

City Planning

2010 Application Fee Options

Planning Application	Application Fee
* Official Plan amendment	• \$13,977.12
* Zoning Bylaw amendment	<ul style="list-style-type: none"> • Base fee: \$5,611.62 • Additional fee if building gross floor area is over 500 square metres: \$2.36 per square metre
* Holding Bylaw amendment	• \$5,590.85
* Plan of Subdivision approval	• Base fee: \$20,965.68 + \$465.90 for each proposed lot
* Approval of Description pursuant to the Condominium Act, 1998	• Base fee: \$13,977.12 + \$46.63 per unit
* Part Lot Control under Section 50(5) of the Planning Act	• Base fee: \$8,387.65 + \$931.83 for each proposed lot
* Site Plan Control (approval of plans and drawings under Section 41 of the Planning Act)	<ul style="list-style-type: none"> • Base fee: \$2,329.58 • Additional fee if building gross floor area is over 500 square metres: \$2.36 per square metre • Agreement/Revision: \$2,329.58
Minor Variance under Section 45 of the Planning Act	<ul style="list-style-type: none"> • Clear title (i.e., no construction involved): \$520.09 • Additions and alterations to existing dwellings with three units or less: \$693.46 • Residential dwellings with 3 units or less: \$1,560.28 • All other residential, commercial, industrial or institutional uses: \$2,020.42 • "After the fact variances:" double the regular fee
Consent under Section 50(3) of the Planning Act	<ul style="list-style-type: none"> • Base fee for severing one lot into two, or establishing a new easement: \$2,427.10 • Fee for each additional lot created: \$1,560.28 • Validation of Title, Clear Title, leases, mortgage discharge, lot additions, re-establishing easements: \$1,213.55
Committee of Adjustment Research Request Fee	• \$150.00
Telecommunication Tower Application Fee	• \$2,256.16
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 441-11 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).