

Authority: Planning and Housing Committee Item PH21.3,  
as adopted by City of Toronto Council on May 21, 22 and  
23, 2025

## **CITY OF TORONTO**

### **Bill 421**

### **BY-LAW -2025**

**To amend the 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 July 1, 2025.

Enacted and passed on May , 2025.

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, Development Review

Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
1	Development Review, Decision and Implementation	Application fee for Official Plan Amendment	Full Cost Recovery	Per application	\$221,906.88	Yes
2	Development Review, Decision and Implementation	Base fee for Zoning By-law Amendment	Full Cost Recovery	Base Fee	\$60,751.60	Yes
3	Development Review, Decision and Implementation	Additional fee for Zoning By-law Amendment (residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.94	Yes
3.1	Development Review, Decision and Implementation	Additional fee for Zoning By-law Amendment (non-residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.94	Yes
3.7	Development Review, Decision and Implementation	Maximum charge for a Zoning By-law Amendment	Full Cost Recovery	Per application	\$743,600.00	Yes
4	Development Review, Decision and Implementation	Application fee for Holding By-law Amendment	Full Cost Recovery	Per application	\$48,898.28	Yes
5	Development Review, Decision and Implementation	Application fee for Plan of Subdivision Approval	Full Cost Recovery	Each Plan	\$276,167.84	Yes
9	Development Review, Decision and Implementation	Base fee for Part Lot Exemption	Full Cost Recovery	Per application	\$21,112.00	Yes
10	Development Review, Decision and Implementation	Additional fee for each proposed lot for Part Lot Exemption	Full Cost Recovery	Per \$/each proposed lot	\$1,375.92	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	\$41,600.00	Yes

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Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
12.1	Development Review, Decision and Implementation	Additional fee for Site Plan Control (residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.12	Yes
12.5	Development Review, Decision and Implementation	Additional fee for Site Plan Control (non-residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.12	Yes
12.7	Development Review, Decision and Implementation	Maximum charge for residential Site Plan Control	Full Cost Recovery	Per application	\$592,800.00	Yes
12.8	Development Review, Decision and Implementation	Maximum charge for non-residential Site Plan Control	Full Cost Recovery	Per application	\$592,800.00	Yes
13	Development Review, Decision and Implementation	Application fee for an amendment to Site Plan Control	Full Cost Recovery	Per application	\$50,109.28	Yes
13.1	Development Review, Decision and Implementation	Application fee for an administrative amendment to Site Plan Control	Full Cost Recovery	Per application	\$6,240.00	Yes
15	Development Review, Decision and Implementation	Application fee for Minor Variance for additions and alterations to existing dwellings with three units or less	Full Cost Recovery	Per application	\$2,126.48	Yes
16	Development Review, Decision and Implementation	Application fee for Minor Variance for additions and alterations to existing dwellings three units or less: With OTC (Order to Comply)	Full Cost Recovery	Per application	\$4,252.96	Yes
17	Development Review, Decision and Implementation	Application fee for Minor Variance for residential dwellings with three units or less	Full Cost Recovery	Per application	\$4,780.65	Yes
18	Development Review, Decision and Implementation	Application fee for Minor Variance for residential dwellings with three units or less: With OTC (Order to Comply)	Full Cost Recovery	Per application	\$9,581.30	Yes

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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	\$6,187.36	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	\$12,374.71	Yes
21	Development Review, Decision and Implementation	Base fee for Consent to sever one lot into two, or establishing a new easement	Full Cost Recovery	Base fee per application	\$7,709.07	Yes
22	Development Review, Decision and Implementation	Additional fee for each additional lot created for Consent	Full Cost Recovery	Per lot	\$6,259.76	Yes
23	Development Review, Decision and Implementation	Application fee for Validation of Title, Technical Severance, Leases, Mortgage Discharge, or Lot Additions	Full Cost Recovery	Per Application	\$2,171.26	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



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Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
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 for Rental Housing Demolition and Conversion - Recovery Demolition	Full Cost Recovery	Base fee per application	\$5,941.52	Yes
30	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Demolition	Full Cost Recovery	Per unit	\$238.16	Yes
31	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Recovery Demolition, Delegated Approval	Full Cost Recovery	Base fee per application	\$1,188.72	Yes
32	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Demolition, Delegated Approval	Full Cost Recovery	Per unit	\$59.28	Yes

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	I	II	III	IV	V	VI
Ref. No.	Service	Fee Description	Category	Fee Basis	Fee	Annual Adj.
33	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Conversion to Condominium	Full Cost Recovery	Base fee per application	\$3,585.12	Yes
34	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Conversion to Condominium	Full Cost Recovery	Per unit	\$59.28	Yes
35	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Recovery Conversion to Condominium, Delegated Approval	Full Cost	Base fee	\$1,188.72	Yes
36	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Conversion to Condominium, Delegated Approval	Full Cost Recovery	Per unit	\$59.28	Yes
37	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Recovery Conversion to Freehold	Full Cost	Base fee per application	\$3,585.12	Yes
38	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Conversion to Freehold	Full Cost Recovery	Per \$/unit	\$59.28	Yes
39	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Recovery Conversion to Freehold, Delegated Approval	Full Cost	Base fee	\$1,188.72	Yes

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Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
40	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Conversion to Freehold, Delegated Approval	Full Cost Recovery	Per \$/unit	\$59.28	Yes
41	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Conversion to Co-ownership or Life Lease	Full Cost Recovery	Base fee per application	\$14,260.48	Yes
42	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Conversion to Co-ownership or Life Lease	Full Cost Recovery	Per \$/unit	\$59.28	Yes
43	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Conversion to Conversion to Co-ownership or Life Lease, Delegated Approval	Full Cost Recovery	Base fee per application	\$1,188.72	Yes
44	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Conversion to Co-ownership or Life Lease, Delegated Approval	Full Cost Recovery	Per \$/unit	\$59.28	Yes
45	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Recovery Other Consents	Full Cost Recovery	Base fee	\$3,565.12	Yes
46	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Other Consents	Full Cost Recovery	Per \$/unit	\$59.28	Yes
47	Development Review, Decision and Implementation	Base fee for Rental Housing Demolition and Conversion - Recovery Other Consents, Delegated Approval	Full Cost Recovery	Base fee per application	\$1,188.72	Yes

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Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
48	Development Review, Decision and Implementation	Additional fee per unit for Rental Housing Demolition and Conversion - Other Consents, Delegated Approval	Full Cost Recovery	Per \$/unit	\$59.28	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	\$80.00	No
52	City Building and Policy Development	Compliance regarding Heritage Easement Agreements and Section 37 Agreements	City Policy	Per request	\$80.00	No
53	Development Review, Decision and Implementation	Application fee for Telecommunication Tower	Full Cost Recovery	Base fee	\$6,233.76	Yes
54	Development Review, Decision and Implementation	Legal services processing for Section 37 agreement	Full Cost Recovery	Per application	\$17,426.32	Yes
55	Development Review, Decision and Implementation	Base fee for Combined Official Plan and Zoning By-law Amendment	Full Cost Recovery	Base fee	\$72,744.88	Yes
55.1	Development Review, Decision and Implementation	Additional fee for Combined Official Plan and Zoning By-law Amendment (residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.94	Yes
55.2	Development Review, Decision and Implementation	Additional fee for Combined Official Plan and Zoning By-law Amendment (non-residential gross floor area)	Full Cost Recovery	Per \$/sq. m	\$5.94	Yes

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62.5	Development Review, Decision and Implementation	Maximum charge for a Combined Official Plan and Zoning By-law Amendment application	Full Cost Recovery	Per application	\$832,000.00	Yes
67	Development Review, Decision and Implementation	Pre-Application Consultation meeting non-refundable deposit against future application fee (OPA, ZBA, SB, SA)	Full Cost Recovery	Per application	\$3,000.00	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	\$3,854.54	Yes
69	Development Review, Decision and Implementation	Application fee for Routine Plan of Condominium Approval - Standard	Full Cost Recovery	Per application	\$12,039.04	Yes
70	Development Review, Decision and Implementation	Application fee for Technical Plan of Condominium Approval - Standard	Full Cost Recovery	Per application	\$28,929.68	Yes
71	Development Review, Decision and Implementation	Application fee for Routine Plan of Condominium Approval - Common Elements	Full Cost Recovery	Per application	\$12,039.04	Yes
72	Development Review, Decision and Implementation	Application fee for Technical Plan of Condominium Approval - Common Elements	Full Cost Recovery	Per application	\$28,929.68	Yes
73	Development Review, Decision and Implementation	Application fee for Technical Plan of Condominium Approval - Phased	Full Cost Recovery	Per application	\$28,929.68	Yes
74	Development Review, Decision and Implementation	Application fee for Technical Plan of Condominium Approval - Leasehold	Full Cost Recovery	Per application	\$28,929.68	Yes

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Ref. No.	I Service	II Fee Description	III Category	IV Fee Basis	V Fee	VI Annual Adj.
75	Development Review, Decision and Implementation	Application fee for Technical Plan of Condominium Approval - Vacant Land	Full Cost Recovery	Per application	\$28,929.68	Yes
76	Development Review, Decision and Implementation	Application fee for Technical Plan of Condominium Approval - Rental Conversion	Full Cost Recovery	Per application	\$28,929.68	Yes
77	Development Review, Decision and Implementation	Application fee for an amendment to Plan of Condominium Approval	Full Cost Recovery	Per application	\$9,546.16	Yes
78	Development Review, Decision and Implementation	Application fee for an exemption to Plan of Condominium Approval	Full Cost Recovery	Per application	\$6,240.00	Yes