



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 178-2008

**A By-Law to Amend Tariff of Fees By-Law 85-96, as Amended  
To Implement  
a Fee for Community Block Plan and Community Block Plan Amendment and  
other Changes to the City Planning Application Fees**


The Council of The Corporation of the City of Brampton *ENACTS* as follows:

1. By-law 85-96, as amended, is hereby further amended:
  - (i) by replacing Schedule A with the Schedule A attached to this By-law.
2. This by-law shall come into force and effect as of the date of its passing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this August 6, 2008.

  
S. Fenell, Mayor

  
  
H. Zammit, City Clerk

  
Approved as to Content  
Adrian Smith, M.C.I.P., R.P.P.  
Director, Planning & Land Development Services



**SCHEDULE A TO BY-LAW 178-2008**

**1.0 Type of Application**

<b>TYPE OF APPLICATION</b>	<b>PRESCRIBED FEE</b>
1 1 Zoning By-law Amendment Only	\$7,920 plus the applicable fee as set out in Sections 2 1 and 2 2 herein
1 2 Official Plan Amendment Only	\$5,258 plus applicable fee as prescribed by sections 2 1 and 2 2 herein
1 3 Plan of Subdivision Only	\$5,528 plus applicable fee as prescribed in sections 2 1 and 2 2 herein
1 4 Zoning By-Law Amendment and Official Plan Amendment	\$13,178 plus applicable fee as prescribed in sections 2 1 and 2 2 herein
1 5 Zoning By-Law Amendment and Plan of Subdivision	\$13,448 plus applicable fee as prescribed in sections 2 1 and 2 2 herein
1 6 Official Plan Amendment and Plan of Subdivision	\$10,785 plus applicable fee as prescribed in sections 2 1 and 2 2 herein
1 7 Zoning By-law and Official Plan Amendment and Plan of Subdivision	\$18,705 plus applicable fee prescribed in sections 2 1 and 2 2 herein
1 8 Plan of Condominium	\$3,916
Plan of Condominium with Subdivision and Zoning	\$17,364 plus applicable fee as prescribed in sections 2 1 and 2 2 herein
Plan of Condominium with Subdivision, Zoning and Official Plan Amendment	\$22,622 plus applicable fee as prescribed in sections 2 1 and 2 2 herein
1 9 Site Plan Approval	\$3,272 plus the applicable fee prescribed in section 2 3 herein
1 10 Temporary Sales Trailer	\$248
1 11 Committee of Adjustment	<p>\$500 for Residential and Institutional minor variance applications (residential means for one lot only containing a single detached dwelling unit, a semi-detached dwelling unit or a townhouse dwelling unit and does not include multiple lots and their units)</p> <p>\$2,024 for all other minor variance applications</p> <p>\$184 + \$3 68 per notice as determined by the Secretary Treasurer for applications re-circulated pursuant to a request by the applicant to defer an application</p> <p>\$3,128 for consent applications</p> <p>\$1,472 for consent certificate</p>

TYPE OF APPLICATION	PRESCRIBED FEE
	<p>\$300.00 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007)</p> <p>No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007)</p>
1.12 Subdivision Release and Assumption	\$248
1.13 Removal of Part Lot Control	<p>\$1,100 per application, per registered plan of subdivision, for the creation of lots or blocks, plus \$88 for each lot or block being created;</p> <p>\$1,100 per application, per registered plan of subdivision, for the creation of maintenance easements; and,</p> <p>\$605 per application, per registered plan of subdivision, for other minor applications, such as those involving a single lot under single ownership.</p> <p>\$88 per application for existing land leases involving a single dwelling unit, and requiring an application for exemption from part lot control for the individual leasing the land to purchase the land (By-law 310-2006)</p>
1.14 Community Block Plan or Community Block Plan Amendment	\$5,258 plus applicable fee prescribed in Section 2.7 herein.
1.15 Pre-consultation Fee	\$300.00 per application

**2.0 Proposal particulars**

DETAILS OF THE PROPOSAL	PRESCRIBED FEE
<p>2.1 For development applications identified in sections 1.1; 1.3; 1.4; 1.5; 1.6; 1.7 and 1.8</p>	<p>2.1.1 <u>Residential:</u></p> <p>For apartments</p> <p>For the first 25 units    \$274 per unit                  26-100 units            \$219 per unit                  101-200 units          \$167 per unit                  201 units and above    \$137 per unit</p> <p>Maximum fee for applications involving subdivision                  \$250,000.00</p> <p>For all other residential</p> <p>\$559 per dwelling unit (all part lots fronting onto a street in a</p>

DETAILS OF THE PROPOSAL	PRESCRIBED FEE
	<p>proposed subdivision are subject to full dwelling unit fees)</p> <p>Maximum fee for applications involving subdivision \$250,000.00</p> <p>Block Plans</p> <p>Subdivision and rezoning applications within a block plan for which a block plan fee has been paid are subject to a 15 percent fee reduction provided that the application is submitted within 5 years of the approval of the block plan.</p> <p>2.1.2 <u>Commercial:</u></p> <p>\$5,588 per net hectare</p> <p>2.1.3 <u>Industrial:</u></p> <p>\$5,588 per net hectare</p> <p>2.1.4 <u>Institutional:</u></p> <p>\$5,588 per net hectare</p> <p>2.1.5 <u>Staging of Payment of Subdivision Application Fees</u></p> <p>Fees for a subdivision application can be paid in full or by the following stages:</p> <ul style="list-style-type: none"> <li>- 50% payable when application is filed;</li> <li>- 25% payable prior to the public meeting; and,</li> <li>- 25% prior to final draft plan approval.</li> </ul> <p><i>The amount and percentage of fee payable at each payment stage will be adjusted if necessary based on the total fees payable at the time.</i></p>

DETAILS OF THE PROPOSAL	PRESCRIBED FEE														
<p>2.2 Official Plan Amendment, or any other application specified in this by-law for lands situated outside the Servicing Zone Boundary as represented on Schedule "B" hereto which application proposes a land use that will require the subject lands to be connected to the South Peel Sanitary Sewer System.</p>	<p>\$1,212 per net hectare.</p> <p>For the purpose of this by-law net hectare excludes all valleylands defined by the limits of the 100 year storm as determined by the Conservation Authority having jurisdiction, or the top-of-bank as defined by the City of Brampton. This fee is payable one time only for a particular area of land. Any portion of the area of the application for which this fee has been previously paid shall not be included in this calculation.</p>														
<p>2.3 Site Plan Approval Applications as Identified in Section 1.9</p>	<p>2.3.1 <u>Residential:</u></p> <p>For apartments</p> <table data-bbox="971 889 1463 1077"> <tr> <td>For the first 25 units</td> <td>\$274 per unit</td> </tr> <tr> <td>26-100 units</td> <td>\$219 per unit</td> </tr> <tr> <td>101-200 units</td> <td>\$167 per unit</td> </tr> <tr> <td>201 units and above</td> <td>\$137 per unit</td> </tr> <tr> <td>Maximum fee</td> <td>\$70,000.00</td> </tr> </table> <p>For all other residential</p> <table data-bbox="971 1185 1463 1266"> <tr> <td>\$559 per dwelling unit</td> <td></td> </tr> <tr> <td>Maximum fee</td> <td>\$70,000.00</td> </tr> </table> <p>2.3.2 <u>Non-Residential:</u></p> <p>\$1.31 per square metres of gross floor area if it is new development;</p> <p>\$3.28 per square metres of gross floor area if it is an addition, alteration or conversion.</p>	For the first 25 units	\$274 per unit	26-100 units	\$219 per unit	101-200 units	\$167 per unit	201 units and above	\$137 per unit	Maximum fee	\$70,000.00	\$559 per dwelling unit		Maximum fee	\$70,000.00
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<p>2.4 Draft Plan Approval (Condominiums and Subdivisions)</p>	<p>2.4.1 Revision of Draft Plan after Draft Approval (when requested by applicant/owner):</p> <p>\$2,211</p> <p>2.4.2 Revisions to Conditions of Draft Plan Approval (when requested by applicant/owner):</p> <p>\$2,211</p> <p>2.4.3 Extension of Draft Plan Approval:</p> <p>\$2,211</p> <p>2.4.4 Registration of Each Phase of a Plan (cost per phase beyond first phase):</p> <p>\$2,211</p>														

DETAILS OF THE PROPOSAL	PRESCRIBED FEE
2.5 Proposal Signs	A deposit of \$550 shall be made of the removal of the black and white proposal signs. This deposit will be refunded upon the removal of said sign by the applicant after an application has been approved or refused by City Council or when the applicant has withdrawn the application.
2.6 Ontario Municipal Board Mailing Labels	If mailing labels are required to be provided for the applicant by the City for the purposes of Ontario Municipal Board Appeals, a fee of \$1.10 shall be charged per label.
2.7 Community Block Plan or Community Block Plan Amendment	\$475.00 per gross hectare

### **3.0 Resubmissions and Revisions:**

3.1 Any application submitted prior to July 12, 2005 and any application re-submitted after July 12, 2005, shall be subject to the following actions:

- i) Council may refuse to accept or further consider the application until it has received the prescribed information and material required under subsections 22(4), 34(10.1), 41(7) and 51(17) of the Planning Act;
- ii) No further processing of the application will take place until the applicant has paid the fees prescribed by this by-law to the satisfaction of the Commissioner of Planning, Design and Development.

3.1.1 In no circumstances will an applicant be refunded any fees which result in a lower yield of dwelling units or a smaller site for commercial, industrial or institutional uses.

3.1.2 In the case when draft approval lapses, new fees will be required as if a new application has been submitted.

3.2 In the case of a site plan approval application:

3.2.1 Any resubmission by a person other than the original applicant shall be deemed a new application; and,

3.2.2 A minor revision to an approved site plan shall be subject to only a processing fee of \$550.00

### **4.0 Application Approval (Sunset Condition):**

4.1 Decisions of Council for the approval of rezoning applications will be considered null and void and a new development application will be required, unless a zoning by-law is passed:

- Within 18 months of the Council decision, for applications not subject to a concurrent draft plan of subdivision application; and,

- Within 36 months of the Council decision for applications with a concurrent draft plan of subdivision application

**5.0 Annual Indexing**

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.

**6.0 Refund**

Except as otherwise provided in Section 1.0 above, the Commissioner of Planning, Design and Development may, upon written request, authorize a refund of no greater than 50 percent of an application fee, if the application is withdrawn prior to the Public Meeting required by the Planning Act for the particular application.