

Appendix 1: Planning Application Fee Structure Recommendations

Application Type	Current Fees (2016)	New Fees*
<u>Re-Zoning Residential</u>		
Base Fee	17,751	40,000
Variable Fee (\$/sq.m. over 500 sq.m.)	6.00	8.32
<u>Re-Zoning Non-Residential</u>		
Base Fee	17,751	40,000
Variable Fee (\$/sq.m. over 500 sq.m.)	4.47	6.88
<u>Re-Zoning Mixed Use</u>		
Base Fee	17,751	40,000
Variable Fee (\$/sq.m. over 500 sq.m.)	3.33	4.39
<u>OPA / Re-Zoning Combo – Residential</u>		
Base Fee	17,882	38,000
Variable Fee (\$/sq.m. over 500 sq.m.)	6.00	7.47
<u>OPA / Re-Zoning Combo - Non-Residential</u>		
Base Fee	17,882	38,000
Variable Fee (\$/sq.m. over 500 sq.m.)	4.47	6.67
<u>OPA / Re-Zoning Combo - Mixed Use</u>		
Base Fee	17,882	28,000
Variable Fee (\$/sq.m. over 500 sq.m.)	3.33	2.77
<u>Official Plan Amendment</u>		
	17,882	53,481
<u>Section 37 Surcharge: Re-Zoning (Res, Non-Res, Mixed, OPA/Rez)</u>		
	10,183	14,990
<u>Site Plan – Residential</u>		
Base Fee	5,114	20,408
Variable Fee (\$/sq.m.)		
0-500 sq.m.	-	-
500-700 sq.m.	11.99	14.38
700-1,400 sq.m.	9.26	11.11
1,400-4,400 sq.m.	6.02	7.22
>4,400 sq.m.	2.99	3.59
<u>Site Plan - Non-Residential</u>		
Base Fee	5,114	20,408
Variable Fee (\$/sq.m. over 500 sq.m.)	2.99	6.76
<u>Site Plan - Mixed Use</u>		
Base Fee	5,114	20,408
Variable Fee (\$/sq.m. over 500 sq.m.)	4.15	4.63

Appendix 1: Planning Application Fee Structure Recommendations (con't)

Application Type	Current Fees (2016)	New Fees*
<u>Site Plan Amendment</u>	5,114	20,408
<u>Removal of H</u>	9,799	20,465
<u>Part Lot Control Exemption</u>		
Base Fee	4,318	8,500
Variable Fee (\$/proposed lot)	432	549
<u>Minor Variance</u>		
Clear Title	1,137	813
Additions/Alterations to existing dwellings (3 or less units)	1,517	1,085
Residential dwellings with 3 units or less	3,411	2,439
All other uses	4,414	3,157
<u>Consent (Applications)</u>		
Severance (Number of Base fees charged)	3,109	5,500
Fee for each additional lot created (>1)	1,993	4,466
<u>Subdivision / Rezoning</u>		
Base Fee	49,077	51,000
Variable Fee (\$ / lot)	2,103	1,847
Variable Fee (\$/sq.m. over 500 sq.m.) residential	-	8.32
Variable Fee (\$/sq.m. over 500 sq.m.) non-residential	-	6.88
Variable Fee (\$/sq.m. over 500 sq.m.) mixed use	-	4.39
<u>Subdivision</u>		
Base Fee	31,326	51,000
Variable Fee (\$/lot)	989	1,847
<u>Condominium – New</u>		
Base Fee	8,238	9,000
Variable Fee (\$/unit)	21.89	24.90
<u>Condominium Conversion</u>		
Base Fee	17,143	15,082
Variable Fee (\$/unit)	78	-
<u>Condominium - New Common Elements / Vacant land</u>	8,238	12,666
<u>Condominium Amendment</u>	8,238	3,871

*In accordance with the City's User Fee Policy fees will be adjusted January 1st for inflation