

Attachment 2

Table 1: Proposed Development Fees

Service or Process	January 1 - March 31	April 1	Notes
Official Plan Amendment (OPA)			
Minor OPA - with Pre-Submission Review	\$ 11,015.28	\$ 15,900.00	Site-specific amendment, involves minor policy change or exemption
Minor OPA - without Pre-Submission Review	\$ 16,365.28	\$ 20,650.00	Site-specific amendment, involves minor policy change or exemption
Major OPA - with Pre-Submission Review	\$ 14,528.28	\$ 24,600.00	Land use change or major policy change involves more than one property or large land holdings
Major OPA - without Pre-Submission Review	\$ 19,878.28	\$ 31,450.00	Land use change or major policy change involves more than one property or large land holdings
Revision to Application when requested by Applicant requiring Re-Circulation OPA	N/A	50% of the application fee	New Fee
Zoning By-law Amendment (ZBA)			
Minor ZBA - with Pre-Submission Review	\$ 11,015.28	\$ 15,900.00	Minor includes: adding uses to an existing zone, temporary use, no change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Minor ZBA - without Pre-Submission Review	\$ 16,365.28	\$ 20,650.00	Minor includes: adding uses to an existing zone, temporary use, no change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major ZBA - with Pre-Submission Review	\$ 14,528.28	\$ 24,600.00	Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major ZBA - without Pre-Submission Review	\$ 19,878.28	\$ 31,450.00	Major includes: change in zoning category Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Revision to Application when requested by Applicant requiring Re-Circulation ZBA	N/A	50% of the application fee	New Fee
Removal of 'H' Symbol – routine	\$ 2,633.70	\$ 3,100.00	
Removal of 'H' Symbol (complex plus submission review)	\$ 10,700.00	\$ 12,400.00	
Temporary Use By-law	N/A	\$ 4,800.00	New Fee
Extension of Temporary Use By-law	\$ 3,311.89	\$ 3,800.00	
Part Lot Control Exemption Application fee	\$ 2,633.70	\$ 3,100.00	
Combined Official Plan/Zoning By- law Amendment (ZBA/OPA)			

Minor Combined ZBA/OPA - with Pre-Submission Review	\$ 16,991.39	\$ 23,900.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Minor Combined ZBA/OPA - without Pre-Submission Review	\$ 22,341.39	\$ 31,000.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Combined ZBA/OPA - with Pre-Submission Review	\$ 21,684.62	\$ 36,900.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Major Combined ZBA/OPA - without Pre-Submission Review	\$ 27,034.62	\$ 47,200.00	Additional Development Agreement Fee may be imposed under the User Fee By-law where applicable.
Revision to Application when requested by Applicant requiring Re-Circulation ZBA/OPA	N/A	50% of the application fee	New Fee
Plan of Subdivision			
Draft Plan of Subdivision	\$ 47,351.16	\$ 48,000.00	Plus Plan of Subdivision Approval Fee
Plan of Subdivision Approval	\$ 19,846.37	\$ 20,000.00	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law.
Engineering Review Fee	6% Cost of Work for Services	6% Cost of Work for Services	
Extension of Subdivision Draft Plan Approval	\$ 2,633.70	\$ 3,100.00	
Draft Plan Red-line Revisions Subdivisions	N/A	\$ 4,800.00	New Fee
Revision to Approved Draft Plan of Subdivision Conditions	N/A	\$ 3,100.00	New Fee
Annual Inactive File Holding	\$ 1,070.00	\$ 1,200.00	Applies to applications that have been dormant for one year

Table 1: Development Fees (cont'd)

Service or Process	January 1 - March 31	April 1	Notes
Plan of Condominium			
Draft Plan of Condominium (includes standards, common element, vacant land, leasehold, amalgamated and phased condominium conversion)	\$ 5,709.83	\$ 8,300.00	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in • addition to any fees • imposed by this By-law.
per unit	\$ 138.68	\$ 173.35	
Condominium Registration - initial phase	\$ 1,626.83	\$ 5,000.00	
Condominium Registration - each subsequent phase	N/A	\$ 2,500.00	New Fee
Engineering Review Fee - Vacant Land Condominium	6% Cost of Work for Services	6% Cost of Work for Services	
Condo Agreement fee (if Agreement required)	\$ 1,386.89	\$ 1,500.00	
Extension of Draft Plan Approval Condo	\$ 2,633.70	\$ 3,100.00	
Draft Plan Red-line Revisions Condos	N/A	\$ 1,500.00	New Fee
Revision to Approved Draft Plan of Condominium Conditions	N/A	\$ 3,100.00	New Fee
Annual Inactive File Holding	\$ 1,070.00	\$ 1,200.00	Applies to applications that have been dormant for one year
Site Plan Control			
Without Pre-Submission Review Base fee plus variable fee:	\$ 13,274.16	\$ 21,500.00	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".
With Pre-Submission Review Base fee plus variable fee:	\$ 7,894.16	\$ 13,700.00	What constitutes a "Standard" Site Plan has been clearly defined in the "Site Plan User Guide".
Residential Application			
per unit in excess of 20 units	\$ 183.06	N/A	
per unit	N/A	\$ 200.00	Change to fee structure
Commercial/Office/ Institutional Application			
per m2 of GFA in excess of 500 m2	\$ 3.50	N/A	
per m2 of GFA	N/A	\$ 3.80	Change to fee structure
Industrial Application			
per m2 of GFA in excess of 1,000 m2	\$ 2.17	N/A	
per m2 of GFA	N/A	\$ 2.40	Change to fee structure
Without Pre-Submission Review Completed Maximum fee of	\$ 19,735.42	\$ 24,700.00	
With Pre-Submission Review Completed Maximum fee of	\$ 14,385.42	\$ 16,900.00	

Minor Site Plan - without Pre-Submission Review	\$ 5,350.00	\$ 7,800.00	What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide".
Minor Site Plan - with Pre-Submission Review	\$ 4,826.36	\$ 5,700.00	What constitutes a "Minor" Site Plan has been clearly defined in the "Site Plan User Guide".
Site Plan Agreement	\$ 1,386.89	\$ 1,500.00	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law.
Amendments to Executed Agreement (Site Plan)	N/A	\$ 800.00	New Fee
Revision fee for 4th and subsequent submission (site Plan)	N/A	\$ 1,400.00	New Fee
Community Block Plan			
Community Block Plan base fee plus	N/A	\$ 14,000.00	New Fee
per gross hectare	N/A	\$ 1,660.00	New Fee
Revision to a Block Plan application when requested by applicant requiring re-circulation	N/A	50% of the application fee	New Fee

Table 2: Committee of Adjustment Fees

Service or Process	January 1 - March 31	April 1	Notes
Committee of Adjustment Pre-Consultation	N/A	N/A	
Minor Variances			
Application fee	\$ 1,449.00	\$ 1,900.00	
Consents			
Application fee	\$ 2,889.00	\$ 4,170.00	
Concurrent Lot Creation	\$ 2,889.00	\$ 2,100.00	
Administration fee (new lots) To be paid prior to certificate being issued	\$ 809.00	\$ 630.00	
Administration fee (other than new lots) To be paid prior to certificate being issued	\$ 346.00	\$ 280.00	
Validation certificate/power of sale	\$ 2,215.00	\$ 2,400.00	
Request for change of condition	\$ 1,027.00	\$ 1,200.00	
Other Fees			
Special hearing	\$1,936 + application fee	\$1,900 + application fee	
Deferral fee	\$ 453.00	\$ 990.00	
Replacement sign	\$29 + HST	\$31 + HST	
Cancellation certificates	N/A	N/A	

Table 3: Other Fees

Service or Process	January 1 - March 31	April 1	Notes
Development Approval Fee By- law Preparation, Notice of Passing	\$ 1,102.57	N/A	Eliminated. Included in the calculation of the application fee
Site Plan – Additional Site Inspection (beyond 1st)	\$ 693.43	\$ 800.00	
Mandatory Pre-consultation	\$ 3,210.00	\$ 3,500.00	
Pre-Submission Review - Major Site Plan	\$ 5,350.00	\$ 7,800.00	Major Site Plan submission made outside of the formal process
Pre-Submission Review - Combined Major ZBA/OPA		\$ 10,300.00	For each Major ZBA/OPA submission made outside of the formal process
Pre-Submission Review - Major ZBA + OPA		\$ 13,700.00	
Pre-Submission Review - Major OPA		\$ 6,850.00	For each Major OPA submission made outside of the formal process
Pre-Submission Review - Major ZBA		\$ 6,850.00	For each Major ZBA submission made outside of the formal process
Pre-Submission Review - Minor Site Plan		\$ 2,100.00	For each Minor Site Plan submission made outside of the formal process
Pre-Submission Review - Combined Minor ZBA/OPA		\$ 7,100.00	For each Minor ZBA/OPA submission made outside of the formal process
Pre-Submission Review - Minor ZBA + OPA	\$ 5,350.00	\$ 9,500.00	

Pre-Submission Review - Minor OPA		\$ 4,750.00	For each Minor OPA submission made outside of the formal process
Pre-Submission Review - Minor ZBA		\$ 4,750.00	For each Minor ZBA submission made outside of the formal process
Individual report review	\$ 3,424.00	\$ 4,100.00	For each individual report submission made outside of the Development applications process
Payment-in-lieu of Off-street Parking application fee	N/A	\$ 750.00	Where required, the Payment-in-lieu of Off-Street Parking Agreement fee will also be applicable
Payment-in-lieu of Off-street Parking agreement fee	N/A	\$ 400.00	Fee does not include the search and registration costs in the Land Registry Office, which costs are set by the Province of Ontario, and are in addition to any fees imposed by this By-law. Additional Fees may be imposed under the User Fee Bylaw where applicable.
MZO or CIHA Applications	January 1 - March 31	April 1	Notes
Minister's Zoning Order (MZO)	N/A	\$ 24,600.00	Any and all services performed for a MZO or CIHA application, request or regulation issued by the Province
Community Infrastructure and Housing Accelerator (CIHA)	N/A	\$ 24,600.00	

Table 2: Other Fees

Estimated cost of a parking space	N/A	\$ 60,000.00	
-----------------------------------	-----	--------------	--