

Authority: Policy and Finance Committee Report 2, Clause 1,
adopted as amended, by City of Toronto Council on March 29 and 30, 2006
Enacted by Council: March 30, 2006

CITY OF TORONTO

BY-LAW No. 218-2006

To amend City of Toronto Municipal Code Chapter 441, Fees, by amending 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 increased by 18.2% percent in order to recover 100 percent of the 2006 Base Budget costs of the City Planning Division associated with the development review process and to fund the continuation of the full time staff required in the Technical Services and Parks, Forestry, and Recreation divisions for the processing of applications and the on-going design, coordination and implementation of improvements to the planning application review process, as well as fund the 2006 new requests for 4 site plan administrators, the cost of an outside consultant to refine the determination of the full cost of processing planning applications and the costs to improve the planning process;

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

1. Section 441-11B(1) of City of Toronto Municipal Code Chapter 441, Fees, is repealed and replaced with the following:

B. Fees; surcharges.

(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.

Column 1	Column 2
PLANNING APPLICATION	APPLICATION FEE
(a) Official Plan Amendment	Fee: \$12,395.35
(b) Zoning By-law Amendment	Base Fee: \$4,976.57 Additional Fee: For buildings having gross floor area over 500 m ² : \$2.10 per m ²
(c) Amending By-law to Remove Holding Symbol	Fee: \$4,958.14

Column 1	Column 2
PLANNING APPLICATION	APPLICATION FEE
(d) Approval of Plan of Subdivision	Base Fee: \$18,593.03 plus \$413.18 per lot proposed
(e) Approval of Description pursuant to the <i>Condominium Act, 1998</i>	Base Fee : \$12,395.35 plus \$41.36 per unit
(f) Consent under s. 50(3) of the <i>Planning Act</i>	Sever one lot into two or establishment of a new easement Base Fee: \$2,152.42
	Additional Fee: Each additional lot created: \$1,383.71
	Validation of title, clear title, leases, mortgage discharge, lot additions, re-establishment of easements: Fee: \$1,076.22
(g) Part Lot Control under s. 50(5) of the <i>Planning Act</i>	Base Fee: \$7,438.43, plus \$826.38 per lot proposed
(h) Site Plan Control (approval of plans and drawings under s. 41 of the <i>Planning Act</i>)	Base Fee: \$2,065.94 Additional Fee: For buildings having gross floor area over 500 m ² : \$2.10 per m ²
	Agreement/Revision: \$2,065.94
(i) Minor Variance Under s. 45 of the <i>Planning Act</i>	Clear title (i.e., no construction work involved): Fee: \$461.23
	Additions and alterations to existing dwellings with three units or less: \$614.98
	All other residential, commercial, industrial or institutional: Fee: \$1383.71
	“After the fact” variances – double the regular fee

2. Section 441-11D is amended by removing the date February 21, 2005 and replacing it with April 1, 2006.
3. This by-law shall come into effect on April 1, 2006.

ENACTED AND PASSED this 30th day of March, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)