

City Planning

2012 Application Fees – Effective January 1, 2012

Planning Application	Application Fee
* Official Plan amendment	• \$15,736.18
* Zoning Bylaw amendment	• Base fee: \$6,317.86 • Additional fee if building gross floor area is over 500 square metres: \$2.65 per square metre
* Holding Bylaw amendment	• \$6,294.48
* Plan of Subdivision approval	• Base fee: \$23,604.27 + \$524.53 for each proposed lot
* Approval of Description pursuant to the Condominium Act, 1998	• Base fee: \$15,736.18 + \$52.50 per unit
* Part Lot Control under Section 50(5) of the Planning Act	• Base fee: \$9,443.26 + \$1,049.11 for each proposed lot
* Site Plan Control (approval of plans and drawings under Section 41 of the Planning Act)	• Base fee: \$2,622.77 • Additional fee if building gross floor area is over 500 square metres: \$2.65 per square metre • Agreement/Revision: \$2,622.77
Minor Variance under Section 45 of the Planning Act	• Clear title (i.e., no construction involved): \$585.54 • Additions and alterations to existing dwellings with three units or less: \$780.74 • Residential dwellings with 3 units or less: \$1,756.65 • All other residential, commercial, industrial or institutional uses: \$2,274.69 • "After the fact variances:" double the regular fee
Consent under Section 50(3) of the Planning Act	• Base fee for severing one lot into two, or establishing a new easement: \$2,732.55 • Fee for each additional lot created: \$1,756.65 • Validation of Title, Clear Title, leases, mortgage discharge, lot additions, re-establishing easements: \$1,366.28
Committee of Adjustment Research Request Fee	• \$150.00 (Subject to HST)
Telecommunication Tower Application Fee	• \$2,540.09
Rental Housing Demolition and Conversion Bylaw	• Please see page 4 of the Rental Housing Demolition and Conversion Application Form

The above fees, due at the time of initial application, include a 7.5% surcharge for legal services. As set out in Chapter 441- 4 of the City of Toronto Municipal Code, fees are adjusted every January 1.

*The following surcharges also apply, but will not be collected until later in the planning process:

- A surcharge to cover the City Clerk's direct costs of providing public notices required to process planning applications (levied at the time of the notice).
- A surcharge to cover facility rental and translation and sign language services to process planning applications (levied at the time of the meeting).