

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 044-2019

A By-law to impose a tariff of fees for the processing of Planning Applications and to repeal By-law Number 195-2018, being a prior by-law imposing a Tariff of Fees for Planning Applications.

WHEREAS Subsection 69(1) of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, permits a municipality to enact a by-law to impose a tariff of fees for the processing of Planning Applications;

AND WHEREAS the Council of The Corporation of the City of Vaughan deems it appropriate to amend the existing tariff of fees for the processing of Planning Applications;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. The fees for the processing of Planning Applications commencing on January 29, 2019, shall be as set out in Schedule "A" attached hereto, as may be amended.
2. Schedule "A" shall form a part of this By-law and reflect the tariff of fees for Planning Applications commencing on January 29, 2019, as may be amended.
3. By-law Number 195-2018 shall be repealed on the date this By-law comes into full force and effect.
4. This By-law shall come into full force and effect on March 19, 2019.

Enacted by City of Vaughan Council this 19th day of March, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

SCHEDULE "A" TO BY-LAW 044-2019

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS		
Application Type / Service	Unit of Measure	2019 Fees
OFFICIAL PLAN AMENDMENT APPLICATION		
Major Official Plan Amendment Base Fee ⁸	Application	\$37,917
Major Official Plan Surcharge (if application approved)	Application	\$9,563
Minor Official Plan Amendment Base Fee ⁷	Application	\$23,523
Minor Official Plan Surcharge (if application approved)	Application	\$7,068
Revision to Official Plan Application requiring recirculation ⁹	Application	\$4,562
Additional Public Hearing and/or Report resulting from change to the Application by the Applicant	Surcharge	\$7,210
Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,210

Application Type / Service	Unit of Measure	2019 Fees	
ZONING BY-LAW AMENDMENT APPLICATION			
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit		
	Base Fee	Application	\$8,589
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$647 / unit
	For the next Units 26-100 Units	Unit	\$241 / unit
	For the next Units 101-200 Units	Unit	\$66 / unit
	For each Unit above 200	Unit	\$29 / unit
	VMC Surcharge ¹⁰	Application	\$15,708
Intensification Area / Infill Surcharge ¹⁰	Application	\$15,708	
Non-Residential	Base Fee	Application	\$8,589
	Non-Residential Blocks	Hectares / m ²	\$5,707 or \$0.57/m ²
	VMC Surcharge ¹⁰	Application	\$15,708
	Intensification Area / Infill Surcharge ¹⁰	Application	\$15,708
Mixed-Use	Base Fee	Application	\$8,589
	Mixed Use Blocks ^{5,6} (If a residential use is proposed, the Residential per unit fee(s) apply)	Hectares / m ²	\$9,513 or \$0.95/m ²
	VMC Surcharge ¹⁰	Application	\$43,026
	Intensification Area / Infill Surcharge ¹⁰	Application	\$53,953
Other	Private Open Spaces	Hectares	\$3,939
	Zoning By-law Surcharge (if Zoning Amendment Application is Approved)	Application	\$3,616
	Revision to Zoning Amendment Application Requiring Recirculation ⁹	Application	\$4,562
	By-law to remove Holding Symbol (H)	Application	\$4,964
	Interim Control By-Law Amendment	Application	\$4,838
	Part Lot Control By-Law	Application	\$3,771
	Extension of Part Lot Control	Application	\$3,661 Plus \$571 per lot being created
	Section 37 or Stratified Title Agreement Surcharge	Agreement	\$32,175
	Cash in Lieu of Parking	Agreement	\$4,244
	Class 4 Designation	Application	\$4,949
	Additional Public Hearing resulting from change to the Application by the Applicant	Surcharge	\$7,210
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,210

SCHEDULE "A" TO BY-LAW 044-2019

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS			
Application Type / Service	Unit of Measure	2019 Fees	
SITE DEVELOPMENT APPLICATION			
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit		
	Base Fee	Application	\$9,900
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$790 / unit
	For the next 26-100 Units	Unit	\$394 / unit
	For the next 101-200 Units	Unit	\$277 / unit
	For each Unit above 200	Unit	\$165 / unit
	VMC Surcharge ¹⁰	Application	\$4,780
	Intensification Area / Infill Surcharge ¹⁰	Application	\$32,099
Residential (Already Paid Subdivision Fee)	Base Fee	Application	\$9,900
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$525 / unit
	For the next 26-75 Units	Unit	\$263 / unit
	For the next 101-200 Units	Unit	\$184 / unit
	For each Unit above 200	Unit	\$93 /unit
	VMC Surcharge ¹⁰	Application	\$4,780
Intensification Area / Infill Surcharge ¹⁰	Application	\$32,099	
Non-Residential	Base Fee	Application	\$9,900
	Industrial/Office/Private Institutional	Per m ²	\$2.95 / m ²
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA	Per m ²	\$1.50 / m ²
	Commercial (Service, Retail Warehouse)	Per m ²	\$9.66 / m ²
	Commercial (Service, Retail Warehouse): Portions over 4,500 m ² GFA	Per m ²	\$2.90 / m ²
	VMC Surcharge ¹⁰	Application	\$32,099
	Intensification Area / Infill Surcharge ¹⁰	Application	\$32,099
Mixed-Use	Industrial/Office/Private Institutional	Per m ²	\$3.20 / m ²
	Industrial/Office/Private Institutional: Portions over 4,500 m ² GFA	Per m ²	\$1.61 m ²
	Commercial (Service, Retail Warehouse)	Per m ²	\$10.46 m ²
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA	Per m ²	\$3.13 m ²
	VMC Surcharge ¹⁰	Application	\$53,953
	Intensification Area / Infill Surcharge ¹⁰	Application	\$53,953
Other	Revision to Site Development Application requiring Recirculation ⁹	Application	\$4,562
	Simple Revision to Site Development application not requiring recirculation or Council Approval ⁵	Application	\$4,267
	Landscape Inspection Fee ¹²	Surcharge / Inspection	\$441 ¹²
	Stratified Title Agreement	Agreement	\$30,141
	Telecommunication (Cell) Tower Application	Application	\$18,334
	Tree Protection Fee (Agreement) ¹⁴	Agreement	\$1,648 ¹²
	Heritage Review Fee	Application	\$1,639

Application Type / Service	Unit of Measure	2019 Fees
DRAFT PLAN OF CONDOMINIUM APPLICATION		
Draft Plan of Condominium Base Fee (includes Standard, Common Element, Vacant Land, Leasehold, Amalgamated and Phased) and Condominium Conversion	Application	\$24,995
Revision to a Draft Plan of Condominium or Condominium Agreement/Declaration	Application	\$7,687

SCHEDULE "A" TO BY-LAW 044-2019

Application Type / Service		Unit of Measure	2019 Fees
DRAFT PLAN OF SUBDIVISION APPLICATION			
Residential	Base Fee	Application	\$45,065
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$1,163 / unit
	For the next 26-100 Units	Unit	\$581 / unit
	For the next 101-200 Units	Unit	\$175 / unit
	For each Unit above 200	Unit	\$52 / unit
	Part Lot / Part Block	Unit	50% of Per Unit Fee / Lot or Block
	VMC Surcharge ¹⁰	Application	\$10,927
	Intensification Area / Infill Surcharge ¹⁰	Application	\$32,782
Non-Residential	Base Fee	Application	\$45,065
	Non-Residential Blocks in Subdivision (fee applies on per hectare basis)	Hectares	\$12,197
	VMC Surcharge ¹⁰	Application	\$21,855
	Intensification Area / Infill Surcharge ¹⁰	Application	\$21,855
Mixed-Use	Base Fee	Application	\$45,065
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$1,088 / unit
	For the next 26-100 Units	Unit	\$542 / unit
	For the next 101-200 Units	Unit	\$162 / unit
	For each Unit above 200	Unit	\$48 / unit
	Mixed-use Blocks in Subdivision ^{5,6} (fee applies on a per hectare basis)	hectares	\$6,407
	VMC Surcharge ¹⁰	Application	\$21,855
Intensification Area / Infill Surcharge ¹⁰	Application	\$10,927	
Other	Revision to Draft Approved Plan of Subdivision requiring Circulation ⁹	Application	\$7,725
	Revision to Conditions of Draft Plan of Subdivision Approval	Application	\$4,562
	Extension of Draft Plan of Subdivision	Application	\$2,278
	Registration of Each Additional Phase of a Subdivision Plan	Application	\$3,317
	Landscape Review ¹²	Surcharge	\$22,164
	Landscape Inspection ¹²	Surcharge / Inspection	\$441 ¹²
	Additional Public Hearing and/or Report resulting from change of Application by the Applicant	Surcharge	\$7,200
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,210
	Tree Protection Fee (Agreement) ¹⁴	Application	\$1,648 ¹²
Heritage Review Fee	Application	\$1,639	

BLOCK PLAN AND SECONDARY PLAN		
Block Plan and Secondary Plan	Application	\$633.00/ha
Revision for Application requiring Recirculation ⁹	Application	\$4,429.00

PRE-APPLICATION CONSULTATION (PAC)		
Pre-Application Consultation Meeting	Application	\$1,366

HERITAGE REVIEW		
Heritage Review (To be paid at Draft Plan of Subdivision or Site Development Application)	Application	\$1,639
Heritage Permit	Application	\$546
Heritage Status Letter	Application	\$82

SCHEDULE "A" TO BY-LAW 044-2019

Application Type / Service	Unit of Measure	2019 Fees
STREET NAMING AND NUMBERING		
Address Change Application	Application / Property	\$1,050
Street Name Change	Application / Street	\$2,012
New Street Name - Proposed	Per Street Name	\$2,012
New Street Name - From City's Pre-Approved List	Per Street Name	\$275
Street Number - Lot Through Consent	Per Address	\$546
New Street / Unit Address (Per address & Per Unit)	Per Address / Unit	\$40

SCHEDULE "A" TO BY-LAW 044-2019

NOTES:

1. Any application fees paid prior to the date this By-law comes into force, shall be credited to the amount(s) due under this By-law.
2. If an application is withdrawn in writing by the Applicant:
 - a) prior to a technical report proceeding to Committee of the Whole, 25% of the fee may be refunded; or
 - b) prior to a Public Meeting, 50% of the fee may be refunded.
3. Should the Applicant request that a Public Meeting be cancelled (after Notices have been mailed out) and held at a later date, the total cost incurred for the second mailing of a Public Meeting Notice shall be borne by the applicant.
4. An appeal of any of the Planning Applications identified in this By-law to the Ontario Municipal Board and/or the Local Planning Appeal Tribunal shall be subject to a \$817.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) detached dwellings that are to be constructed within any Heritage Conservation District Study and Plan, as defined by Vaughan Official Plan 2010, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application. The Heritage Review fee shall also apply.
6. For a Mixed-Use development, where more than one use is proposed on a site, the applicable Site Development application fee shall be the Base fee, plus the total of the fees for each individual use/units added together. For a Zoning By-law Amendment Application, Site Development Application and Draft Plan of Subdivision Application, where residential uses are proposed, the per unit residential fee shall apply to each unit.
7. **Minor Official Plan Amendment:** A "Minor" Official Plan amendment is an Official Plan amendment that:
 - a) proposes a small-scale exception to a specific Official Plan standard (e.g., minor changes to the number of permitted units; building height; gross floor area; or to add a site-specific use limited in scale);
 - b) proposes a minor change to a specific policy that is limited in scope and typically to one property;
 - c) maintains the intent and purpose of the Official Plan; and
 - d) shall have limited impact or policy implications beyond the subject lands.
8. **Major Official Plan Amendment:** A "Major" Official Plan amendment is an Official Plan amendment that:
 - a) any proposed redesignation or change in land use for a property(ies);
 - b) requires many changes to the policies and schedules of the Official Plan;
 - c) 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;
 - d) a site-specific application representing a large-scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and
 - e) an Official Plan amendment within a Heritage Conservation District.
9. Official Plan, Zoning By-law Amendment, Site Development, Block Plan and Secondary Plan Applications – Recirculation fee applicable when substantial changes are initiated by the applicant that requires a full recirculation for review and comment prior to Council approval. When more than one related application (e.g., Official Plan and Zoning By-law Amendment) is filed, the fee shall only be applied for one of the related applications.
10. For the purposes of calculating the applicable surcharges the VMC, Intensification Areas and Infill Development are defined as follows:
 - a) **VMC** - Any Development Planning application for a property located within the boundary of the Vaughan Metropolitan Centre (VMC), as defined by the VMC Secondary Plan.
 - b) **Intensification Areas** - Any Development Planning application for a property located within an Intensification Area identified on Schedule 1 - Urban Structure of Vaughan Official Plan (VOP) 2010, or any Secondary Plan Policies (Section 11), Area Specific Policies (Section 12), or Site-Specific Policies (Section 13) constituting Volume 2 of VOP 2010. The surcharge will apply to Development Planning applications that facilitate new development and redevelopment proposals.
 - c) **Infill Development** - Any Development Planning application for a property where the proposal is for development that meets the following definition:

Infill Development means the development or redevelopment of a property, site or area with new development at a higher density or building height than is currently permitted by the Official Plan. The surcharge fee will not apply to a Development Planning application for street townhouse development, but shall apply to all other forms of townhouse development (e.g. common element, back-to-back, row, stacked, etc.). Infill development also includes all residential apartment and mixed-use buildings.

In each case above (i.e. VMC, Intensification Area and Infill Development) the surcharge will not apply to development that is minor in nature, such as additions or expansions of existing buildings, a change in use in an existing building, or an amendment to a development standard (e.g. number of units or gross floor area).
 - d) **Heritage Conservation Districts (HCD):** Intensification Areas and Infill Development fees do not apply to any Development Planning application that will facilitate the retention, adaptive reuse, or a minor alteration(s) (e.g. addition) of an existing building that is designated as Part 4 or Part 5 under the *Ontario Heritage Act* or recognized in the City's Built Heritage Inventory. However, any Development Planning application for new development / redevelopment within a HCD is subject to the Intensification Area/Infill surcharge.
 - e) The VMC, Intensification Areas, Infill Development and Heritage (where applicable) surcharges shall be paid for each application type. (Example: If a Zoning By-law Amendment and Site Development application are required for a residential development in the VMC, the applicable Zoning By-law Amendment surcharge of \$15,708 and the Site Development application surcharge of \$4,780 shall apply.)
11. **OTHER GENERAL FEES:**

\$607.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).
12. Fee subject to Harmonized Sales Tax (HST).
13. Per unit fee charge is based on a decreasing per unit rate. For example, a Zoning By-law Amendment application for a proposed residential development with 250 units, the fee is calculated as follows:

For the first 25 Units = 25 Units x \$647	= \$16,175
For the next 26-100 Units = 75 Units x \$241	= \$18,075
For the next 101-200 Units = 100 Units x \$66	= \$ 6,600
For each Unit above 200 (201-250 Units) = 50 Units x \$29	= \$ 1,450
Total Per Unit Fee	= \$42,300
14. Tree Protection Fee paid only one time either at Draft Plan of Subdivision or Site Development Application as applicable.