

Proposed Fee Changes for Committee of Adjustment Applications

Planning & Development Committee
December 9, 2024



Current Fee Structure & Cost Recovery

Application Level Assessment

Application Type	Current Application Fee	Service Delivery Cost	Cost Recovery %
Minor Variance (Residential/Institutional)	\$720	\$11,949	6%
Minor Variance (Commercial/Industrial)	\$2,920	\$11,949	24%
Consent Applications	\$4,519	\$10,157	44%

2023 Total Application Volume Assessment

Application Type	2023 Application Volumes	2023 Service Delivery Cost	2023 Fee Revenue	Cost Recovery %
Minor Variances	418	\$4,994,854	\$737,770	15%
Consent Applications	30	\$304,701	\$131,490	44%

Recommended Fee Schedule

Key Highlights:

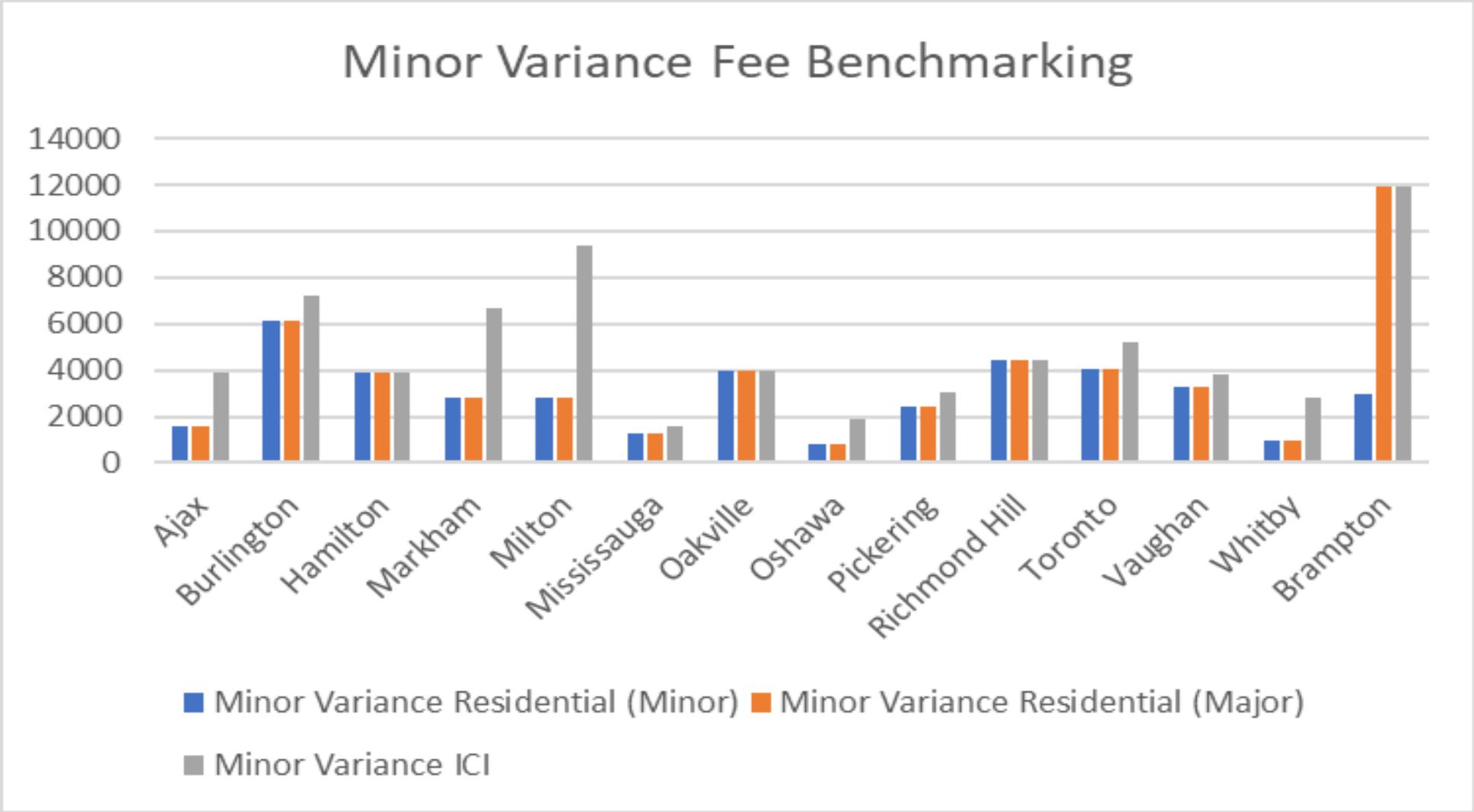
- Introduction of Residential only Minor Variance Fee Schedule with fees varied based on complexity
- Additional fees for applications with more than 3 variances proposed, up to maximum.
- Institutional Minor Variances uses grouped with Commercial and Industrial uses
- New 'After the Fact' Minor Variance Fee
- Lower fees for Consent applications that do not create new legal lots

Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window)	\$11,949	Per Application
Driveway Variance	\$11,949	Per Application
Parking Variance	\$11,949	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	\$11,949	Per Application
All Other Variances	\$2,990	Per Variance
Maximum Fee	\$11,949	Per Application
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application	\$11,949	Per Application
After the Fact Minor Variances		
Any use Minor Variance	\$11,949	Per Application
Consent Applications		
Consent Application – Lot Creation	\$10,157	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application

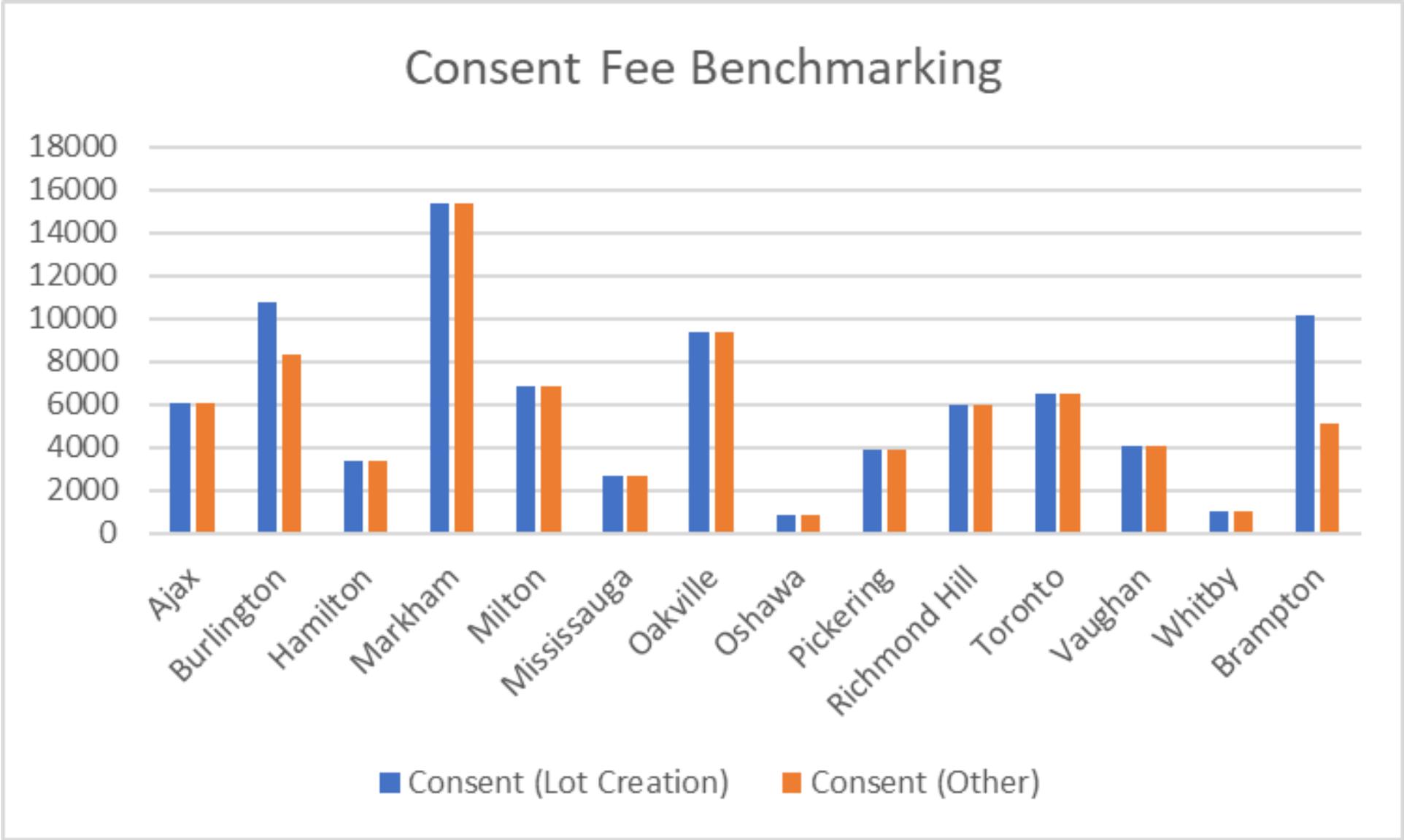
Outcomes of Recommended Fee Structure

Residential Minor Variances	Current Fee	Cost Recovered (%)	Proposed Fees	Cost Recovered (%)	Fee Change (%)
Driveway Variance	\$720	6%	\$11,949	100%	1559%
Above/Below Grade Variance	\$720	6%	\$11,949	100%	1559%
Parking Variance	\$720	6%	\$11,949	100%	1559%
Variances to 10.16 of the ZBL	\$720	6%	\$11,949	100%	1559%
All other Variances	\$720	6%	\$2,990	25%	315%
Institutional/Commercial/Industrial Minor Variances	Current Fee	Cost Recovered (%)	Proposed Fees	Cost Recovered (%)	Fee Change (%)
Minor Variance	\$2,920	25%	\$11,949	100%	309%
Consent Applications	Current Fee	Cost Recovered (%)	Proposed Fees	Cost Recovered (%)	Fee Change (%)
Lot Creation	\$4,519	45%	\$10,157	100%	124%
All Other Consent types	\$4,519	45%	\$5,078	50%	12%

Municipal Benchmarking – Application Cost in Dollars



Municipal Benchmarking – Application Cost in Dollars



Thank you!

