



THE CORPORATION OF THE CITY OF BRAMPTON  
BY-LAW

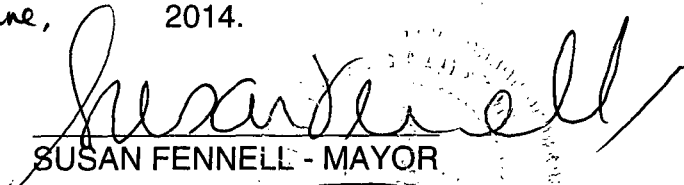
Number 182-2014


A By-law to Amend Tariff of Fees By-law 85-96, as Amended  
To Implement  
Changes to 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.

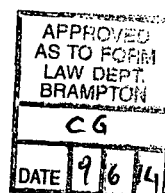
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN  
COUNCIL, this 18<sup>TH</sup> day of June, 2014.

  
SUSAN FENNEL - MAYOR

  
PETER FAY - CITY CLERK

Approved as to Content:

  
Paul Snape, MCIP, RPP  
Director of Development Services  
Planning and Building Division



## 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)

**1.0 Type of Application (updated as of January 17, 2014):**

TYPE OF APPLICATION	PRESCRIBED FEE
1.1 Zoning By-law Amendment Only	<b>\$ 8,732</b> plus the applicable fee as set out in section 2.1 herein.
1.2 Official Plan Amendment Only	<b>\$ 5,798</b> plus applicable fee as prescribed by section 2.1 herein.
1.3 Plan of Subdivision Only	<b>\$ 6,094</b> plus applicable fee as prescribed in section 2.1 herein.
1.4 Zoning By-law Amendment and Official Plan Amendment	<b>\$ 14,530</b> plus applicable fee as prescribed in section 2.1 herein
1.5 Zoning By-law Amendment and Plan of Subdivision	<b>\$ 14,827</b> plus applicable fee as prescribed in section 2.1 herein
1.6 Official Plan Amendment and Plan of Subdivision	<b>\$ 11,892</b> plus applicable fee as prescribed in section 2.1 herein
1.7 Zoning By-law and Official Plan Amendment and Plan of Subdivision	<b>\$ 20,624</b> plus applicable fee as prescribed in section 2.1 herein
1.8 Plan of Condominium  Plan of Condominium with Subdivision and Zoning  Plan of Condominium with Subdivision, Zoning and Official Plan Amendment	<b>\$ 4,316</b>  <b>\$ 19,142</b> plus applicable fee as prescribed in section 2.1 herein  <b>\$ 24,940</b> plus applicable fee as prescribed in section 2.1 herein
1.9 Site Plan Approval	<b>\$3,606</b> plus the applicable fee prescribed in section 2.2 herein.
1.10 Temporary Sales Trailer	<b>\$ 272</b>

1.11 Committee of Adjustment	<p><b>\$ 550</b> 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><b>\$ 2,230</b> for all other minor variance applications</p> <p><b>\$201 + \$4.00</b> 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><b>\$ 3,448</b> for consent applications</p> <p><b>\$ 1,622</b> for consent certificate</p> <p><b>\$ 434</b> refund if withdrawn prior to internal circulation (By-law 231-2007)</p> <p><b>\$ 325</b> 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	<b>\$ 272</b>
1.13 Removal of Part Lot Control	<p><b>\$ 1,211</b> per application, per registered plan of subdivision, for the creation of lots or blocks, plus <b>\$ 96</b> for each lot or block being created;</p> <p><b>\$ 1,211</b> per application, per registered plan of subdivision, for the creation of maintenance easements; and,</p> <p><b>\$ 669</b> per application, per registered plan of subdivision, for other minor applications, such as those involving a single lot under single ownership.</p> <p><b>\$ 96</b> 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</p>

	(By-law 310-2006)
1.14 Community Block Plan or Community Block Plan Amendment	<b>\$ 5,798</b> plus applicable fee prescribed in Section 2.6 herein
1.15 Pre-consultation Fee	<b>\$ 329</b> per application

**2.0 Proposal particulars**

<b>DETAILS OF THE PROPOSAL</b>	<b>PRESCRIBED FEE</b>
2.1 For development applications identified in sections 1.1; 1.3; 1.4; 1.5; 1.6; 1.7 and 1.8	<p>2.1.1 Residential:</p> <p><u>For apartments</u></p> <p>For the first 25 units <b>\$ 300</b> per unit</p> <p>26 – 100 units <b>\$ 240</b> per unit</p> <p>101 – 200 units <b>\$ 183</b> per unit</p> <p>201 units and above <b>\$ 150</b> per unit</p> <p><u>For all other residential:</u></p> <p><b>\$ 614</b> per dwelling unit (all part lots fronting onto a street in a proposed subdivision are subject to full dwelling unit fees)</p> <p>2.1.2 Commercial:</p> <p><b>\$ 6,161</b> per net hectare</p> <p>2.1.3 Industrial:</p> <p><b>\$ 6,161</b> per net hectare</p> <p>2.1.4 Institutional:</p> <p><b>\$ 6,161</b> per net hectare</p> <p>2.1.5 Maximum Fee: <b>\$325,374</b></p> <p><b>Note:</b> all lands associated with a specific plan of subdivision application shall be contiguous.</p>

<p>2.2 Site Plan Approval Applications as Identified in Section 1.9</p>	<p>2.2.1 Residential:</p> <p><u>For apartments :</u></p> <p>For the first 25 units - <b>\$ 300</b> per unit,          26 to 100 units - <b>\$240</b> per unit,          101 to 200 units - <b>\$183</b> per unit,          201 units and above - <b>\$150</b> per unit.</p> <p>Maximum fee <b>\$76,124</b></p> <p><u>For all other residential :</u>  <b>\$614</b> per dwelling unit.</p> <p>Maximum fee <b>\$77,189</b></p> <p>2.2.2 Non-Residential:</p> <p><b>\$1.43</b> per square metres of gross site area if it is new development;</p> <p><b>\$3.61</b> per square metres of gross floor area if it is an addition, alteration or conversion.</p>
<p>2.3 Draft Plan Approval (Condominiums and Subdivisions)</p>	<p>2.3.1 Revision of Draft Plan after Draft Approval (when requested by applicant/owner);</p> <p><b>\$2,437</b></p> <p>2.3.2 Revisions to Conditions of Draft Plan Approval (when requested by applicant/owner);</p> <p><b>\$2,437</b></p> <p>2.3.3 Extension of Draft Plan Approval;</p> <p><b>\$2,437</b></p> <p>2.3.4 Registration of Each Phase of a Plan (cost per phase beyond first phase);</p> <p><b>\$ 2,437</b></p>

<p>2.4 Proposal Signs</p>	<p>A deposit of <b>\$ 605</b> 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>
<p>2.5 Ontario Municipal Board Mailing Labels</p>	<p>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 <b>\$1.21</b> shall be charged per label.</p>
<p>2.6 Community Block Plan or Community Block Plan Amendment</p>	<p>\$ 522 per gross hectare</p>

**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 Chief of Planning and Infrastructure Services.
- 3.1.1 In no circumstances will an applicant be refunded any fees as a result of a lower yield of dwelling units or a smaller development 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 \$ 570.00.

**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.

**7.0 Schedule 'A' User Fees**

Council hereby establishes the fees and charges as set out in Schedule "A" to this By-law