

Appendix B, Report IPGPL24-034
Proposed 2025 Fees Development Planning

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|---------------------------|--------------------------------------|--|---|-------------|---------------------|---|---|--------------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

| | | | | | | | | |
|--------------|---|--|------------------------------|---|---|--|-----------|--|
| 11120-450370 | Zoning By-Law Amendments | | | | | | | |
| | Minor ¹ - Application Fee | To recover costs of processing application | base fee | N | \$5,580.00 | | 01-Jan-25 | \$6,000.00 |
| | Standard ² - Application Fee | To recover costs of processing application | base fee | N | \$4,890.00 | | 01-Jan-25 | \$14,120.00 |
| | Complex ³ - Application Fee | To recover costs of processing application | base fee | N | \$8,490.00 | | 01-Jan-25 | \$31,720.00 |
| | Zoning Bylaw Amendment applications combined with a Site Plan, Subdivision or Official Plan Amendment application is subject to a 25% discount in the fee | | | | | | | |
| | Official Plan Amendment | | | | | | | |
| | Application Fee | To recover costs of processing application | base fee | N | \$8,270.00 | | 01-Jan-25 | \$31,720.00 |
| | | | | | | | | |
| | | | | | | | | |
| | Subdivision or Condominium Plans | | | | | | | |
| | Application Fee | To recover costs of processing application | base fee + per dwelling unit | N | \$8,560 + \$82/unit (1st 100 units) +\$55/unit (100+ units) | | 01-Jan-25 | \$39,140 + \$82/unit (1st 100 units) +\$55/unit (100+ units) |
| | | | | | | | | |
| | External ROW improvements oversight | | | | \$ 8,997.00 | | | \$8,997.00 |
| | Subdivision Compliance Letter | To recover costs of processing application | per letter | N | \$190.00 | | | \$190.00 |
| | Extensions to Draft Approval | To recover costs of processing application | per approval | N | \$3,150.00 | | | \$3,150.00 |
| | Condominium Exemption from Draft Approval | To recover costs of processing application | per approval | N | \$1,580.00 | | | \$1,580.00 |
| | Amendments to Approved Plans and/or Draft Conditions - Notice Required | To recover costs of processing application | | N | \$3,150.00 | | | \$3,150.00 |
| | Amendments to Approved Plans and/or Draft Conditions - No Notice Required | To recover costs of processing application | | N | \$1,580.00 | | 01-Jan-25 | \$1,580.00 |
| | Site Plans | | | | | | | |

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|---------------------------|--------------------------------------|--|---|-----------------|---------------------|---|---|--------------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

| | | | | | | | | | |
|--|---|--|--|---|---|--|-----------|--|---------|
| | Standard ⁴ - Application Fee | To recover the cost of processing applications | base fee + (per dwelling unit and/or affected building floor area) | N | \$4,140 + (\$72/residential unit and/or \$2/sq.m. non-residential building floor area) | | 01-Jan-25 | \$16,190 + \$72/residential unit+\$2/sq.m. non-residential building floor area | |
| | Complex ⁵ - Application Fee | To recover the cost of processing applications | base fee + (per dwelling unit and/or affected building floor area) | N | \$6,380 + (\$136/residential unit and/or \$3/sq.m. non-residential building floor area) | | 01-Jan-25 | \$32080 + \$136/residential unit+\$3/sq.m. non-residential building floor area | |
| | External ROW improvements oversight | | | N | \$ 22,272.00 | | | \$22,270.00 | |
| | Minor amendment to approved site plan ⁶ | To recover cost of processing applications | | N | \$ 840.00 | | 01-Jan-25 | \$2,500.00 | |
| | Amendments to approved site plans - Standard ⁷ | To recover cost of processing applications | | N | | | | \$7,500.00 | New Fee |
| | Amendments to approved site plans - Major Residential | To recover cost of processing applications | | N | see Standard ⁴ /Complex ⁵ Site Plan Fees | | | see Standard ⁴ /Complex ⁵ Site Plan Fees | |
| | Amendments to approved site plans - Major (All other) | To recover cost of processing applications | | N | see Standard ⁴ /Complex ⁵ Site Plan Fees | | | see Standard ⁴ /Complex ⁵ Site Plan Fees | |

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|---------------------------|--------------------------------------|--|---|-----------------|---------------------|---|---|--------------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

| | | | | | | | | |
|--|---|--|---------|---|--------------------|--|-----------|--------------------|
| | Roof-top Patios | To recover cost of processing applications | | N | \$530.00 | | | \$530.00 |
| | Outdoor Cafés | To recover cost of processing applications | | N | \$320.00 | | 01-Jan-25 | \$400.00 |
| | Extensions to Site Plan approval Period | To recover cost of processing applications | | N | \$740.00 | | | \$740.00 |
| | Site Plan Compliance Letter | To recover cost of processing applications | | N | \$190.00 | | 01-Jan-25 | \$300.00 |
| | Other Fees | | | | | | | |
| | Pre-consultation* | To recover cost of processing applications | | N | \$ 1,250.00 | | 01-Jan-25 | \$ 2,500.00 |
| | Renewal/Update of Expired Record of Pre-Consultation Letter | To recover cost of processing applications | | N | | | 01-Jan-25 | \$ 500.00 |
| | Part Lot Control Exemption | To recover cost of processing applications | per lot | N | \$2,630 + \$50/lot | | 01-Jan-25 | \$2,630 + \$50/lot |

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|--------------------|-------------------------------|---|--------------------------------------|---------|--------------|----------------------------------|--------------------------------------|-------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

| | | | | | | | | |
|--|--|--|--|---|------------|--|-----------|--|
| | Removal of Holding Provision | To recover cost of processing applications | | N | \$740.00 | | 01-Jan-25 | \$740 + \$500 per circulation of required supporting documents (except where required supporting documents have been reviewed and approved as part of another Planning Act application for the same lands) |
| | Sign By-Law Amendments | To recover cost of processing applications | | N | \$1,260.00 | | | \$1,260.00 |
| | Other Agency Circulations | | | N | \$320.00 | | | \$320.00 |
| | Planning Act Exemption Review Fee - Standard ⁸ | | | | | | | \$10,940.00 |
| | Planning Act Exemption Review Fee - Complex ⁹ | | | | | | | \$23,820.00 |
| | Telecommunication Structures - no public consultation required | To recover cost of processing applications | | - | N | | 01-Jan-25 | \$3,150.00 |
| | Telecommunication Structures - public consultation required | To recover cost of processing applications | | - | N | | 01-Jan-25 | \$5,250.00 |

NEW FEE

NEW FEE

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|--------------------|-------------------------------|---|--------------------------------------|---------|--------------|----------------------------------|--------------------------------------|-------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

| | | | | | | | | |
|--|--|--|-----------------|---|---|-------------|-----------|--|
| | Peer Review | To recover cost of processing applications | | - | N | | 01-Jan-25 | 100% of the City's full costs of undertaking a Peer Review |
| | Recirculation (where four or more circulations are required) | To recover cost of processing applications | per circulation | - | N | | 01-Jan-25 | \$1,200.00 |
| | | | | | | | | |
| | Total 450370 | | | | | \$1,364,870 | | |

| | | | | | | | | |
|---------------------|---------------------------------------|--|----------------|--|--------------------------|--------------|-----------|--------------------------|
| 11120-450380 | Development Engineering Review | | | | | | | |
| | Development Engineering Review | To recover cost of processing applications | % of const. \$ | | 6% of construction value | \$5,000 | 01-Jan-25 | 6% of construction value |
| | Total 450380 | | | | | 5,000 | | |

| | | | | | | | | |
|---------------------|--|--|---------|---|-----------------------------|--|-----------|-----------------------------|
| 11120-440600 | Committee of Adjustment | | | | | | | |
| | Minor Variances | 1 and 2 unit residential properties | | N | \$ 1,350.00 | | | \$1,350.00 |
| | All Others (inc. Sign By-law) | | | N | \$ 1,350.00 | | | \$1,350.00 |
| | Severances | | | | | | | |
| | Creation of a new building Lot | To recover cost of processing applications | per lot | N | \$3,010 per new lot created | | 01-Jan-25 | \$4,020 per new lot created |
| | All Others (E.g. Additions, easements) | To recover cost of processing applications | | N | \$ 800.00 | | 01-Jan-25 | \$1,000.00 |
| | Permissions | | | | | | | |
| | Enlargement, expansion or conversion of a legal non-conforming use | To recover cost of processing applications | | - | N | | 01-Jan-25 | \$1,350.00 |
| | Other | | | | | | | |

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|--------------------|-------------------------------|---|--------------------------------------|---------|--------------|----------------------------------|--------------------------------------|-------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

| | | | | | | | | |
|--|---|--|--|---|---------------------|------------------|-----------|---------------------|
| | Reissuance of Consent Certificates | To recover cost of processing applications | | N | \$ 110.00 | | | \$110.00 |
| | Request of Change of Conditions for Provisional Consent | To recover cost of processing applications | | N | \$110 + advertising | | | \$110 + advertising |
| | Recirculation | To recover cost of processing applications | | N | \$ 420.00 | | 01-Jan-25 | \$500.00 |
| | Certificate of Validation | To recover cost of processing applications | | N | \$ 430.00 | | | \$430.00 |
| | Certificate of Cancellation | To recover cost of processing applications | | N | \$ 430.00 | | | \$430.00 |
| | Total 440600 | | | | | \$135,730 | | |

| | | | | | | | | |
|---------------------|--|-----------------------------|-------------|---|-----------|------------|-----------|-----------|
| 11120-450220 | Real Estate Due Diligence | | | | | | | |
| | Due Diligence Requests - legal requests to City for non-City lands | To recover associated costs | per request | Y | \$ 300.00 | 300 | 01-Jan-25 | \$ 320.00 |
| | Total 450220 | | | | | 300 | | |

| | | | | | | | | |
|--|--------------|--|--|--|--|------------------|--|--|
| | Total | | | | | 1,505,900 | | |
|--|--------------|--|--|--|--|------------------|--|--|

| | | | | | | | | |
|---|---|--|--|--|--|--|--|--|
| Notes: | | | | | | | | |
| Any expenses incurred by the City pursuant to Municipal Plan Review on behalf of the Province of Ontario or for peer review of technical submission materials | Recovered from the applicant at actual cost | | | | | | | |
| If any application is deferred at the applicant's request, the costs of readvertising for public notice will be assessed to the Applicant | Recovered from the applicant at actual cost | | | | | | | |

***Where an applicant does not opt-in to follow the City's pre-consultation process prior to the submission of an application for Official Plan Amendment, Zoning By-law Amendment, Site Plan Approval or Plan of Subdivision/Condominium, the application fees payable shall increase to include 2 x Preconsultation Review fee (2 x 2,500 = \$5,000) and shall be payable at the time of submitting the Planning Act application(s)"

Site Plan Application Fees will be calculated based on the "Affected Building Floor Area". "Affected Building Floor Area" means the gross floor area within an existing and/or proposed building that is to

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|---------------------------|--------------------------------------|--|---|-----------------|---------------------|---|---|--------------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

¹ Means an application under section 34 of the Planning Act which meets one or more of the following:

- Conforms to objectives and intent of the Official Plan;
- Maintains intent and purpose of zoning by-law (e.g., no change in zoning category, only small-scale exception/change to zoning regulations);
- Applies to a single parcel for low density residential use;
- No impact or very limited impact beyond the subject lands is anticipated;
- Requires up to one technical study/report in addition to a Planning Justification Report and concept plans; and/or,
- Applies to a temporary use.

² Means an application under section 34 of the Planning Act which meets one or more of the following:

- Conforms with and/or retains the general intent of the Official Plan;
- Requires change in zoning category and/or multiple regulations of existing zoning;
- Moderate impact beyond the subject lands is anticipated; and/or,
- Requires two to four technical studies/report in addition to a Planning Justification Report and concept plans.

³ Means an application under section 34 of the Planning Act which meets one or more of the following:

- Requires an amendment to the Official Plan;
- Represents shift from intent and purpose of the zoning by-law (e.g., change in zoning category and/or development standards);
- Involves substantial increase in density and/or floor space (e.g., large scale redevelopment);
- Requires five or more technical studies/reports in addition to a Planning Justification Report and concept plans - likely to generate exceptional levels of City staff processing effort;
- Greater impact beyond the subject lands may be anticipated; and/or,
- Associated with a Draft Plan of Subdivision or Condominium application.

⁴ Means an application under section 41 of the Planning Act which meets one or more of the following:

- Requires the review of up to three updated or new technical studies/reports;
- Requires standard circulation to commenting agencies and departments;
- Relatively straight-forward development proposal, where the size and site development issues are considered to be less complex;
- Involves amendments to approved site plans with site alterations;
- Involves a building addition, parking lot expansion or creation of a commercial parking lot; and/or,
- Applies to a temporary use.

| | |
|-------------------|---|
| Department | Infrastructure, Planning and Growth Management |
| Division | Planning, Development and Urban Design |
| Activity | Application Amendment Fees |

| G/L Account Number | User Fee Name and Description | Rationale for Fee (i.e. Government mandated, recover all or part of cost to deliver service, recovery of admin charges, etc.) | Unit Basis (Time/Participation Etc.) | HS T | Current Rate | 2024 Total Budgeted Rev from Fee | Date of change in 2025 if applicable | Proposed Rate for 2025 Budget |
|---------------------------|--------------------------------------|--|---|-----------------|---------------------|---|---|--------------------------------------|
| C1 | C2 | C3 | C4 | C5 | C6 | C7 | C8 | C9 |

⁵ Means an application under section 41 of the Planning Act which meets one or more of the following:

- Requires the review of four or more updated or new technical studies/reports;
- Requires greater technical review cycles (i.e., three or more cycles);
- Large-scale and/or multi-phase developments with complex site development issues;
- Involves a new build or significant building addition with impacts to existing site development;
- Involves major amendments to approved site plans with significant site alterations;
- Associated with another Planning Act application;
- Requires coordination of external agency approvals; and/or,
- Involves complex legal issues (e.g., right-of-way dedications, easements).

⁶ Does not require a change to the site plan agreement registered on title. Requires circulation to a maximum of 2 standard commenting agencies (internal and external).

⁷ Requires an amendment to the site plan agreement registered on title but maintains the original intent of the registered agreement.

- Amended plans requires circulation and coordination to more than two commenting agencies (internal and external)
- No new technical studies or reports are required.
- The amendments are relatively straight forward and do not result in significant site alteration.