

Schedule A to By-Law 85-96

1. Application for Pre-Consultation	Fee	
Pre-Consultation	\$20,000	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 & Design, at their discretion, can consider credits beyond the one-year timeframe.</i>		

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

3. Zoning By-Law Amendments	Fee	
Base Fee	\$62,602	
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*	\$88,821	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)	\$6,139	Per Revision
Revisions to Conditions of Draft Plan Approval (when requested by applicant/owner)	\$6,139	Per Revision
Extension of Draft Plan Approval	\$6,139	Per Application
Registration of Each Phase of a Plan (cost per phase beyond first phase)	\$6,139	Per Phase
Subdivision Release and Assumption	\$689	Flat Fee

7: Site Plan Applications		Fee
Base Fee	\$29,080	
Apartments	\$753	First 25 Units
	\$602	26 to 100 Units
	\$457	101 to 200 Units
	\$378	201 Units and Above
All Other Residential	\$1,547	Per Dwelling Unit
Non-Residential (New Build)	\$15,511	Per Net Hectare
Non-Residential (Addition, Alteration, Conversion, Mixed Use)	\$9.12	Per Square Meter of Gross Floor Area
Maximum Fee*	\$89,865	Per Application
Minor Revisions to Site Plans**	\$1,436	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>		

8. Committee of Adjustment

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” Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	\$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
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice
Consent Certificate	\$2,127	Per Certificate
Replacement Notice Sign	\$75	Per Sign
<p>Committee of Adjustment Application Refunds:</p> <ul style="list-style-type: none"> • \$400 refund if withdrawn prior to internal circulation (By-law 231-2007). • \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007). • No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007). 		

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;	\$3,051	Per Application
Creation of Maintenance Easements	\$3,051	Per Application, Per Registered Plan of Subdivision
Applications Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$1,686	Per Notice
For existing land leases involving a single dwelling unit and requiring an application for exemption	\$242	Per Application

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

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

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.