

-2005

A by-law to amend By-law 211-83 , as amended
(A by-law to prescribe a Tariff of Fees
for the Processing of Planning Applications)

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1. By-law 211-83, as amended, be and the same is hereby further amended as follows:
 - 1.1 By deleting Schedule 'A' to By-law 211-83, as amended, and substituting therefore Schedule 'A' attached hereto.
2. All other provisions of By-law 211-83, as amended, not inconsistent with the provisions of this by-law shall continue to apply.
3. This By-law comes into force and takes effect on January 1, 2006.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
DAY OF, 200.

SHEILA BIRRELL, TOWN CLERK

DON COUSENS, MAYOR

SCHEDULE 'A'

TO BY-LAW XXX-2005

TARIFF OF FEES FOR PROCESSING DEVELOPMENT SERVICES COMMISSION APPLICATIONS

PLANNING AND URBAN DESIGN DEPARTMENT FEES	
<ul style="list-style-type: none"> Unless otherwise noted, Development Services Commission application fees are payable at time of application For categories 1 to 3, cost of notifications for meetings and hearings will be charged back to applicant 	
1. OFFICIAL PLAN/SECONDARY AMENDMENT	
(a) Minor amendment (see notes for definition)	\$ 7,500 per application
(b) Major amendment (see notes for definition)	\$20,000 per application
2. ZONING BY-LAW AMENDMENT	
(a) Minor amendment (see notes for definition)	\$ 7,000 per application
Major amendment (see notes for definition)	\$14,000 per application
(b) Removal of "H" (Holding) provision	\$ 2,500 per application
(c) Minister's Zoning Order	\$ 4,500 per application
(d) Deeming By-law	\$ 2,500 per application
(e) Additional Public meeting due to revisions by owner/applicant (payable before meeting)	\$ 2,500 per meeting
(f) Additional report to Committee or Council due to revisions by owner/applicant (payable before Committee meeting)	\$ 2,500 per report
3. SITE PLAN CONTROL	
(a) Residential	
(i) New single detached or semi detached unit governed by Site Plan Control By-law # 262-94 as amended, (Heritage Districts and other specific areas) or as a condition of consent.	\$ 1,000 per unit
(ii) Ground oriented townhouse dwelling units (blocks of 10 units or less) within a plan of subdivision where the applicable per unit planning processing fee has been paid through a subdivision	\$170 per unit
(iii) Blocks or buildings of 11 units or more, where the applicable per unit planning processing fee has not been paid through a subdivision or consent application	
• Base Fee (collected at time of application)	\$3,800
• Ground-Oriented Residential Uses (single detached, semi-detached, townhouses (blocks with 11 units or more). 40 % collected at time of application and 60% collected at execution of agreement	\$600 per unit
• Apartments. 40 % collected at time of application and 60% collected at execution of agreement	\$400 per unit
(b) Residential Additions/ Alterations in Heritage Conservation Districts, Heritage Study Areas, Designated Buildings and in Heritage Estates	
• less than 50m ²	\$50.00 per unit
• 50 m ² or larger	\$500 per unit
(c) Industrial, Commercial, Institutional (ICI) new or additions (increase in gfa)	
Base Fee (collected at time of application)	\$3,800 per application
Gross Floor Area, 40 % collected at time of application and 60% collected at execution of agreement or undertaking	\$1.50 m ² of gfa
(d) Minor Site Plan Control Applications	
Minor site plan applications including but not limited to; changes to parking lots, revisions to facades, outdoor patios, amendments to existing agreements, etc	\$3,500 per application
(e) Telecommunication Towers	\$6,300 per application
(f) Recirculation of site plan drawings due to revisions by owner (where owner has failed to revise drawings as requested by Town)	\$1,000 per recirculation

PLANNING AND URBAN DESIGN DEPARTMENT FEES (Continued)

4. DRAFT PLAN OF SUBDIVISION

(a) Plan of Subdivision	
(i) Base Fee, collected at time of application	\$12,500 per application
(ii) Commercial, institutional, industrial (ICI) other non-residential uses, mixed-use (community amenity) and high and medium density residential blocks greater than 10 units (excluding park blocks, valleylands, hazard lands, environmental buffer blocks, stormwater management blocks and open space areas to be conveyed into public ownership), collected at time of application	\$3,000 per half hectare or part thereof
(iii) Ground-Oriented Residential Uses (single detached, semi detached, townhouses within a block of 10 units or less). 10% collected at time of application, 30% collected at draft plan approval and 60% collected at execution of agreement	\$600 per unit
<i>Note: Adjustments to the total fee payable will be required at each payment stage, to reflect increases in the total number of units and increase in fees, if any.</i>	
(b) Extension of Draft Approval	\$2,500 per application
(c) Revision of draft approved plan and/or draft plan conditions, when requested by the owner	
Minor (no report required)	\$5,000 per application
Major (report required)	\$ 12,500 per application
(d) Request for subdivision agreement	
First phase of subdivision	\$17,000 per agreement
Subsequent phases	\$12,000 per agreement
(e) Model Home/Sales trailer agreement, payable at execution of agreement	\$1,600 per agreement
(f) Exemption from Part Lot Control	\$2,500 per M-plan
(g) Recirculation of draft plan not approved (when requested by owner)	\$1,000 per set of drawings

5. DRAFT PLAN OF CONDOMINIUM

(a) All condominium types	\$10,000 per application
(b) Extension of draft approval	\$2,500 per application
(c) Revision of draft approved plan and/or draft plan conditions, when requested by owner	\$3,500 per application

6. COMMITTEE OF ADJUSTMENT

(a) By-law variance, change in legal non conformity, and zoning interpretation for residential property , excluding apartments and condominiums- see also Sec. 6 (d)	\$1,300.00 per application
(b) By-Law variance, change in legal non conformity, and zoning interpretation for all other property types, including apartments and condominiums	\$1,500.00 per application
(c) Consent	
(i) conveyance creating a new residential lot, payable prior to finalization of conveyance	\$2,000 per application; plus (c) (i) or (ii) \$600.00 per unit
(ii) conveyance creating a new industrial, commercial, or institutional lot, payable prior to finalization of conveyance, minimum fee \$3,000.00	\$3,000.00 per half hectare or part thereof of the newly created lot,
(iii) establishment of an easement, mortgage, etc.	\$2,100.00 per application
(iv) preparation of development agreement, payable at registration of agreement	\$5,000.00 per agreement,
(d) Technical Amendments	
Residential applications for variances to rectify existing conditions requiring minor review by staff, at the discretion of the Director of Planning	\$650.00 per application

7. PLANNING AND URBAN DESIGN STUDIES

Review and approval of any planning study/report related to any planning application. Minimum \$500/study and payable at submission of study.	10% of consultants cost of study as certified by consultant
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8. URBAN DESIGN FEES

Unless otherwise noted, Urban Design fees are collected at execution of a site plan agreement or execution of a subdivision agreement.

(a) Site plans	
Review and approval of landscape drawings and inspection of site. Minimum fee is \$1,500.00.	5.0% of the estimated cost of construction of the landscape works
Short Form Site Plan Agreement	\$300.00 per agreement
(b) Subdivision	
Review and approval of landscape drawings and inspection of site.	5.0% of estimated cost of construction of the landscaping works
(c) Fence variance	
Residential	\$750 per application
Industrial or commercial	\$2,500.00 per application
(d) Fee for additional submission/review and inspections	
Where an owner files more than three submissions of landscape drawings, due to revisions by the owner or the owner's failure to revise drawings as requested by the Town, an additional fee will be charged.	\$1,000 per submission
Where a third (or more) inspection is required, due to unaddressed deficiencies identified during earlier inspections, an additional fee will be charged	\$500 per inspection

ENGINEERING DEPARTMENT FEES

Unless other wise noted, Engineering Division fees are collected at site plan agreement or subdivision agreement stage.

1. SITE PLAN WORKS

Review and approval of internal and external drawings and inspections. Fee is based 5.0% on percentage of cost of internal works, including but not limited to; curbs, pavement, parking lot structure, retaining walls, grading, etc. and external works, including but not limited to; sanitary and storm sewer connections, water service, driveways, sidewalks, boulevard treatment, road works, traffic controls, etc. Minimum fee of \$2,500.00. Payable either prior to conditional permit or execution of site plan agreement stage whichever is earlier.

2. PLAN OF SUBDIVISION

Review and approval of engineering drawings, inspection and administration of agreement. Fee is based on percentage of the final construction cost of public works, including but not limited to; erosion and sedimentation controls, underground and above ground works, etc. within the plan of subdivision, as certified by the consulting engineer. Payable at either pre-servicing stage or agreement stage, whichever is earlier. 5.0%

3. RESIDENTIAL SERVICE CONNECTION

Fee is based on percentage of the total cost of engineering work required within the municipal road allowance 15.0%

4. COMPLIANCE LETTER (Municipal Services)

\$100 per property.

5. TOP SOIL REMOVAL PERMIT

- residential application \$1,500 per application
 - all other applications \$2,000 per application
 - each site inspection as determined by the Director or Engineering \$100 per site visit
 - fill/removed material \$0.15 per m³
- Fee payable at time of application

6. ENGINEERING STUDIES

Review and approval of any engineering studies related to any planning application. 10% of consultants cost of study as Minimum. \$500/study application and payable at submission of study. certified by consultant

7. FEE FOR ADDITIONAL SUBMISSION/REVIEW AND INSPECTIONS

Where an owner files more than three submissions of engineering drawings, due to revisions by the owner or the owner's failure to revise drawings as requested by the Town, an additional fee will be charged. \$2,000 per submission

Where a third (or more) inspection is required, due to unaddressed deficiencies identified during earlier inspections, an additional fee will be charged \$500 per inspection

NOTES:

Official Plan/Secondary Plan Amendment

Minor: An application for a minor, site specific and small scale amendment or exception to Official Plan policies and designations, having limited impact or policy implications beyond the subject lands.

Major: An application to amend the Official Plan that is more significant in scale and scope than a minor official plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category. A site specific application could also fall in this category, if considered to represent large scale redevelopment or significant change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category.

Zoning By-law Amendment

Minor: An application for minor and small scale zoning amendment having no significant impact on adjoining lands. Minor applications must be site specific and include:

- Request for additional permitted use, within an existing building with no significant impact on existing development standards;
- Changes in development standards to accommodate a residential severance to create one single family lot within and existing subdivision

Major: An application for a Zoning By-law Amendment that is more significant in scale and scope than a minor zoning amendment, and which may have greater impact beyond the subject lands. Major applications include:

- Applications relating to more than one property
- A site specific application, if considered to represent large scale redevelopment
- Any change in use and/or zone category
- An application involving significant changes to the development standards or general provisions of the by-law

SUMMARY OF COSTS FOR ENGINEERING AND PLANNING/URBAN DESIGN DEPARTMENTS

Based on a detailed staffing analysis, it was determined that Engineering and Planning & Design did not perform work that could solely be recovered through development fees. The breakdown is as follows:

	BUILDING	ENGINEERING	PLANNING & DESIGN
% of Department Recoverable through Development Fees	100%	54%	70%
% of Department Recoverable through Development Charges	0%	29%	8%
% of Department Recoverable through Taxes	0%	16%	22%

The following financial information represents the FEE RECOVERABLE portion of operating each department:

		BUILDING (100%)	ENGINEERING (% of Works Fee) (54%)	PLANNING FEES (1) (70%)	TOTAL
Support Service					
Direct Costs: Personnel		4,958,830	1,321,944	3,065,432	9,346,206
Direct Costs: Non-Personnel		240,052	225,671	214,617	680,340
Direct Costs: Rent		281,677	82,705	203,175	567,558
Direct Cost: Dev Serv. Commission Support		44,057	95,619	400,065	539,741
Corp. Services Commissioner's Office	Dept. Budget/Total Town Budget	20,401	6,458	14,191	41,050
ITS (including amortized Capital Costs)	Actual Amortized Costs	706,748	146,895	359,509	1,213,152
Insurance & Deductibles	Est. Actual Costs	77,759	9,296	19,276	106,331
Human Resources	FT Headcount (exc. Library)	174,755	42,727	103,698	321,180
Strategic Initiatives	Even allocation to each Business Units	29,341	10,500	23,381	63,223
Mayor & Council	Even allocation to each Business Units	109,185	39,074	87,007	235,265
CAO's Office	Even allocation to each Business Units	26,209	9,379	20,885	56,473
Contact Centre/Switchboard	FT Headcount (Switchboard only)	3,394	830	2,014	6,238
Financial Services	Even allocation across Corp. + Analyst	172,536	74,580	160,936	408,052
Legal	Legal Estimate	196,642	98,960	501,242	796,844
Legal Revenue	Legal Estimate	-	-	(207,000)	(207,000)
Corporate Communications	Corp. Comm. Estimate	47,350	17,872	40,606	105,827
Printing	Est. Actual % usage for each area	24,018	9,065	20,598	53,681
Mailroom	Actual Postage Cost	3,500	1,321	3,002	7,823
Records Management	Percentage of Boxes	10,707	2,404	8,743	21,853
Secretariat	% of Time	77,772	29,354	66,696	173,822
Court Administrator Coordinator	% of Court Admin Coordinator (Building)	26,250	-	-	26,250
Notification Clerk Position	% of Time	-	-	48,435	48,435
Fleet	Maintenance & Fuel	-	5,466	2,343	7,809
Fire - Plans Examiners (2)	% of Time	67,813	9,042	84,605	161,460
Fire - Clerical	% of Time	497	1,739	15,649	17,885
Operations	% of Time	-	178,862	78,724	257,586
Capital (inc. ITS Projects and Corp. Improvement)		248,704	100,625	96,697	446,026
Reserve Fund Provision		437,104	61,483	193,059	691,647
Total Cost		7,985,302	2,581,869	5,627,585	16,194,757

Engineering and Planning & Design Total to be Recovered Through Fees

8,209,455

DISTRIBUTION OF REVENUE BY APPLICATION TYPE

Type	Activity Measurement	Proposed Fee	5-year Avg. Activity	Total Projected Revenue
Planning Fees				
Official/Secondary Plan Amendment				
Minor	Per App	\$7,500	7.4	\$ 55,500.00
Major	Per App	\$20,000	4.0	\$ 80,000.00
Zoning By-Law Amendments				
Minor zoning by-law amendment	Per App	\$7,000	10.0	\$ 70,000.00
Major zoning by-law amendment	Per App	\$14,000	37.0	\$ 518,000.00
Removal of "H" (Holding) provision	Per App	\$2,500	19.6	\$ 49,000.00
Minister's Zoning Order (Amendment to Development Standards)	Per App	\$4,500	0.6	\$ 2,700.00
Deeming By-law	Per App	\$2,500	4.0	\$ 10,000.00
Additional Public Meeting/Information Meeting due to revision by Owner	Per App	\$2,500	5.0	\$ 12,500.00
Additional Report to DSC due to revision by Owner	Per App	\$2,500	10.0	\$ 25,000.00
Site Plans				
Residential				
Residential Unit (Singles/Semis)	per unit	\$1,000	5.2	\$ 5,200.00
Townhouses part of a subdivision (Blks of 10 units or less)	per unit	\$170	547.4	\$ 93,058.00
Blocks or buildings 11 units or more				
Base Fee plus	Per Application	\$3,800	9.4	\$ 35,720.00
Singles, Semis Towns	Per unit	\$600	172.4	\$ 103,440.00
Apartments	Per unit	\$400	628.4	\$ 251,360.00
Heritage Addition (<50m ²)	Per App	\$50	12.6	\$ 630.00
Heritage Addition (>50m ²)	Per App	\$500	9.4	\$ 4,700.00
Industrial, Commercial, Institutional, new or addition				
Base Fee plus	Per application	\$3,800	57.4	\$ 218,120.00
Gross Floor Area	Per GFA	\$1.50	306267.5	\$ 459,401.30
Minor Site Plan Control Applications	Per App	\$3,500	14.2	\$ 49,700.00
Telecommunication Tower	Per App	\$6,300	3.6	\$ 22,680.00
Recirculation of Drawings due to revisions by owner	Per App	\$1,000	13.6	\$ 13,600.00
Plan of Subdivision				
Plan of Subdivision				
Base Fee, plus	Per App	\$12,500	16.0	\$ 200,000.00
Residential units (single, semi, towns within blocks of 10 units or less)	Per unit	\$600	1759.9	\$ 1,055,939.36
ICI and high or medium density blocks greater than 10 units	per half hectare	\$3,000	31.0	\$ 93,000.00
Extension of Draft Plan Approval	Per App	\$2,500	1.4	\$ 3,500.00
Revision of Draft Approved Plan and/or draft plan conditions				
Major (requires report)	per application	\$12,500	1.6	\$ 20,000.00
Minor (doesn't require report)	per application	\$5,000	1.6	\$ 8,000.00
Request for subdivision agreement				
Registration of Subdivision, Phase I	Per App	\$17,000	12.0	\$ 204,000.00
Registration of Subdivision, Subsequent phases	Per App	\$12,000	11.0	\$ 132,000.00
Model Home/Sales Trailer Agreement	Per App	\$1,600	13.6	\$ 21,760.00
Exemption Part Lot Control	Per App	\$2,500	21.0	\$ 52,500.00
Recirculation of draft plan not approved	Per App	\$1,000	4.0	\$ 4,000.00
Plans of Condominium				
All condominium types	Per App	\$10,000	7.0	\$ 70,000.00
Extension of Draft Plan Approval	Per App	\$2,500	1.4	\$ 3,500.00
Revision of Draft Approved Plan and/or draft plan conditions	Per App	\$3,500	3.2	\$ 11,200.00
Planning and Urban Design Studies				
Review and approval of Planning/Urban Design Studies	% of consultant costs	10%	\$375,000	\$ 37,500.00
Committee of Adjustment				
Minor Variance				
By-law variance - Residential	Per App	\$1,300	180.0	\$ 234,000.00
By-law variance - All other property types	Per App	\$1,500	43.4	\$ 65,100.00
Technical Amendment	Per App	\$650	6.6	\$ 4,290.00
Consent				
Residential	Per App	\$2,000	31.2	\$ 62,400.00
	per unit	\$600	35.0	\$ 21,000.00
Industrial, Commercial, Institutional	Per App	\$2,000	17.4	\$ 34,800.00
	per half hectare	\$3,000	7.4	\$ 22,200.00
Establishment of an easement, mortgage, etc.	Per App	\$2,100	13.4	\$ 28,140.00
Development Agreement	Per App	\$5,000	4.4	\$ 22,000.00

DISTRIBUTION OF REVENUE BY APPLICATION TYPE

Type	Activity Measurement	Proposed Fee	5-year Avg. Activity	Total Projected Revenue
Design Fees				
Site Plan Review and approval of landscape drawings & inspection	% of value of works	5.00%	\$4,414,758	\$ 220,737.89
Subdivision review and approval of landscape drawings and inspection	% of value of works	5.00%	\$9,021,000	\$ 451,050.00
Fence Variance	per application	\$2,500	12.0	\$ 30,000.00
Additional submission/review and inspections				
Additional submissions after 3	per submission	\$1,000	5	\$ 5,000.00
Additional inspections after 3	per inspection	\$500	5	\$ 2,500.00
Engineering				
Site Plan Review and approval of engineering drawings & inspection	% of value of works	5.00%	\$3,250,000	\$ 162,500.00
Subdivision review and approval of engineering drawings and inspection	% of value of works	5.00%	\$51,998,829	\$ 2,599,941.47
Residential service connection	% of value of works	15%	\$150,000	\$ 22,500.00
Compliance Letter (Municipal Services)	per request	\$100	25.0	\$ 2,500.00
Top Soil Removal Permit Refer to Nov 22 Site Alteration Report	per application	\$0	11.2	\$ -
Engineering Studies	% of consultant costs	10%	\$1,150,000	\$ 115,000.00
Additional submission/review and inspections				
Additional submissions after 3	per submission	\$2,000	5	\$ 10,000.00
Additional inspections after 3	per inspection	\$500	5	\$ 2,500.00
TOTAL PLANNING, DESIGN AND ENGINEERING				\$ 8,115,368.03

COMPARISON OF PLANNING FEES WITH OTHER MUNICIPALITIES

	York Region					
	Markham			Vaughan	Aurora (8 Feb 2005)	Newmarket (1 Oct 2005)
	Pre June 2005	(28 Jun 2005)	(Nov 2005)			
1. Official Plan Amendment						
Major Fee	\$1,500	\$3,800	\$20,000.00	\$9,475	\$1,272	\$15,265
Minor Fee			\$7,500.00			
Additional Fees				\$2,845 for approval	\$2,122 for processing; \$211 for notifications	
2. Zoning By-Law Amendment						
Major						
Base Fee	\$1,500	\$3,800	\$14,000.00	\$5,685	\$851	\$13,306
Additional Fees	change in zone category or permitted uses	change in zone category or permitted uses	All zoning amendments	\$570/single, semi, townhouse; \$190/multiple; \$7,580/ha non res; \$2,845 for approval	\$2,122 for processing; \$211 for notifications	
Minor						
Base Fee	\$750	\$2,000	\$7,000.00			
Combination: Official Plan & Zoning						
Residential						
Non-Residential						
Combination: Official Plan, Zoning & Site Plan						
Residential						
Additional						
Non-Residential						
Additional						
Deeming By-law			\$2,500.00			
Temporary Use			\$14,000.00			
3. Site Plan						
Major						
Base Fee	Residential \$275/unit	Residential \$700/unit	Residential \$1,000/unit single/semi	\$3,790	Residential \$1,332	\$8,000
Additional Fees	\$55/unit if fee paid through subdiv/consent Ground-oriented res. Uses: first 100 \$275/unit next 150 \$230/unit	\$150/unit if fee paid through subdiv/consent Ground-oriented res. Uses: first 100 \$700/unit next 150 \$600/unit	\$170/unit, Ground oriented townhouse dwelling units (blocks of 10 units or less) within a plan of subdivision where the applicable per unit planning processing fee has been paid through a subdivision Blocks or buildings of 11 units or more, where the applicable per unit planning processing fee has not been paid through a subdivision or consent application • \$3,800, Base Fee (collected at time of application)	a) Indus/Office/Prv. Institutional \$1.15/m2 portion of GFA over 4,500m2 \$0.40/m2 Max fee \$11,370	Processing Fee: Submission \$55/unit signing of agreement \$55/unit registration fee \$561/app	

COMPARISON OF PLANNING FEES WITH OTHER MUNICIPALITIES

	York Region					
	Markham			Vaughan	Aurora (8 Feb 2005)	Newmarket (1 Oct 2005)
	Pre June 2005	(28 Jun 2005)	(Dec 2005)			
Minor Base Fee	next 250 \$530205/unit over 500 \$155/unit	next 250 \$530/unit over 500 \$400/unit	• \$600/unit, Ground-Oriented Residential Uses (single detached, semi-detached, townhouses (blocks with 11 units or more). 40 % collected at time of application and 60% collected at execution of agreement \$400/unit, Apartments. 40 % collected at time of application and 60% collected at execution of agreement ICI, Base fee of \$3,800 plus \$1.50 /sq m of gfa	b) Com (service, retail warehouse) \$3.80/m2 portion of GFA over 4,500m2 \$0.95/m2 Max fee \$18,950	administration fee \$131/app All Other \$1,332	
Additional Fees	apartments \$155/unit <u>Res. Additions/alterations in Heritage area</u> less than 50m2 \$25/unit 50m2 or larger \$275/unit <u>Indus. Com. Institutional</u> \$1500/half ha <u>Amendments to S.P. control agreement</u> \$750 unless revisions require new app & fees \$500 for outdoor patio w/ existing S.P. <u>Amendments to S.P. control agreements</u> single/semi-detached and townhouse \$125	apartments \$400/unit <u>Res. Additions/alterations in Heritage area</u> less than 50m2 \$65/unit 50m2 or larger \$700/unit <u>Indus. Com. Institutional</u> \$3,800/half ha <u>Amendments to S.P. control agreement</u> \$2,000 unless revisions require new app & fees \$1,300 for outdoor patio w/ existing S.P. <u>Amendments to S.P. control agreements</u> single/semi-detached and townhouse \$320	<u>Telecommunications Towers</u> \$6,300/application Minor Application, \$3,500/application <u>Res. Additions/alterations in Heritage area</u> less than 50m2 \$100/unit 50m2 or larger \$800/unit <u>Recirculation of plans</u> (requested by owner) \$1,000/ circulation	c) Residential single/semi/townhouse \$570/unit previously paid in subdiv. \$380/unit multiple units \$190/unit previously paid in subdiv. \$125/unit Complex revision requiring circulation: \$3,790 Complex revision with no circulation \$1,895	<u>Processing Fee</u> between 1,000 - 37,500m2 \$0.31/sq.m. over 37,500m2 \$0.18/sq.m. registration fee \$561/app administration fee \$131/app \$666 Registration fee \$361 Administration fee \$131	
4. Holding By-Law Amendment	\$750	\$2,000	\$2,500.00	\$3,790	\$611	\$2,480
5. Plan of Subdivision Approval						
Base Fee	\$3,800	\$10,000	\$12,500.00	\$11,370	\$1,332	
Additional Fees	\$220/unit (1st 100); \$175/unit (next 150); \$150 (next 250);	\$550/unit (1st 100); \$450/unit (next 150); \$400 (next 250);	\$600/ ground oriented unit \$3,000/half ha. For ICI and multi residential blocks	\$570/single, semi, town; \$190/multiple	\$211 for notification \$1,637 registration/phase ((\$56/unit + \$271/ha) x 2	\$48,501 + \$109.25/unit
Residential	\$100/unit (over 500)	\$260/unit (over 500)				
Commercial	\$1,100/0.5 ha	\$2,800/0.5 ha		\$7,580/ha non. res.		\$52,038 + \$962.62/ha
Industrial	\$1,100/0.5 ha	\$2,800/0.5 ha		\$7,580/ha non. res.		\$53,482 + \$240.65
Institutional	\$1,100/0.5 ha	\$2,800/0.5 ha		\$7,580/ha non. res.		\$53,000 + \$481.31
Extensions			\$2,500			
Revisions			Minor (no report) \$5,000 Major \$12,500			
Request for Subdivision agreement			\$17,000 first phase, \$12,000 subsequent phases			

COMPARISON OF PLANNING FEES WITH OTHER MUNICIPALITIES

	York Region					
	Markham			Vaughan	Aurora (8 Feb 2005)	Newmarket (1 Oct 2005)
	Pre June 2005	(28 Jun 2005)	(Dec 2005)			
6. Part Lot Control under s.50(5) of Planning Act						
Base Fee	\$1,500	\$3,800	\$2,500.00	\$3,790	\$926	\$1,175
Additional Fees						
7. Minor Variance under s.45 of Planning Act						
By-law variance, change in legal non conformity and zoning interpretation for residential property	\$450	\$1,200	\$1,300.00		\$490	\$990
Additions & Alterations to existing with <= 3 units					(some reductions)	
By-law variance, change in legal non conformity and zoning interpretation for all other property types, including apartments and condominiums	\$600.00	\$1,500	\$1,500.00			
"After the fact variances"						
8. Consent under s.50(3) of Planning Act						
Base Fee (lot severance or new easement)	\$800	\$2,000	\$2,000.00	\$1,700	\$927	\$4,177
Other					(several reductions)	\$2,785 for severance
Additional Fees	add \$220/res. unit	add \$550/res. unit	add \$600/unit	\$220		
Administrative Fee	add \$1,100/.5 ha Ind./Com. land	add \$2,800/.5 ha Ind./Com. land	add \$3,000/0.5 ha IC	for each lot created		
Validation of Title				\$300 - \$1,000	\$902	

City of Vaughan - official plan and zoning by-law amendment surcharge if approved \$2,845

Town of Aurora - many additional fees involved (i.e. processing fee, notifications fee, modification fee, cancellation or additional public meeting fee)

Town of Ajax - conservation lake authority fees and Regional Fees

City of Oshawa - differentiates between simple and complex

City of Brampton - plus Credit Valley Conservation Fees

COMPARISON OF PLANNING FEES WITH OTHER MUNICIPALITIES

	Durham Region		Halton Region		Peel Region	
	Ajax (17 Jan 2005)	Whitby (1 Aug 2005)	Burlington (1 Feb 2005)	Milton (1 Jan 2005)	Brampton 2005	Caledon (25 Jan 2005)
1. Official Plan Amendment						
Major Fee	\$4,000	\$6,400	\$7,000	\$8,266	\$4,780	\$10,500
Minor Fee				\$4,959	plus \$508/unit (Res)	\$3,675
Additional Fees		\$1,000 for adoption	additional Regional fees		plus \$5,080/net ha (Com, Ind, Inst)	plus \$5,000 charge for Major
2. Zoning By-Law Amendment						
Major						
Base Fee	\$3,500	\$4,500	\$7,000	\$7,440	\$7,200	\$2,000
Additional Fees		\$2,100 for general by-law amendment	add \$250/residential unit additional Regional fees	\$579 for adoption	plus \$508/unit (Res) plus \$5,080/net ha (Com, Ind, Inst)	
Minor					... additional fees apply to the following...	
Base Fee			\$4,625	\$4,546	Combo: Zoning & Official Plan	\$11,980
Combination: Official Plan & Zoning				\$11,572	Combo: Zoning & Subdivision	\$12,225
Residential	\$6,000			\$8,266	Combo: Official Plan & Subdivision	\$9,805
Non-Residential				(minor OPA & ZBA app fee)	Combo: Zoning, Official Plan & Subdiv.	\$17,005
Combination: Official Plan, Zoning & Site Plan						
Residential	\$8,000					
Additional	\$25 per unit					
Non-Residential	\$8,000					
Additional	\$10 per 100 sq. m.					
Deeming By-law						
Temporary Use		\$2,000 to extend temp. use				
3. Site Plan						
Major						
Base Fee		\$2,500	\$2,500	\$4,133	\$2,975	\$3,500
Additional Fees		+\$275/unit for res	plus \$250/unit		\$417/apt unit \$506/all others (RES)	
		plus \$500 for each 2000 sq metres of GFA	plus regional fees Major Com Dev. \$35/100m2 over 9000m2		Non-Res: \$1.19/sq.m. (new development) \$2.98/sq.m. (addition/alteration/conversion)	

COMPARISON OF PLANNING FEES WITH OTHER MUNICIPALITIES

	Durham Region		Halton Region		Peel Region	
	Ajax (17 Jan 2005)	Whitby (1 Aug 2005)	Burlington (1 Feb 2005)	Milton (1 Jan 2005)	Brampton 2005	Caledon (25 Jan 2005)
Minor Base Fee Additional Fees		\$500 for minor modification to a site plan	Mixed Use \$35/100m2 over 4000m2 Ind/Com adjacent to Res \$525 - No Charge for Minor Changes-	\$1,378		\$2,500
Major Revision Base Fee Additional Fees		\$2,500 for expansion greater than 50% of floor area	Amendments requested to conditions of approval \$70 No increase to building area; model homes, etc. \$315 Up to 500m2 increase in floor area; parking lots etc. \$790 501 to 1000m2 increase in floor area \$1260 plus \$420 (delegated dev. adjacent to residential	\$2,066 plus \$56/lot		\$1,500
Minor Revision Base Fee Additional Fees		\$1,500 for expansion less than 50 % of floor area	if public consultation required)	\$579		\$500
4. Holding By-Law Amendment		\$3,250	\$1,085 additional Regional fee	\$1,240		\$500
5. Plan of Subdivision Approval						
Base Fee	\$2,500	\$10,000	\$15,405	\$13,638	\$5,025	\$15,000
Additional Fees		\$275 per unit	\$350	\$10,746 for minor plus \$56/unit		Administration Fee Res w/100 units or less - 10% of Town Works
Residential			\$350 per unit	\$2,480/app for approval (post 1998)		Res w/100 units or more - 8% of Town Works
Commercial				\$579/app for approval (pre 1999)		
Industrial						
Institutional						
Extensions						
Revisions		\$5,000				
Request for Subdivision agreement						

COMPARISON OF PLANNING FEES WITH OTHER MUNICIPALITIES

	Durham Region		Halton Region		Peel Region	
	Ajax (17 Jan 2005)	Whitby (1 Aug 2005)	Burlington (1 Feb 2005)	Milton (1 Jan 2005)	Brampton 2005	Caledon (25 Jan 2005)
6. Part Lot Control under s.50(5) of Planning Act						
Base Fee	\$500	\$750	\$1,575	\$4,133	\$1,000	\$1,055
Additional Fees	\$25 per unit after 25 (<\$2,500)	\$135 per sq. m. X 5% (max \$5,000)	\$50/unit over 5 units to max. of \$2,000	\$2,066 for minor \$56/unit	\$80 for each lot/block \$550/app per reg. plan (other minor app)	\$75 per unit
7. Minor Variance under s.45 of Planning Act						
By-law variance, change in legal non conformity and zoning interpretation for residential property	\$450	\$500		\$1,323	\$500	\$400
Additions & Alterations to existing with <= 3 units				\$827 for minor	for residential and instituional (one lot only)	
By-law variance, change in legal non conformity and zoning interpretation for all other property types, including apartments and condominiums					\$2,024.00	
"After the fact variances"					plus \$184 + \$3.68/notice	
8. Consent under s.50(3) of Planning Act						
Base Fee (lot severance or new easement)				\$2,480	\$3,128	\$2,500
Other				\$1,653 for minor		
Additional Fees				\$827 per lot	\$1,472	\$500
Administrative Fee				\$579 for approval	for Consent certificate	for certificate
Validation of Title				\$1,653		

City of Vaughan - official plan and zoning by-law amendment surcharg
Town of Aurora - many additional fees involved (i.e. processing fee, no
Town of Ajax - conservation lake authority fees and Regional Fees
City of Oshawa - differentiates between simple and complex
City of Brampton - plus Credit Valley Conservation Fees

Comparison of Engineering Fees for Subdivisions

Municipality	Subdivision Engineering Fee	Timing on Fee Submission	Comments
Aurora	4%	1% - 2nd Submission 3% - Pre-servicing Agreement or Subdivision Agreement	Charge fees for streetlight costs and winter maintenance of roadways and sidewalks base on percentage of occupancy on Nov. 15 of each year
Belleville	\$300 for each additional hectare or part thereof		
Brampton	3.5%	3.5% - Pre-servicing or final approval of the engineering drawings	
Burlington	5%		
Durham Region	8%		
Georgina	3%	1% - 1st submission 2% - Registration	
Guelph	3%	2% @ registration and 1% @ building permits	
Halton Hills	6.5% - < \$0.5 million 5.5% - \$0.5 - \$1.5 million 4.5% - > \$1.5 million	Payable prior to registration of the agreement based on the value of all municipal infrastructure	
Halton Region	9% - < \$50,000 7% - \$50,000 - \$250,000 6% - \$250,000 - \$500,000 5% - > \$500,000	Upon execution of subdivision agreement - prior to start of servicing	Monies remaining in account are returned upon assumption
Hamilton	4%	Fees are submitted at various stages, i.e. draft plan, engineering drawings, and prior to construction.	
Kitchener	3%	1.5% - 1st submission 1.5% - prior to construction	
Markham	5.00%	Full fee prior to pre-servicing	
Mississauga	3 - 4.5%	\$200.00/Acre - 1st submission Balance - pre-servicing	
Newmarket	3.75%	1% - 1st submission 2.75% - field monitoring	
Niagara Falls	6%	6% - Registration	
Oakville	6%	6% - Pre-servicing	
Peel Region	3 - 4.5%, Min. \$3200	These fees are collected prior to registration. Rates vary based on price range and based on area municipality.	
Richmond Hill	3.5%		
Toronto	3%	1.5% - 1st submission 1.5% - pre-servicing	Provide garbage collection only when subdivision is 80% occupied
Vaughan	3.5%	3.5% - Prior to Registration	
Waterloo	Up to 5%		
Welland	4% - < \$100,000 3.5% - \$100,000-\$500,000 3% - > \$500,000		As this is an old rate structure, most subdivisions are 3.0%
York Region	2% or min. \$1500	Full fee prior to approval of engineering drawings	