Apartments	\$754	First 25 Units
	\$754	26 to 100 Units
	\$754	101 to 200 Units
	\$754	201 Units and Above
All Other Residential	\$1,547	Per Dwelling Unit
All Non-Residential	\$15,511	Per Net Hectare
Maximum Fee*	\$57,215	Per Application
<p><i>Note: All lands associated with a specific application shall be contiguous. Per unit/hectare fees noted in Table 5 are only to be applied once to a development project through a Zoning By-Law Amendment, Plan of Subdivision, or Plan of Condominium application (Site Plans excluded).</i></p> <p><i>Note: For residential mixed use developments, non-residential fees apply to the gross floor area of the non-residential use.</i></p>		

*\*Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.*

6. Draft Plan Approval (Condominiums and Subdivisions) and Assumptions		Fee
Revision of Draft Plan after Draft Approval (when requested by applicant/owner)	<b>\$6,139</b>	Per Revision
Revisions to Conditions of Draft Plan Approval (when requested by applicant/owner)	<b>\$6,139</b>	Per Revision
Extension of Draft Plan Approval	<b>\$6,139</b>	Per Application
Registration of Each Phase of a Plan (cost per phase beyond first phase)	<b>\$6,139</b>	Per Phase
Subdivision Release and Assumption	<b>\$689</b>	Flat Fee

7: Site Plan Applications		Fee
<b>Base Fee</b>	<b>\$29,080</b>	
Apartments	<b>\$753</b>	First 25 Units
	<b>\$602</b>	26 to 100 Units
	<b>\$457</b>	101 to 200 Units
	<b>\$378</b>	201 Units and Above
All Other Residential	<b>\$1,547</b>	Per Dwelling Unit
All Non-Residential	<b>\$15,511</b>	Per Net Hectare
Maximum Fee*	<b>\$89,865</b>	Per Application
Minor Revisions to Site Plans**	<b>\$1,436</b>	Per Application
<p><i>Note: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note: For residential mixed use developments, non-residential fees apply to the gross floor area of the non-residential use.</i></p> <p><i>*Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p> <p><i>** At the discretion of the Director of Development Services and Design.</i></p>		

<b>8. Committee of Adjustment</b>		
<b>Residential Minor Variance Applications</b>		
Above/Below Grade Variance (Door/Window)	<b>\$11,949</b>	Per Application
Driveway Variance	<b>\$11,949</b>	Per Application
Parking Variance	<b>\$11,949</b>	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	<b>\$11,949</b>	Per Application
All Other Variances	<b>\$2,990</b>	Per Variance
Maximum Fee	<b>\$11,949</b>	Per Application
<b>Institutional, Commercial or Industrial (ICI) Minor Variance Applications</b>		
Minor Variance Application	<b>11,949</b>	Per Application
“After the Fact” Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	<b>\$11,949</b>	Per Application
<b>Consent Applications</b>		
Consent Application – Lot Creation	<b>\$10,157</b>	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	<b>\$5,078</b>	Per Application
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	<b>\$5,000</b>	Per Notice
Consent Certificate	<b>\$2,127</b>	Per Certificate
Replacement Notice Sign	<b>\$75</b>	Per Sign
<b>Committee of Adjustment Application Refunds:</b> <ul style="list-style-type: none"> <li>• \$400 refund if withdrawn prior to internal circulation (By-law 231-2007).</li> <li>• \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007).</li> <li>• No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007).</li> </ul>		

9. Removal of Part Lot Control		Fee
Per application, per registered plan of subdivision, for the creation of lots or blocks, plus \$242 for each lot or block being created;	<b>\$3,051</b>	Per Application
Creation of Maintenance Easements	<b>\$3,051</b>	Per Application, Per Registered Plan of Subdivision
Applications Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	<b>\$1,686</b>	Per Notice
For existing land leases involving a single dwelling unit and requiring an application for exemption	<b>\$242</b>	Per Application

10. Community Block Plan or Community Block Plan Amendment		Fee
<b>Base Fee</b>	<b>\$14,605</b>	
Per Gross Hectare	<b>\$1,313</b>	

11. Other Fees		Fee
Proposal Signs	<b>\$1,499</b>	Per Application
Temp Sales Trailers	<b>\$689</b>	Per Application
Ontario Land Tribunal Mailing Labels	<b>\$3.06</b>	Per Label
Resubmissions/Re-circulations of Applications past 3 resubmissions/circulations	<b>\$5,000</b>	Per Application
<b>Resubmission/re-circulation fees apply to the following application types:</b> <ul style="list-style-type: none"> <li>• Official Plan Amendments</li> <li>• Zoning By-law Amendments</li> <li>• Plan of Subdivision and/or Condominium</li> <li>• Site Plan Applications</li> </ul>		

**NOTES:**

1. Any resubmission by a person other than the original applicant shall be deemed a new application.
2. Except as otherwise provided, the Commissioner of Planning, Building and Growth Management, may, upon written request, authorize a refund of no greater than 50% of an application fee if the application is withdrawn prior to the Public Meeting required by the Planning Act for the application.
3. The fees in Schedule A shall be adjusted annually, effective January 1, in accordance with the rate of increase of the Consumer Price Index-Toronto from the previous year published by Statistics Canada. In the event that a fee is not adjusted by the Consumer Price Index in any year, the cumulative adjustment for the past years may be made in future years.