

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 110-2023

A By-law to amend the Fees and Charges By-law 010-2023 to correct the Development Engineering, Development Planning, and Committee of Adjustment fees.

WHEREAS sections 8, 9 and 11 of the Municipal Act, 2001, S.O. 2001, c.25 (“Municipal Act, 2001”), authorize a municipality to pass By-laws necessary or desirable for municipal purposes, and in particular paragraph 3 of subsection 11(2) authorizes By-laws respecting the financial management of the municipality;

AND WHEREAS section 11(3) and provisions of Part IV of the Municipal Act, 2001 provide that a municipality may pass By-laws respecting business licenses;

AND WHEREAS section 151 of the Municipal Act, 2001 provides that a municipality may provide a system of licenses with respect to businesses;

AND WHEREAS subsection 69(1) of the Planning Act, RSO. 1990, c P.13, as amended (the “Planning Act”), permits a municipality to enact a By-law to impose a tariff of fees for the processing of applications made in respect of planning matters, which tariff shall be designed to meet only the anticipated cost to the municipality or to a committee of adjustment or land division committee constituted by the council of the municipality in respect of the processing of each type of application provided for in the tariff;

AND WHEREAS section 7 of the Building Code Act, 1992, SO 1992, c.23, as amended, empowers Council to pass By-laws respecting the issuance of permits; the setting, collection and refunding of fees; and related matters;

AND WHEREAS section 391 of the Municipal Act, 2001 similarly permits a municipality to pass By-laws imposing fees and charges on persons for services or activities provided or done by or on behalf of it;

AND WHEREAS By-law 010-2023 to provide for Fees and Charges for the calendar years 2023 and 2024 was adopted by Council on February 8, 2023;

AND WHEREAS it is deemed necessary to correct Schedule “G” Development Planning, Schedule “K” Development Engineering, and Schedule “M” Committee of Adjustment to

reflect the development services fee structure review amendments as approved by Council on April 25, 2023;

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

1. That Schedule "G" Development Planning, Schedule "K" Development, and Schedule "M" Committee of Adjustment be replaced with the attachments.

Enacted by City of Vaughan Council this 20th day of June 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Attachment 1 - Fees and Charges By-Law Schedule G - Development Planning

OFFICIAL PLAN AMENDMENT APPLICATION		
Application Type / Service	Unit of Measure	2023 Fees
Major Official Plan Amendment Base Fee ⁷	Application	\$45,679
Major Official Plan Surcharge (if application approved by Council or Ontario Land Tribunal)	Application	\$6,972
Minor Official Plan Amendment Base Fee ⁸	Application	\$28,338
Minor Official Plan Surcharge (if application approved) ¹⁷	Application	\$4,740
Revision to Official Plan Application requiring recirculation ⁹	Application	\$5,496
Additional Public Meeting and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Meeting ¹⁵	Surcharge	\$8,686
Additional Committee of the Whole report resulting from a change to the Application by the Applicant ¹⁵	Surcharge	\$8,686
Community Infrastructure and Housing Accelerator (CIHA) Order ¹⁸	Per Application	See Note 18

ZONING BY-LAW AMENDMENT APPLICATION			
Application Type / Service		Unit of Measure	2023 Fees
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit		
	Base Fee	Application	\$10,347
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$720
	For the next 26-100 units	Per Unit	\$268
	For the next 101-200 units	Per Unit	\$81
	For each unit above 200	Per Unit	\$36
	Maximum Fee	Per Application	\$87,550
Non-Residential	Base Fee	Application	\$10,347
	Non-Residential	Hectares/m ²	\$4,367/ha \$0.43
	Maximum Fee	Per Application	\$87,550
Mixed-Use	Base Fee	Application	\$10,347
	Mixed Use Blocks ^{5,6} (If a residential use is proposed, the Residential Per Unit Fee applies)	Hectares/m ²	\$4,367/ha \$0.43
	Maximum Fee	Per Application	\$87,550
Other	Private Open Space	Hectares	\$4,088
	Zoning By-law Surcharge (if Zoning Amendment Application is Approved by Council or Ontario Land Tribunal) ¹⁷	Surcharge	\$4,356
	Community Infrastructure and Housing Accelerator (CIHA) Order ¹⁸	Per Application	See Note 18
	Revision to Zoning Amendment Application Requiring Recirculation ⁹	Surcharge	\$5,496
	By-law to remove Holding Symbol (H)	Application	\$6,911
	Interim Control By-Law Amendment	Application	\$2,955
	Part Lot Control By-Law	Application	\$3,883 Plus \$687 per lot being created
	Extension of Part Lot Control	Application	\$4,410
	Sections 37 & 45(9)/Community Benefit Agreement Surcharge	Per Agreement	\$38,762
	Stratified Title Agreement Surcharge	Per Agreement	\$21,000
	Public Art Agreement	Per Agreement	\$34,713
	Cash-in-Lieu of Parking	Surcharge	\$2,108
	Class 4 Designation	Surcharge	\$27,773

Attachment 1 - Fees and Charges By-Law Schedule G - Development Planning

	Additional Public Meeting and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Meeting ¹⁵	Surcharge	\$8,686
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant ¹⁵	Surcharge	\$8,686

SITE DEVELOPMENT APPLICATION			
Application Type / Service		Unit of Measure	2023 Fees
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Units		
	Base Fee	Application	\$15,450
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$442
	For the next 26-100 units	Per Unit	\$220
	For the next 101-200 units	Per Unit	\$155
	For each unit above 200	Per Unit	\$93
Maximum Fee	Per Application	\$123,600	
Residential (Already Paid Subdivision Fee)	Base Fee	Application	\$15,450
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$294
	For the next 26-100 units	Per Unit	\$147
	For the next 101-200 units	Per Unit	\$103
	For each unit above 200	Per Unit	\$53
Maximum Fee	Application	\$123,600	
Non-Residential	Base Fee	Application	\$15,450
	Industrial/Office/Private Institutional	Per m ²	\$12.81
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA	Per m ²	\$3.84
	Commercial (Service, Retail Warehouse)	Per m ²	\$12.81
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA	Per m ²	\$3.84
	Maximum Fee	Per Application	\$123,600
Mixed-Use	Base Fee	Application	\$15,450
	Per Unit Fee ¹³		
	For the first 0-25 Units	Per Unit	\$442
	For the next 26-100 Units	Per Unit	\$200
	For the next 101-200 Units	Per Unit	\$155
	For each unit above 200	Per Unit	\$90
	Industrial/Office/Private Institutional	Per m ²	\$12.81
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA	Per m ²	\$3.84
	Commercial (Service, Retail Warehouse)	Per m ²	\$12.81
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA	Per m ²	\$3.84
	Maximum Fee	Per Application	\$123,600
Other	Minor revision to in progress Site Development Application requiring recirculation prior to Council	Application	\$5,496
	Minor amendment to an approved Site Development Application (plus any additional GFA proposed) ⁵	Application	\$5,141
	Landscape Inspection Fee ¹²	Surcharge/ Inspection	\$531
	Stratified Title Agreement	Agreement	\$21,000
	Telecommunication (Cell) Tower Application	Application	\$43,266
	Tree Protection Fee (Agreement) ¹⁴	Agreement	\$4,373
	Heritage Review Fee	Application	\$1,975

Attachment 1 - Fees and Charges By-Law Schedule G - Development Planning

DRAFT PLAN OF CONDOMINIUM		
Application Type / Service	Unit of Measure	2023 Fees
Draft Plan of Condominium Base Fee (includes Standard, Common Element, Vacant Land, Leasehold, Amalgamated and Phased and Condominium Conversion)	Application	\$44,150
Revision to a Draft Plan of Condominium	Application	\$18,070

DRAFT PLAN OF SUBDIVISION			
Application Type / Service		Unit of Measure	2023 Fees
Residential	Base Fee	Application	\$56,650
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$804
	For the next 26-100 units	Per Unit	\$403
	For the next 101-200 units	Per Unit	\$122
	For each unit above 200	Per Unit	\$36
	Part Lot / Part Block	Per Unit	50% of Per Unit Fee / Lot or Block
Maximum Fee		Per Application	\$154,500
Non-Residential	Base Fee	Application	\$56,650
	Non-Residential Blocks in Subdivision (fee applies on per hectare basis)	Hectares	\$2,579
	Maximum Fee	Per Application	\$154,500
Mixed-Use	Base Fee	Application	\$56,650
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$804
	For the next 26-100 units	Per Unit	\$403
	For the next 101-200 units	Per Unit	\$122
	For each unit above 200	Per Unit	\$36
	Mixed-use Blocks in Subdivision ^{5,6} (Fee applies on a per hectare basis)	Hectares	\$2,579/ha
Maximum Fee		Per Application	\$154,500
Other	Revision to Draft Approved Plan of Subdivision requiring Circulation	Application	\$9,306
	Revision to Conditions of Plan of Subdivision Approval	Application	\$5,496
	Extension of Plan of Subdivision Approval	Application	\$2,744
	Reinstatement of a Lapsed Plan of Subdivision ¹⁶	Application	\$2,744
	Registration of Each Additional Phase of a Subdivision Plan	Application	\$21,979
	Landscape Review ¹²	Application	\$26,702
	Landscape Inspection ¹²	Surcharge / Inspection	\$531
	Additional Public Meeting and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Meeting ¹⁵	Surcharge	\$8,674
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant ¹⁵	Surcharge	\$8,674
	Tree Protection Fee (Agreement) ¹⁴	Agreement	\$1,986
Heritage Review Fee	Application	\$1,975	

Attachment 1 - Fees and Charges By-Law Schedule G - Development Planning

BLOCK PLAN AND SECONDARY PLAN		
Application Type / Service	Unit of Measure	2023 Fees
Block Plan and Secondary Plan	Application/ha	\$762
Revision for Application requiring Recirculation ⁹	Application	\$5,336

PRE-APPLICATION CONSULTATION (PAC)		
Application Type / Service	Unit of Measure	2023 Fees
Pre-Application Consultation Meeting	Application	\$5,723
Extension of Pre-Application Consultation Letter of Understanding	Application	\$411

HERITAGE REVIEW		
Application Type / Service	Unit of Measure	2023 Fees
Heritage Review (For Developments that are not subject to review process under the <i>Planning Act</i>)	Application	\$1,975
Heritage Permit	Application	\$658
Heritage Status Letter	Application	\$99

STREET NAMING AND NUMBERING		
Application Type / Service	Unit of Measure	2023 Fees
Address Change Application	Application/ Property	\$1,260
Street Name Change	Application/ Property	\$2,415
New Street Name - Proposed	Per Street Name	\$2,424
New Street Name - From City's Pre-Approved List	Per Street Name	\$670
Street Number - Lot Through Consent	Per Address	\$695
New Street / Unit Address (Per Address & Per Unit)	Per Address/Unit	\$48

Fees and Charges By-Law Schedule G – Development Planning

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 Local Planning Appeal Tribunal shall be subject to a \$875.50 Planning Department Administrative fee for each application appealed, 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. 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 for each application type.
7. **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.
8. **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 variations (maximum 10%) to numerical values, such as, the number of permitted units, building height, and gross floor area; or to add a site-specific use limited in scale, excluding outside/open storage and environmental standards);
 - b) proposes a minor change to a specific policy that is limited in scope 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.
9. Official Plan, Zoning By-law Amendment, 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. Deleted in its entirety
11. **OTHER GENERAL FEES:**

\$1,030.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file). The Development Planning Department may close a file if the Applicant does not pay the above within 30 days of written notice from the City.
12. Fees for Landscape Inspection and Landscape Review are subject to 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 1,130 units, the fee is calculated as follows:

For the first 25 Units = 25 Units x \$720	= \$18,000
For the next 26-100 Units = 75 Units x \$268	= \$20,100
For the next 101-200 Units = 100 Units x \$81	=\$8,100
For each unit above 200 = 930 Units x \$36	=\$33,480
Total Per Unit Fee	=\$79,680
14. Tree Protection Fee paid only one time either at Draft Plan of Subdivision or Site Development Application as applicable. The payment of this fee is subject to HST (13%).
15. Where more than one application type requires an additional Public Meeting or Committee of the Whole Report for a development, only one surcharge fee shall apply.
16. This fee is a one-time reinstatement fee of a Draft Plan of Subdivision for which the approval has lapsed within the past 5 years.

17. Official Plan and Zoning By-law surcharge fees shall be paid prior to the item being enacted by Council and/or paid within 30 days of a Decision issued by the Ontario Land Tribunal (OLT).
18. A Community Infrastructure and Housing Accelerator (CIHA) Order request application fee is equivalent to the combined fees charged for the processing of an Official Plan and Zoning By-law Amendment. Staff retain the ability to determine whether the fee for an Official Plan and/or Zoning By-law Amendment is deemed major or minor in nature.

Attachment 2 - Fees and Charges By-Law Schedule K - Development Engineering

Item	Fee or Charge		HST
	2023	2024	
Administrative			
Document Search Fee	\$60.46	\$62.27	Y
Compliance Letters – Agreements only	\$173.00	\$178.00	E
Title Restriction Searches	\$173.00	\$178.00	E
Site Alteration Permits			
Owner-occupied residential property	\$1,263.00	\$1,301.00	E
All other types of property/development related projects	\$10,712.00	\$11,033.00	
Pool Enclosure Permits			
In-ground Pool Permit	\$850.00	\$876.00	E
Permanent Above-Ground Pool Permit (including hot tub/swim spa)	\$633.00	\$652.00	E
Temporary/Seasonal Pool Permit	\$443.00	\$456.00	E
Permit Renewal	\$191.00	\$197.00	E
Permit Revision (grading/zoning design review only)	50% of original permit fee	50% of original permit fee	E
Swimming Pool Enclosure Permit Security Deposit	\$5000.00	\$5150.00	E
Residential Grading Permits			
Infill Lot Grading Approval	\$917.00	\$945.00	E
Addition/Accessory Structure:			
Over 40m2	\$917.00	\$945.00	E
Less than 40m2*	\$634.00	\$653.00	
*including walkout & side door entrance			
Subdivision Grading Permits			
Grading New Plans & Subdivision - Singles & Semis	\$577.00	\$594.00	E
Grading New Plans & Subdivision – Street Towns per unit	\$350.00	\$361.00	E
Additional Grading Permit Review & Inspection			
Additional Grading Inspection	\$323.00	\$333.00	E
For the 3 rd and each subsequent pool, residential or subdivision grading permit application re-submission.	\$143.00	\$147.00	E
Pre-Development Servicing			

Attachment 2 - Fees and Charges By-Law Schedule K - Development Engineering

Pre-Development Service Agreement for Development Projects	\$7,931.00 + 25% of main agreement fees	\$8,169.00 + 25% of main agreement fees	E
Pre-Development Servicing Agreement for ICI service connection.	Base agreement fee or 15% administration whichever is greater (based on cost of works)		E
Residential Service Connection			
Residential Service Connection Application Fee	\$265.25	\$273.00	E
Residential Service Connection	Cost of works + 15% administration (based on cost of works)		E
Agreements & Amendments	2023	2024	
Subdivision, Development, Spine Servicing and/or External Servicing Agreement. (Percentage of construction costs)	Refer to individual agreements. 40% collected at submission. 60% collected upon agreement execution.		Y
Agreement amendment - Complex	\$23,649.00	\$24,358.00	E
Agreement amendment - Minor	\$11,835.00	\$12,190.00	E
Agreement amendment – Administrative	\$4,717.00	\$4,859.00	E
Model Home Agreement	\$4,717.00	\$4,859.00	E
Encroachments			
Development Encroachment (Application Fee)	\$5,907.00	\$6,084.00	Y
Tie-back Encroachment (Fee per lineal metre)	\$12.21	\$12.58	Y
Shoring Encroachment (Fee per lineal metre)	\$12.21	\$12.58	Y
Hoarding Encroachment (Fee per lineal metre)	\$19.67	\$20.26	Y
Occupation of Municipal Right-of-Way: includes but not limited to staging of equipment, storage of material etc. on existing built-up municipal right-of way.	\$500 base plus \$60/m2 per month		Y
Site Plan Applications – Engineering Review			
Site Plan: minor ICI and residential	\$7,653.00	\$7,883.00	E
Site Plan Complex - ICI and mixed use (per sq.m GFA) First 25,000 sq.m. GFA For portion over 25,000 sq.m. GFA	\$6.39 \$3.20	\$6.58 \$3.30	E
Site Plan Complex: Residential Singles, Semis & Towns per unit.	\$1,126.00	\$1,160.00	E

Attachment 2 - Fees and Charges By-Law Schedule K - Development Engineering

First 0-100 units For each unit above 100 units	\$563.00	\$580.00	
Site Plan Complex: Residential Multiple Units (condo)			E
First 0-300 units For each unit above 300 units	\$638.00 \$320.00	\$657.00 \$330.00	
Site Plan Application Resubmission Fee: for the 4 th and all subsequent resubmissions.	\$5,150.00	\$5,305.00	E
Site Plan Agreement Amendment Fee	\$2,431.00	\$2,504.00	E
Maximum Fee for Site Plan, including grading inspection	\$375,000	\$386,250	E
Site Plan – Grading Inspection			
Residential Single, Semis and Towns per unit	\$137.00	\$147.00	E
Multiple Units, Apartment & Condo Sites size 1 hectare or smaller: (base fee) Sites greater than 1 hectare: (base + per hectare)	\$550.00 \$137.00	\$567.00 \$141.00	E
ICI Base	\$412.00	\$424.00	E
Final inspection for release of Site Plan Letter of Credit.	\$490.00 for the first inspection. \$270.50 for each additional inspection to address deficiencies.		Y
Other Services	2023	2024	HST
Peer Review Fee: Fee for 3 rd party consultant review of major development reports and studies.	Consultant fee + 15% administration		Y
Road Closure: Request for road closure (payable upon approval) (plus cost for public consultation, if required).	\$5,907.00	\$6,084.00	E
Phased Assumption: Requests by Developers to phase assumption of services other than as provided in original Subdivision or Servicing Agreements.	\$5,907.00	\$6,084.00	E

Attachment 3 - Fees and Charges By-Law Schedule M - Committee of Adjustment

Item	Fee or Charge		HST
	2023	2024	
Consent Application Fee - all land uses	\$4,332.00	\$4,440.30	E
Consent - Changing of Conditions	\$304.00	\$311.60	E
Consent - Application Recirculation	\$3,337.00	\$3,420.43	E
Consent - Certificate of Official	\$328.00	\$336.20	E
Consent - Cancelling Certificate (subject to the proclamation of Bill 276)	\$328.00	\$336.20	E
Minor Development Type ¹	\$1,700.00	\$1,742.50	E
Minor Development Type ²	\$2,200.00	\$2,255.00	E
Major Development ³	\$6,100.00	\$6,252.50	E
After the Fact Variances ⁴	Double the applicable application fee		E
Minor Variance - Application Recirculation - residential, agricultural, institutional	50% of the application fee		E
Minor Variance - Application Recirculation - industrial, commercial	50% of the application fee		E
Minor Variance & Consent - LPAT Appeal Fee	\$910.00	\$932.75	E
Minor Variance & Consent - Adjournment Fee	\$591.00	\$605.78	E

1. Minor Development Type 1

All variances in support of Minor Development Type 1, including but not limited to:

- Driveway
- Landscape, including hard and soft landscape
- Swimming pool
- Accessory building or structure, Residential accessory structure
- Secondary suite
- Balcony, porch, or uncovered platform
- Private garage or carport
- Encroachments including ornamental building feature

2. Minor Development Type 2

All variances in support of Minor Development Type 2, including but not limited to:

- Building additions and alterations to existing dwelling with three dwelling units or less
- Home Industry
- Home Occupation
- Outdoor Display Area
- Outdoor Display Area, Seasonal
- Outdoor Patio associated with restaurant use
- Outdoor Storage

3. Major Development

All variances in support of residential, commercial, institutional, and industrial uses or development standards and the creation of new lots. Including, but not limited to:

- Dwelling, Accessory Agriculture
- Model Home
- Temporary Sales Office

4. After the Fact Variances are required as a result of a registered complaint, construction inspection, building order or enforcement action.

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.