

## Attachment 1: Draft Schedule A to By-Law 85-96

1. Application for Pre-Consultation		Fee	
1.1	Pre-Consultation	<b>\$20,000</b>	Per Application
<p><i>Note 1: Pre-Consultation fees will be credited, in their entirety, towards the total fee of the future related full application (Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Condo and Site Plan) 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 or in instances where it is clear the limited scope of a project would not require a Pre-Consultation application.</i></p>			

2. Flat Fee Applications		Fee	
2.1	Official Plan Amendment	<b>\$68,558</b>	Per Application
2.2	Temporary Use Zoning By-Law Amendment	<b>\$58,118</b>	Per Application
2.3	Removal of Holding (H) Symbol	<b>\$8,316</b>	Per Application

3. Zoning By-Law Amendments		Fee	
<b>3.1</b>	<b>Base Fee</b>	<b>\$42,602</b>	
<b>Additional Per Unit/Hectare Fees</b>			
3.2	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
3.3	All Other Residential	<b>\$1,547</b>	Per Dwelling Unit
3.4	All Non-Residential	<b>\$15,511</b>	Per Net Hectare
3.5	Maximum Fee (See Note 4)	<b>\$88,821</b>	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: 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). If a subsequent application has a higher maximum fee, the applicant shall be required to pay the difference between the two fees at the time of the submission on the subsequent application.</i></p> <p><i>Note 3: For residential mixed-use buildings, non-residential fees apply to the gross floor area of the non-residential use at a rate of \$1.55/sq.m.</i></p> <p><i>Note 4: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p>			

4. Plan of Subdivision		Fee	
4.1	Base Fee	\$35,350	
<b>Additional Per Unit/Hectare Fees</b>			
4.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$308	201 Units and Above
4.3	All other Residential	\$1,547	Per Dwelling Unit
4.4	All Non-Residential	\$15,511	Per Net Hectare
4.5	Maximum Fee (See Note 4)	\$139,935	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: 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). If a subsequent application has a higher maximum fee, the applicant shall be required to pay the difference between the two fees at the time of the submission on the subsequent application.</i></p> <p><i>Note 3: For residential mixed-use buildings, non-residential fees apply to the gross floor area of the non-residential use at a rate of \$1.55/sq.m.</i></p> <p><i>Note 4: 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, excluding the sign deposit fee:

- 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.

*Note 1: For concurrent applications where the Director of Development Services & Design has approved a Pre-Consultation credit, this credit shall be applied to the base fee of all the applications.*

*Note 2: For concurrent applications where the applicant has chosen to not submit a Pre-Consultation and the Director of Development Services & Design has not approved a credit, the applicant shall pay the full base fee for one application and the base fee for all other applications shall be reduced by the amount of a Pre-Consultation application fee.*

*Note 3: For concurrent applications per unit/hectare fees are based on the application (ZBA/Subdivision) with the greater maximum fee.*

5. Plan of Condominium		Fee	
5.1	Base Fee	\$30,870	
<b>Additional Per Unit/Hectare Fees</b>			
5.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$308	201 Units and Above
5.3	All Other Residential	\$1,547	Per Dwelling Unit
5.4	All Non-Residential	\$15,511	Per Net Hectare
5.5	Maximum Fee (See Note 4)	\$57,215	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: 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). If a subsequent application has a higher maximum fee, the applicant shall be required to pay the difference between the two fees at the time of the submission on the subsequent application.</i></p> <p><i>Note 3: For residential mixed-use buildings, non-residential fees apply to the gross floor area of the non-residential use at a rate of \$1.55/sq.m.</i></p> <p><i>Note 4: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.</i></p>			

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

<b>7: Site Plan Applications</b>		<b>Fee</b>	
<b>7.1</b>	<b>Base Fee</b>	<b>\$29,080</b>	
<b>Additional Per Unit/Hectare Fees</b>			
7.2	Apartments	<b>\$754</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
7.3	All Other Residential	<b>\$1,547</b>	Per Dwelling Unit
7.4	Non-Residential (New Build)	<b>\$15,511</b>	Per Net Hectare
7.5	Non-Residential (Addition, Alteration, Conversion, Mixed Use)	<b>\$9.12</b>	Per Square Meter of Gross Floor Area
7.6	Maximum Fee (See Note 3)	<b>\$89,865</b>	Per Application
7.7	Minor Revisions to Site Plans (See Note 4)	<b>\$1,436</b>	Per Application
<p><i>Note 1: All lands associated with a specific application shall be contiguous.</i></p> <p><i>Note 2: For residential mixed-use developments, non-residential fees apply to the gross floor area of the non-residential use.</i></p> <p><i>Note 3: 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>Note 4: At the discretion of the Director of Development Services and Design.</i></p>			

## 8. Committee of Adjustment

8.1	<b>Residential* Minor Variance Applications *Excluding Apartment Buildings</b>		
8.1.1	Above/Below Grade Door/Window related Application	<b>\$11,949</b>	Per Application
8.1.2	Driveway and/or Parking related Application	<b>\$11,949</b>	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	<b>\$11,949</b>	Per Application
8.1.4	All Other Variances	<b>\$2,990</b>	Per Variance to a Maximum Fee of \$11,949
8.1.5	"After the Fact" Variance: Variance application resulting from a registered complaint, construction inspection, building order or enforcement action where the construction or commencement of the use requiring a variance has already taken place without approval.	<b>\$11,949</b>	Per Application
8.1.6	Maximum Fee	<b>\$11,949</b>	Per Application
8.2	<b>Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications</b>		
8.2.1	Minor Variance Application	<b>\$11,949</b>	Per Application
8.3	<b>Consent Applications</b>		
8.3.1	Consent Application – Lot Creation	<b>\$10,157</b>	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	<b>\$5,078</b>	Per Application
8.3.3	Consent Certificate	<b>\$2,127</b>	Per Certificate
8.4	<b>General Committee of Adjustment Fees</b>		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	<b>50% of Application Fee</b>	Per Deferral
8.4.2	Replacement Notice Sign	<b>\$75</b>	Per Sign
<p><b>Committee of Adjustment Application Refunds:</b></p> <ul style="list-style-type: none"> <li>• 75% refund if withdrawn prior to internal circulation</li> <li>• 50% refund if withdrawn prior to circulation of public notice of a hearing.</li> <li>• No refund if withdrawn once the circulation of the public notice of a hearing has occurred</li> </ul>			

9. Removal of Part Lot Control		Fee	
9.1	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
9.2	Creation of Maintenance Easements	\$3,051	Per Application, Per Registered Plan of Subdivision
9.3	Applications Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$1,686	Per Notice
9.4	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	
10.1	Per Gross Hectare	\$1,313	

11. Other Fees		Fee	
11.1	Proposal Signs Temp Sales Trailers	\$1,499	Per Application
11.2	Ontario Land Tribunal	\$689	Per Application
11.3	Mailing Labels	\$3.06	Per Label
11.4	Resubmissions/Re-circulations of Applications past 3 submissions/circulations	\$5,000	Per Submission
<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 owner shall be deemed a new application. The Director of Development Services & Design, at their discretion, can consider maintaining the existing application with a new owner given the following:
  - a. Written correspondence is provided from the previous owner who initiated the application confirming they are agreeable to allow the current owner to proceed with the application as submitted; and
  - b. if the application generally remains consistent with the previous submission.
2. Except as otherwise provided, the Director of Development Services & Design, 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.