

SCHEDULE A TO BY-LAW 85-96
(amended by By-laws 367-2002, 264-2004, 221-2005, 310-2006, 176-2007,
231-2007, 178-2008, 245-2012, 182-2014, 282-2014)

TYPE OF APPLICATION	PRESCRIBED FEE
Pre-Consultation Application (Development and Site Plan)	\$463 per application
Community Block Plan or Community Block Plan Amendment	\$8163 plus \$734 per gross hectare
Official Plan Amendment	\$8163
Zoning By-law Amendment	\$12293 plus the applicable fees as set out below in 1.0
Temporary Use Zoning By-law Amendment	\$1,184
Plan of Subdivision	\$8579 plus the applicable fees as set out below in 1.0 and 2.0
Plan of Condominium	\$6075 plus the applicable fees as set out below in 1.0 and 2.0
Development Permit System	\$2539 plus the applicable fees as set out below in 4.0, 4.1, 4.2, 4.3, 4.4, 4.5
Removal of (H) Holding Symbol	\$12293
<p>Site Plan (Basic or Full)</p> <p>Site Plan Approval for single detached dwellings and building additions thereto in Older, Mature neighbourhoods as required in the City's Site Plan Control By-law 96-86, as amended.</p>	<p>\$5075 plus the applicable fees as set out below in 3.0</p> <p>\$844</p>
Removal of Part Lot Control	<p>\$1705 per application, per registered plan of subdivision, for the creation of lots or blocks, plus \$135 for each lot or block being created;</p> <p>\$1705 per application, per registered plan of subdivision, for the creation of maintenance easements;</p> <p>\$942 per application, per registered plan of subdivision, for other minor applications, such as those involving a single lot under single ownership; and,</p> <p>\$135 per application for existing land leases involving a single dwelling unit, and requiring an application for</p>

	<p>exemption from part lot control for the individual leasing the land to purchase the land. (By-law 310-2006)</p>
<p>Committee of Adjustment (See Note 3 Below)</p>	<p>\$619 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>\$2510 for all other minor variance applications</p> <p>\$226 + \$4.51 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>\$3883 for consent applications</p> <p>\$1827 for consent certificate</p>
<p>1.0 For Zoning By-law Amendments, Plans of Subdivision and Plans of Condominium</p>	<p><u>Residential:</u></p> <p>Apartments:</p> <p>For the first 25 units - \$421 per unit</p> <p>26 to 100 units - \$336 per unit</p> <p>101 to 200 units - \$256 per unit</p> <p>201 units and above - \$211 per unit</p> <p>For all other residential:</p> <p>\$796 per dwelling unit (all part lots fronting onto a street in a proposed subdivision are subject to full dwelling unit fees)</p> <p><u>Non-Residential</u></p> <p>\$8670 per net hectare</p> <p><u>Maximum Fee: \$458,005*</u></p> <p>* Notwithstanding land use type and in addition to the base fee(s), sign deposit fee</p> <p>Note: all lands associated with a specific application shall be contiguous.</p> <p>Note: Fees noted in 1.0 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).</p>
<p>2.0 Draft Plan Approval (Condominiums and Subdivisions)</p>	

	<p>Revision of Draft Plan after Draft Approval (when requested by applicant/owner) - \$3431</p> <p>Revisions to Conditions of Draft Plan Approval (when requested by applicant/owner) - \$3431</p> <p>Extension of Draft Plan Approval - \$3431</p> <p>Registration of Each Phase of a Plan (cost per phase beyond first phase) – \$3431</p>
<p>3.0</p> <p>For Site Plan Applications</p>	<p><u>Residential</u></p> <p>Apartments:</p> <p>For the first 25 units - \$421 per unit</p> <p>26 to 100 units - \$336 per unit</p> <p>101 to 200 units - \$256 per unit</p> <p>201 units and above - \$211 per unit</p> <p>For all other residential:</p> <p>\$865 per dwelling unit</p> <p><u>Non-Residential:</u></p> <p>\$2.04 per square metre of gross site area for new development;</p> <p>\$5.10 per square metre of gross floor area addition, alteration or conversion</p> <p><u>Maximum Fee: \$108,653.75*</u></p> <p>* Notwithstanding land use type and in addition to the base fee</p>
<p>Proposal Signs</p>	<p>A deposit of \$838 shall be made for the removal of the proposal signs. This deposit will be refunded upon the applicant providing confirmation that the sign is removed after an application has been approved or refused by City Council or when the applicant has withdrawn the application.</p> <p>Note: Applicants are responsible for contacting City staff to initiate the return of deposits. After a period of two years from the date the deposit is no longer required, as determined by City staff, if the applicant has not satisfied City staff that the sign is removed, the deposit will be assumed by the City and will no longer be reimbursed.</p>

Temp Sales Trailers	\$384
Subdivision Release and Assumption	\$384
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 \$1.71 shall be charged per label
4.0 Development Permit System For each development type as set out below the applicable fee is indicated:	Applications to amend the DPS involving an amendment to the Zoning By-law and/or the Official Plan will be subject to the prescribed base fee for that application type.
a) Construct, erect or place one or more buildings or structures on a lot	Base DPS Fee, plus Fee for Residential Units and/or Commercial GFA
b) Increase the size of an existing building or structure:	
i) Less Than 300m ²	Base DPS Fee
ii) Greater Than or Equal to 300m ²	Base DPS Fee, plus Fee for Residential Units and/or Commercial GFA
c) Establish additional parking spaces	Base DPS Fee
d) Establish driveways or modify driveways for motor vehicle access	Base DPS Fee
e) Alter the grade of the land and/or place or dump fill on the land	Base DPS Fee
f) Remove one or more trees that have a caliper of 0.15 metres at a height of 1.37 metres from the base of the tree	Base DPS Fee
g) Change the building materials used on any wall facing a street	No Fee

h) Modify the architectural style of an existing building	No Fee
i) Install a deck, porch or patio between a main wall and the street	No Fee
j) Change the use of the land to a restaurant, religious institution or other institutional use, day nursery, private recreational use such as a banquet hall, private club and children's or senior's activity centre	No Base DPS Fee, Change of Use Fee Only (see Section 4.2)
k) Change the use of the land from office to retail	No Base DPS Fee, Change of Use Fee Only (see Section 4.2)
l) Change the use of all or part of a non-residential building to residential	No Base DPS Fee, Change of Use Fee Only (see Section 4.2)
m) Change the use of all or part of a residential use to a non-residential	No Base DPS Fee, Change of Use Fee Only (see Section 4.2)
<p>4.1 Additional Fee for Residential Units and Commercial GFA</p>	<p><u>Residential</u></p> <p>Apartments:</p> <p>First 25 units \$421 per unit</p> <p>26-100 units \$336 per unit</p> <p>101-200 units \$256 per unit</p> <p>201 units and above \$211 per unit</p> <p>For All other Residential:</p> <p>\$864 per dwelling unit</p> <p>Maximum Fee: \$108,654</p> <p><u>Non-Residential</u></p> <p>\$2.04 per square metres of site area if it is new development;</p> <p>\$5.10 per square metres of gross floor area if it is an addition, alteration or conversion.</p>
4.2 Change Of Use Fee	\$815
4.3 Development Permit Amendment Fee (includes amendments to Pre-existing Site Plan Agreements)	\$815

<p>4.4 Variance Only</p>	<p>\$815 for residential properties*, Base DPS Fee for all other properties</p> <p>* Residential means one lot only containing a single detached, semi-detached or townhouse dwelling unit</p>
<p>4.5 Transition Provisions Permit</p>	<p>No Fee</p>

NOTES:

1. DEVELOPMENT APPLICATIONS

- A. 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(4), 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 and Development Services.
- B. 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:
 - i) Within 18 months of the Council decision, for applications not subject to a concurrent draft plan of subdivision application; and,
 - ii) Within 36 months of the Council decision for applications with a concurrent draft plan of subdivision application
- C. Any resubmission by a person other than the original applicant shall be deemed a new application.
- D. In the case when draft approval lapses, new fees will be required as if a new application has been submitted.

2. SITE PLAN CONTROL

A minor revision to an approved site plan shall be subject to only a processing fee of **\$802.50**

3. REFUNDS

Committee of Adjustment Applications:

\$608.75 refund if withdrawn prior to internal circulation (**By-law 231-2007**)
\$457.50 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**)

Development Applications:

- A. 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.

- B. Except as otherwise provided, the Commissioner of Planning and Development Services 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.

4. 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.