

Attachment 1 - Summary of Fees and Charges for Zoning By-law Amendment and Site Plan Applications

The following is an abridged overview of the current 2022 fee structure for ZBAs and Site Plan applications as prescribed in the *Fees and Charges By-law 158-2021* as amended. These fees are charged to applicants on a cost-recovery basis.

	Base Fee	Fee Based on Development Size	Possible Surcharge	Engineering Review Fee (charged by Development Engineering)
ZBA Fees	\$10,046 applies to proposed residential, non-residential and mixed-use ZBA applications.	<ul style="list-style-type: none"> • Residential – \$757/per residential unit for the initial 25 units. Per unit rate declines to \$34/per unit for each unit above 200. • Non-Residential – \$0.67/m² • Mixed Use – blends the fees. 	<p>If the application is in designated VMC, Intensification or Conservations district areas or is an infill development (proposal is for higher density or building height than currently permitted by OP):</p> <ul style="list-style-type: none"> • Residential - \$18,373 • Non-Residential - \$18,373 • Mixed Use - \$50,325 for VMC or otherwise \$63,106 	N/A
Site Plan Fees	\$11,579 applies to proposed residential, non-residential and mixed-use ZBA applications.	<ul style="list-style-type: none"> • Residential – \$924/per residential unit for the initial 25 units. Per unit rate declines to \$193/per unit for each unit above 200. • Non-Residential: Industrial/Office/Private Institutional – \$3.45/m² up to 4,500m², 1.75/ m² thereafter. • Non-Residential: Commercial – \$11.30/m² up to 4,500m², 3.39/ m² thereafter. • Mixed Use – blends the fees. 	<p>If the application is in designated VMC, Intensification or Conservations district areas or is an infill development (proposal is for higher density or building height than currently permitted by the Official Plan):</p> <ul style="list-style-type: none"> • Residential - \$5,591 for VMC or otherwise \$37,544 • Non-Residential - \$37,544 • Mixed Use - \$63,106 	<ul style="list-style-type: none"> • Minimum of \$4,585 which is levied for reviewing “minor” residential and non-residential (industrial, commercial, institutional) developments. • “Complex” site plans have additional engineering and grading inspection review fees applied based on development size (for residential calculated on a per unit rate and for non-residential per square meter).