

Schedule A to By-Law 85-96

1. Application for Pre-Consultation			Fee
1.1	Pre-Consultation	\$20,000	Per Application
Note 1: Pre-Consultation fees will be credited, in their entirety, towards the total fee (including from the Maximum 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 & 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.			

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

3. Zoning By-Law Amendments			Fee
3.1	Base Fee	\$42,602	
Additional Per Unit/Hectare Fees			
3.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$308	201 Units and Above
3.3	All Other Residential	\$1,547	Per Dwelling Unit
3.4	All Non-Residential	\$15,511	Per Net Hectare
3.5	Maximum Fee (See Note 4)	\$88,821	Per Application
Note 1: All lands associated with a specific application shall be contiguous.			
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 o the subsequent application.			
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.			
Note 4: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.			

4. Plan of Subdivision			Fee
4.1	Base Fee	\$35,350	
Additional Per Unit/Hectare Fees			
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, the credit for the first application is to deducted from the total fee (including the Maximum Fee), and the credit for the additional applications is to be deduced from their base fees.

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.

Note 4: For concurrent applications where the Director of Development Services & Design has approved a Pre-Consultation credit, the Pre-Consultation credit shall apply to the total fee prior to the concurrent application fee reduction.

5. Plan of Condominium		Fee	
5.1	Base Fee	\$30,870	
Additional Per Unit/Hectare Fees			
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
Note 1: All lands associated with a specific application shall be contiguous.			
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.			
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.			
Note 4: 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
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

7: Site Plan Applications			Fee
7.1	Base Fee	\$29,080	
Additional Per Unit/Hectare Fees			
7.2	Apartments	\$754	First 25 Units
		\$602	26 to 100 Units
		\$457	101 to 200 Units
		\$378	201 Units and Above
7.3	All Other Residential	\$1,547	Per Dwelling Unit
7.4	Non-Residential (New Build)	\$15,511	Per Net Hectare
7.5	Non-Residential (Addition, Alteration, Conversion, Mixed Use)	\$9.12	Per Square Meter of Gross Floor Area
7.6	Maximum Fee (See Note 3)	\$89,865	Per Application
7.7	Minor Revisions to Site Plans (See Note 4)	\$1,436	Per Application
Note 1: All lands associated with a specific application shall be contiguous.			
Note 2: For residential mixed-use developments, non-residential fees apply to the gross floor area of the non-residential use.			
Note 3: Includes base fee plus applicable variable rate fees to maximum. Excludes sign deposits and resubmission fees, as outlined in Table 11.			
Note 4: At the discretion of the Director of Development Services and Design.			

8. Committee of Adjustment			
8.1	Residential* Minor Variance Applications *Excluding Apartment Buildings		
8.1.1	Above/Below Grade Door/Window related Application	\$11,949	Per Application
8.1.2	Driveway and/or Parking related Application	\$11,949	Per Application
8.1.3	Variances to Section 10.16 (Additional Residential Units) of the Zoning By-Law	\$11,949	Per Application
8.1.4	All Other Variances	\$2,990	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.	\$11,949	Per Application
8.1.6	Maximum Fee	\$11,949	Per Application
8.2	Institutional, Commercial, Industrial, Residential Apartment Building Minor Variance Applications		

8.2.1	Minor Variance Application	\$11,949	Per Application
8.3	Consent Applications		
8.3.1	Consent Application – Lot Creation	\$10,157	Per Application
8.3.2	Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
8.3.3	Consent Certificate	\$2,127	Per Certificate
8.4	General Committee of Adjustment Fees		
8.4.1	Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	50% of Application Fee	Per Deferral
8.4.2	Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none"> 75% refund if withdrawn prior to internal circulation 50% refund if withdrawn prior to circulation of public notice of a hearing. No refund if withdrawn once the circulation of the public notice of a hearing has occurred 			

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		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
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 someone 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 agree 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.