

Authority: Planning and Housing Committee
Item PH34.6, as adopted by City of Toronto
Council on June 15 and 16, 2022.

CITY OF TORONTO

BY-LAW 533-2022

To amend City of Toronto Municipal Code Chapter 441, Fees and Charges, to update certain fees and charges following a review of development application fees.

Whereas authority is given to Council to adopt by-laws setting fees and charges; and

Whereas Council has made changes to various development-related fees and charges and directed certain amendments to the Municipal Code; and

Whereas it is necessary to update Municipal Code Chapter 441, Fees and Charges, to reflect the changes to the fees and charges approved by Council;

The Council of the City of Toronto enacts:

1. Municipal Code Chapter 441, Fees and Charges, is amended by deleting Appendix C, Schedule 13, City Planning and replacing it with the new Appendix C, Schedule 13, City Planning as set out in Schedule A of this By-law.
2. This By-law comes into effect on September 1, 2022.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

**TORONTO MUNICIPAL CODE
CHAPTER 441, FEES AND CHARGES**

Appendix C - Schedule 13, City Planning

I	II	III	IV	V	VI	
Ref. No.	Service	Fee Description	Category	Fee Basis	Fee	Annual Adj.
1	Development Review, Decision and Implementation	Review of application for official plan amendment	Full Cost Recovery	Per application	\$119,104.76	Yes
2	Development Review, Decision and Implementation	Base fee for zoning by-law amendment	Full Cost Recovery	Base Fee	\$45,258.21	Yes
3	Development Review, Decision and Implementation	Additional fee for residential zoning by-law amendment if gross floor area is over 500 sq. m.	Full Cost Recovery	Per \$/sq. m	\$8.19	Yes
3.1	Development Review, Decision and Implementation	Additional fee for non-residential zoning by-law amendment if gross floor area is over 500 sq. m.	Full Cost Recovery	Per \$/sq. m	\$6.78	Yes
3.3	Development Review, Decision and Implementation	Additional fee for mixed-use zoning by-law amendment if gross floor area is over 500 sq. m., but less than or equal to 100,000 sq. m - Primary Residential	Full Cost Recovery	Per \$/sq. m	\$8.19	Yes
3.4	Development Review, Decision and Implementation	Additional fee for mixed-use zoning by-law amendment if gross floor area is over 500 sq. m., but less than or equal to 100,000 sq. m - Primary Non-Residential	Full Cost Recovery	Per \$/sq. m	\$6.78	Yes
3.5	Development Review, Decision and Implementation	Additional fee for mixed-use zoning by-law amendment if gross floor area is over 500 sq. m., but less than or equal to 100,000 sq. m - Secondary Use	Full Cost Recovery	Per \$/sq. m	\$4.31	Yes
3.6	Development Review, Decision and Implementation	Additional fee for mixed-use zoning by-law amendment if gross floor area is over 100,000 sq. m	Full Cost Recovery	Per \$/sq. m	\$4.56	Yes
4	Development Review, Decision and Implementation	Application fee for holding by-law amendment	Full Cost Recovery	Per application	\$43,262.19	Yes
5	Development Review, Decision and Implementation	Base fee for plan of subdivision approval	Full Cost Recovery	Each Plan	\$62,358.50	Yes

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Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
6	Development Review, Decision and Implementation	Additional fee for each proposed lot - plan of subdivision approval	Full Cost Recovery	Per \$/each proposed lot	\$3,124.99	Yes
7	Development Review, Decision and Implementation	Base fee for approval of description pursuant to the Condominium Act, 1998	Full Cost Recovery	Per application	\$10,183.10	Yes
8	Development Review, Decision and Implementation	Additional fee per unit for approval of description pursuant to the Condominium Act 1998	Full Cost Recovery	Per \$/unit	\$27.30	Yes
9	Development Review, Decision and Implementation	Base fee for part lot control under Section 50(5) of the Planning Act	Full Cost Recovery	Per application	\$15,840.00	Yes
10	Development Review, Decision and Implementation	Additional fee for each proposed lot	Full Cost Recovery	Per \$/each proposed lot	\$1,023.38	Yes
11	Development Review, Decision and Implementation	Base fee for site plan control (approval of plans and drawings under Section 41 of the Planning Act)	Full Cost Recovery	Base Fee	\$23,090.74	Yes
12.1	Development Review, Decision and Implementation	Additional fee for site plan control for the first 200 square metres of chargeable area Residential Use (The first 500 sq. m. is included in the base fee)	Full Cost Recovery	Per \$/sq. m	\$12.30	Yes
12.2	Development Review, Decision and Implementation	Additional fee for site plan control if building gross floor area -next 700 square metre-Residential Use	Full Cost Recovery	Per \$/sq. m	\$9.51	Yes
12.3	Development Review, Decision and Implementation	Additional fee for site plan control if building gross floor area -next 3,000 square metre-Residential Use	Full Cost Recovery	Per \$/sq. m	\$6.17	Yes
12.4	Development Review, Decision and Implementation	Additional fee for site plan control if building gross floor area over 4,400 square metre-Residential Use	Full Cost Recovery	Per \$/sq. m	\$3.07	Yes
12.5	Development Review, Decision and Implementation	Additional fee for site plan control if building gross floor area is over 500 sq. m.-Non-Residential Use	Full Cost Recovery	Per \$/sq. m	\$5.79	Yes

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12.6	Development Review, Decision and Implementation	Additional fee for site plan control if building gross floor area is over 500 sq. m. - Mixed Use	Full Cost Recovery	Per \$/sq. m	\$3.96	Yes
13	Development Review, Decision and Implementation	Site Plan Amendment	Full Cost Recovery	Per application	\$31,090.94	Yes
15	Development Review, Decision and Implementation	Minor variance fee for additions and alterations to existing dwellings with three units or less	Full Cost Recovery	Per application	\$1,716.56	Yes
16	Development Review, Decision and Implementation	Minor variance fee for additions and alterations to existing dwellings with three units or less: With OTC (Order to Comply)	Full Cost Recovery	Per application	\$3,433.12	Yes
17	Development Review, Decision and Implementation	Minor variance fee for residential dwellings with three units or less	Full Cost Recovery	Per application	\$3,859.09	Yes
18	Development Review, Decision and Implementation	Minor variance fee for residential dwellings with three units or less: With OTC (Order to Comply)	Full Cost Recovery	Per application	\$7,718.18	Yes
19	Development Review, Decision and Implementation	Application fee for minor variance for all other residential, commercial, industrial or institutional uses	Full Cost Recovery	Per application	\$4,994.63	Yes
20	Development Review, Decision and Implementation	Application fee for minor variance for all other residential, commercial, industrial or institutional uses: With OTC (Order to Comply)	Full Cost Recovery	Per application	\$9,989.26	Yes
21	Development Review, Decision and Implementation	Consent under Section 50(3) of the Planning Act - Base fee for severing one lot into two, or establishing a new easement	Full Cost Recovery	Base fee per application	\$6,223.01	Yes
22	Development Review, Decision and Implementation	Application fee for each additional lot created	Full Cost Recovery	Per lot	\$5,053.08	Yes

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23	Development Review, Decision and Implementation	Validation of Title, Technical Severance, Leases, Mortgage Discharge, Lot Additions	Full Cost Recovery	Per Application	\$1,752.71	Yes
24	Development Review, Decision and Implementation	Committee of Adjustment Historic Decision Research Request - 500m radius	City Policy	Per Request	\$150.00	No
24.2	Development Review, Decision and Implementation	Committee of Adjustment Historic Decision Research Request - 1000m radius	City Policy	Per Request	\$300.00	No
25	City Building and Policy Development	Administrative costs of reviewing applications under the Heritage Tax Rebate Program	City Policy	Per Application	\$100.00	No
26	City Building and Policy Development	Administrative costs of reviewing applications under the Heritage Tax Rebate Program - Non-residential property with total current value assessment less than \$2,500,000.00	City Policy	Per application	\$250.00	No
27	City Building and Policy Development	Administrative costs of reviewing applications under the Heritage Tax Rebate Program - Non-residential property with total current value assessment greater than or equal to \$2,500,000.00 and less than \$10,000,000.00	City Policy	Per application	\$500.00	No
28	City Building and Policy Development	Administrative costs of reviewing applications under the Heritage Tax Rebate Program - Non-residential property with total current value assessment greater than or equal to \$10,000,000.00	City Policy	Per application	\$1,500.00	No
29	Development Review, Decision and Implementation	Base fee to review rental housing demolition and conversion	Full Cost Recovery	Base fee per application	\$7,535.18	Yes

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30	Development Review, Decision and Implementation	Development Review Application Fee pursuant to City of Toronto Act 2007. Rental Housing Demolition & Conversion.	Full Cost Recovery	Per unit	\$301.42	Yes
31	Development Review, Decision and Implementation	Base fee for rental housing demolition and conversion - delegated approval	Full Cost Recovery	Base fee per application	\$1,507.03	Yes
32	Development Review, Decision and Implementation	Additional fee per unit for rental housing demolition and conversion - delegated approval	Full Cost Recovery	Per unit	\$75.36	Yes
33	Development Review, Decision and Implementation	Condominium base fee for rental housing demolition and conversion	Full Cost Recovery	Base fee per application	\$4,521.12	Yes
34	Development Review, Decision and Implementation	Additional fee per unit for condominium rental housing demolition and conversion	Full Cost Recovery	Per unit	\$75.36	Yes
35	Development Review, Decision and Implementation	Base fee for condominium rental housing demolition and conversion - delegated approval	Full Cost Recovery	Base fee	\$1,507.03	Yes
36	Development Review, Decision and Implementation	Development Review Application Fee pursuant to City of Toronto Act 2007. Rental Housing Demolition & Conversion - Application Ch. 667 - Condominium - Delegated Approval - Per Unit	Full Cost Recovery	Per unit	\$75.36	Yes
37	Development Review, Decision and Implementation	Base fee for conversion to freehold	Full Cost Recovery	Base fee per application	\$4,521.12	Yes
38	Development Review, Decision and Implementation	Development Review Application Fee pursuant to City of Toronto Act 2007. Application Ch. 667 - Conversion to Freehold - Per unit fee - subject to subsection 442-9E.	Full Cost Recovery	Per \$/unit	\$75.36	Yes

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39	Development Review, Decision and Implementation	Development Review Application Fee pursuant to City of Toronto Act 2007. Application Ch. 667 - Conversion to Freehold - Delegated Approval - Base fee.	Full Cost Recovery	Base fee	\$1,507.03	Yes
40	Development Review, Decision and Implementation	Development Review Application Fee pursuant to City of Toronto Act 2007. Rental Housing Demolition & Conversion - Conversion to Freehold - Delegated Approval - Per unit fee.	Full Cost Recovery	Per \$/unit	\$75.36	Yes
41	Development Review, Decision and Implementation	Base fee for review application of conversion to coownership or life lease	Full Cost Recovery	Base fee per application	\$18,084.48	Yes
42	Development Review, Decision and Implementation	Application review fee for conversion to co-ownership or life lease	Full Cost Recovery	Per \$/unit	\$75.36	Yes
43	Development Review, Decision and Implementation	Base fee for review application for conversion to co-ownership or life lease - delegated approval	Full Cost Recovery	Base fee per application	\$1,507.03	Yes
44	Development Review, Decision and Implementation	Review application fee for conversion to co-ownership or life lease	Full Cost Recovery	Per \$/unit	\$75.36	Yes
45	Development Review, Decision and Implementation	Base fee for review application of rental housing demolition & conversion	Full Cost Recovery	Base fee	\$4,521.12	Yes
46	Development Review, Decision and Implementation	Additional fee per unit for rental housing demolition & conversion - other consents	Full Cost Recovery	Per \$/unit	\$75.36	Yes
47	Development Review, Decision and Implementation	Base fee for application review of rental housing demolition and conversion	Full Cost Recovery	Base fee per application	\$1,507.03	Yes

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48	Development Review, Decision and Implementation	Development Review Application Fee pursuant to City of Toronto Act 2007. Rental Housing Demolition & Conversion - Other Consents - Delegated Approval - Per unit fee.	Full Cost Recovery	Per \$/unit	\$75.36	Yes
49	City Building and Policy Development	Expert Research Services	City Policy	per hour	\$135.00	No
51	City Building and Policy Development	Requests for formal confirmation re: property listed, designated or being considered re: OHA	City Policy	Per request	\$60.00	No
52	City Building and Policy Development	Compliance regarding Heritage Easement Agreements and Section 37 Agreements	City Policy	Per request	\$60.00	No
53	Development Review, Decision and Implementation	Base fee for Telecommunication Tower Application	Full Cost Recovery	Base fee	\$5,515.53	Yes
54	Development Review, Decision and Implementation	Legal services processing for Section 37 agreement	Full Cost Recovery	Per application	\$15,417.74	Yes
55	Development Review, Decision and Implementation	Base fee for residential or non-residential official plan and zoning by-law amendment combination	Full Cost Recovery	Base fee	\$45,258.21	Yes
55.1	Development Review, Decision and Implementation	Additional fee for residential official plan and zoning by-law amendment combination if gross floor area is over 500 sq. m	Full Cost Recovery	Per \$/sq. m	\$9.83	Yes
55.2	Development Review, Decision and Implementation	Additional fee for non-residential official plan and zoning by-law amendment combination if gross floor area is over 500 sq. m	Full Cost Recovery	Per \$/sq. m	\$8.14	Yes
56	Development Review, Decision and Implementation	Base fee for condominium rental conversion	Full Cost Recovery	Per application	\$22,099.55	Yes
58	Development Review, Decision and Implementation	Base Fee for Plan of Condominium Approval - standard, phased, leasehold	Full Cost Recovery	Per application	\$10,183.10	Yes

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58.1	Development Review, Decision and Implementation	Additional fee for each unit	Full Cost Recovery	Per unit	\$27.30	Yes
59	Development Review, Decision and Implementation	Plan of Condominium Approval for new common elements or vacant land	Full Cost Recovery	Per application	\$21,432.54	Yes
60	Development Review, Decision and Implementation	Amendment to Plan of Condominium Approval	Full Cost Recovery	Per application	\$6,197.54	Yes
61	Development Review, Decision and Implementation	Subdivision/Rezoning Combination	Full Cost Recovery	Per application	\$62,358.50	Yes
61.1	Development Review, Decision and Implementation	Subdivision/Rezoning - Additional Fee per development lot	Full Cost Recovery	Per lot	\$3,124.99	Yes
61.2	Development Review, Decision and Implementation	Subdivision/Rezoning - Additional Fee for building if gross floor area is over 500 sq. m - Primary Residential	Full Cost Recovery	Per \$/sq. m	\$8.19	Yes
61.3	Development Review, Decision and Implementation	Subdivision/Rezoning - Additional Fee for building if gross floor area is over 500 sq. m - Primary Non-Residential	Full Cost Recovery	Per \$/sq. m	\$6.78	Yes
61.4	Development Review, Decision and Implementation	Subdivision/Rezoning - Additional Fee for building if gross floor area is over 500 sq. m - Secondary Use	Full Cost Recovery	Per \$/sq. m	\$4.31	Yes
62	Development Review, Decision and Implementation	Base fee for mixed-use official plan and zoning by-law amendment combination	Full Cost Recovery	Base fee	\$33,348.14	Yes
62.1	Development Review, Decision and Implementation	Additional fee for mixed-use official plan and zoning by-law amendment combination if gross floor area is over 500 sq. m, but less than or equal to 100,000 sq. m - Primary Residential	Full Cost Recovery	Per \$/sq. m	\$9.83	Yes

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62.2	Development Review, Decision and Implementation	Additional fee for mixed-use official plan and zoning by-law amendment combination if gross floor area is over 500 sq. m, but less than or equal to 100,000 sq. m - Primary Non-Residential	Full Cost Recovery	Per \$/sq. m	\$8.14	Yes
62.3	Development Review, Decision and Implementation	Additional fee for mixed-use official plan and zoning by-law amendment combination if gross floor area is over 500 sq. m, but less than or equal to 100,000 sq. m - Secondary Use	Full Cost Recovery	Per \$/sq. m	\$5.18	Yes
62.4	Development Review, Decision and Implementation	Additional fee for mixed-use official plan and zoning by-law amendment combination if gross floor area is over 100,000 sq. m	Full Cost Recovery	Per \$/sq. m	\$4.61	Yes
67	Development Review, Decision and Implementation	Pre-Application Consultation meeting non-refundable deposit for development proposals (OPA, ZBA, SB, SA)	Full Cost Recovery	Per application	\$700.00	Yes
68	Development Review, Decision and Implementation	Application fee for consent to sever multiple lot additions for the creation of one or more new lots (per existing lot)	Full Cost Recovery	Per application	\$3,111.51	Yes