

Authority: Planning and Transportation Committee Report No. 1, Clause No. 2a,
adopted as amended, by City of Toronto Council on February 16, 2005
Enacted by Council: February 16, 2005

CITY OF TORONTO

BY-LAW No. 126-2005

**To amend City of Toronto Municipal Code Chapter 441, Fees, by amending Section 441-11,
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 131 percent in order to recover 100 percent of the current cost of processing development applications in the Urban Development Services department and to fund the continuation of the full time staff required in 2005 in the Works and Emergency Services and Economic Development Culture and Tourism departments for the ongoing design, co-ordination and implementation of improvements to the planning application review process;

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

1. Section 441-11B(1) of Chapter 441, Fees is repealed and replaced with the following:
- B. (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: \$9,535.80
(b) Zoning By-law Amendment	Base Fee: \$3,828.50 Additional Fee: For buildings having gross floor area over 500 m ² : \$0.62 per m ²
(c) Amending By-law to Remove Holding Symbol	Fee: \$3,814.32
(d) Approval of Plan of Subdivision	Base Fee: \$14,303.70, plus \$317.86 per lot proposed

PLANNING APPLICATION	APPLICATION FEE
(e) Approval of Description pursuant to the <i>Condominium Act, 1998</i>	Base Fee: \$9,535.80 plus \$31.81 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: \$1,957.24
	Additional Fee: Each additional lot created: \$1,258.23
	Validation of title, clear title, leases, mortgage discharge, lot additions, re-establishment of easements: Fee: \$978.62
(g) Part Lot Control under s. 50(5) of the <i>Planning Act</i>	Base Fee: \$5,722.42, plus \$635.74 per lot proposed
(h) Site Plan Control (approval of plans and drawings under s. 41 of the <i>Planning Act</i>)	Base Fee: \$1,589.33 Additional Fee: For buildings having gross floor area over 500 m ² : \$0.62 per m ²
	Agreement/Revision: \$1,589.33
(i) Minor Variance Under s. 45 of the <i>Planning Act</i>	Clear title (i.e., no construction work involved): Fee: \$419.40
	Additions and alterations to existing dwellings with three units or less: \$559.21
	All other residential, commercial, industrial or institutional: Fee: \$1,258.23
	“After the fact” variances – double the regular fee

2. Section 441-11D is amended by removing the date January 1, 2003 and replacing it with February 21, 2005.
3. This by-law shall come into effect on February 21, 2005.

ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)