

Authority: Policy and Finance Committee Report No. 4, Clause No. 1,  
adopted as amended, by City of Toronto Council on March 4, 5, 6, 7 and 8, 2002  
Enacted by Council: March 8, 2002

**CITY OF TORONTO**

**BY-LAW No. 169-2002**

**To amend Chapter 441 of the City of Toronto Municipal Code by adding Section 441-11,  
entitled Planning Application Fees.**

WHEREAS the *Planning Act* permits the council of a municipality to establish a tariff of fees for the processing of applications made in respect of planning matters; and

WHEREAS the Council of the City of Toronto has established such a tariff of fees; and

WHEREAS the Council of the City of Toronto has adopted a recommendation that the tariff of fees should be added to the City of Toronto Municipal Code, Chapter 441;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Chapter 441 of the City of Toronto Municipal Code is amended by adding the following section 441-11 entitled "Planning Application Fees":

**§ 441-11. Planning Application Fees**

- A. Unless the contrary intention appears, terms used in this by-law have the same meaning as they do in the *Planning Act*.
- B. (1) The fees in column 2, Application Fee, of the following table shall be paid to the City for the processing of applications in respect of planning matters listed opposite under column 1, Planning Application.

PLANNING APPLICATION	APPLICATION FEE
(a) Official Plan Amendment	Fee: \$3600
(b) Zoning By-law Amendment	Base Fee: \$1440  Additional Fee: For buildings having gross floor area over 500 m <sup>2</sup> : \$0.60 per m <sup>2</sup>
(c) Amending By-law to Remove Holding Symbol	Fee: \$1440
(d) Approval of Plan of Subdivision	Base Fee: \$5400, plus \$120 per lot proposed
(e) Approval of Description pursuant	Base Fee: \$3600 plus \$12 per unit

PLANNING APPLICATION	APPLICATION FEE
(f) to the <i>Condominium Act</i> , 1998 Consent under s. 50(3) of the <i>Planning Act</i>	Sever one lot into two or establishment of a new easement Base Fee: \$1680  Additional Fee: Each additional lot created: \$1080  Validation of Title, Clear Title, leases, mortgage discharge, lot additions, re-establishment of easements: Fee: \$840
(g) Part Lot Control under s. 50(5) of the <i>Planning Act</i>	Base Fee: \$2160, plus \$240 per lot proposed
(h) Site Plan Control (approval of plans and drawings under s. 41 of the <i>Planning Act</i> )	Base Fee: \$600  Additional Fee: For buildings having gross floor area over 500 m <sup>2</sup> : \$0.60 per m <sup>2</sup>  Agreement/Revision: \$600
(i) Minor Variance Under s. 45 of the <i>Planning Act</i>	Clear title (i.e., no construction work involved): Fee: \$360  Additions and alterations to existing dwellings with three units or less: \$480  All other residential, commercial, industrial or institutional: Fee: \$1080  “After the fact” variances – double the regular fee
(2) A surcharge of 7.5% is added to all fees to contribute to the costs of legal services.	
(3) A surcharge will be added to cover the City Clerk’s direct costs of providing public notices required to process planning applications.	
(4) A surcharge will be levied to cover any direct costs associated with community consultation meetings. These costs include facility rental; and translation and sign language services.	

- C. The fees described in B.(2) and B.(3) above shall be collected by staff in the City Planning Division and then transferred to the budgets of the Legal Division and City Clerk Division of Corporate Services respectively.
- D. All applications filed with the City of Toronto on or after March 1, 2002 shall be subject to the fees set out in Chapter 441-11 B.
- E. The fees in subsection B. shall automatically increase on the first day of January in each year by the percentage increase in the All Items Index of the Consumer Price Index (not seasonally adjusted) for the Toronto Census Metropolitan Area, published by Statistics Canada, during the twelve-month period ending on October 1 in the year immediately preceding the rate increase date.

ENACTED AND PASSED this 8th day of March, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)