

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 191-2019**

**A By-law to impose a tariff of fees for the processing of Planning Applications and to repeal By-law 044-2019, 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 1, 2020, 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 1, 2020, as may be amended.
3. By-law 044-2019 shall be repealed on the date this By-law comes into full force and effect.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 January 1, 2020.

Enacted by City of Vaughan Council this 17<sup>th</sup> day of December, 2019.

---

Hon. Maurizio Bevilacqua, Mayor

---

Todd Coles, City Clerk

**SCHEDULE "A" OF BY-LAW 191-2019**  
**TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS**

OFFICIAL PLAN AMENDMENT APPLICATION		
Application Type / Service	Unit of Measure	2020 Fees
Major Official Plan Amendment Base Fee <sup>8</sup>	Application	\$41,007
Major Official Plan Surcharge (if application approved)	Application	\$10,342
Minor Official Plan Amendment Base Fee <sup>7</sup>	Application	\$25,440
Minor Official Plan Surcharge (if application approved)	Application	\$7,644
Revision to Official Plan Application requiring recirculation <sup>9</sup>	Application	\$4,934
Additional Public Hearing and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Hearing	Surcharge	\$7,798
Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,798

ZONING BY-LAW AMENDMENT APPLICATION			
Application Type / Service		Unit of Measure	2020 Fees
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit		
	Base Fee	Application	\$9,289
	Per Unit Fee <sup>13</sup>		
	For the first 0-25 units	Per Unit	\$700
	For the next 26-100 units	Per Unit	\$261
	For the next 101-200 units	Per Unit	\$71
	For each unit above 200	Per Unit	\$31
	VMC Surcharge <sup>10</sup>	Application	\$16,988
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$16,988
Non-Residential	Base Fee	Application	\$9,289
	Non-Residential	Hectares/m <sup>2</sup>	\$6,172/ha
			\$0.62/m <sup>2</sup>
	VMC Surcharge <sup>10</sup>	Application	\$16,988
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$16,988
Mixed-Use	Base Fee	Application	\$9,289
	Mixed Use Blocks <sup>5,6</sup> (If a residential use is proposed, the Residential Per Unit Fee applies)	Hectares/m <sup>2</sup>	\$10,288/ha
			\$1.03/m <sup>2</sup>
	VMC Surcharge <sup>10</sup>	Application	\$46,533
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$58,350
Other	Private Open Space	Hectares	\$3,670
	Zoning By-law Surcharge (if Zoning Amendment Application is Approved)	Surcharge	\$3,911
	Revision to Zoning Amendment Application Requiring Recirculation <sup>9</sup>	Surcharge	\$4,934
	By-law to remove Holding Symbol (H)	Application	\$5,369
	Interim Control By-Law Amendment	Application	\$5,232
	Part Lot Control By-Law	Application	\$4,078
			Plus \$617 per lot being created
			\$3,959
	Extension of Part Lot Control	Application	\$3,959
	Section 37/Community Benefit or Stratified Title Agreement Surcharge	Per Agreement	\$34,797
	Public Art Agreement	Per Agreement	\$34,797
	Cash-in-Lieu of Parking	Surcharge	\$4,590
	Class 4 Designation	Surcharge	\$5,352
	Additional Public Hearing and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Hearing	Surcharge	\$7,798
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,798

# **SCHEDULE "A" OF BY-LAW 191-2019** **TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS**

SITE DEVELOPMENT APPLICATION			
Application Type / Service		Unit of Measure	2020 Fees
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Units		
	Base Fee	Application	\$10,707
	Per Unit Fee <sup>13</sup>		
	For the first 0-25 units	Per Unit	\$854
	For the next 26-100 units	Per Unit	\$426
	For the next 101-200 units	Per Unit	\$300
	For each unit above 200	Per Unit	\$178
	VMC Surcharge <sup>10</sup>	Application	\$5,170
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$34,715
Residential (Already Paid Subdivision Fee)	Base Fee	Application	\$10,707
	Per Unit Fee <sup>13</sup>		
	For the first 0-25 units	Per Unit	\$568
	For the next 26-100 units	Per Unit	\$284
	For the next 101-200 units	Per Unit	\$199
	For each unit above 200	Per Unit	\$101
	VMC Surcharge <sup>10</sup>	Application	\$5,170
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$34,715
Non-Residential	Base Fee	Application	\$10,707
	Industrial/Office/Private Institutional	Per m <sup>2</sup>	\$3.19/m <sup>2</sup>
	Industrial/Office/Private Institutional: Portions over 4,500m <sup>2</sup> GFA	Per m <sup>2</sup>	\$1.62/m <sup>2</sup>
	Commercial (Service, Retail Warehouse)	Per m <sup>2</sup>	\$10.45/m <sup>2</sup>
	Commercial (Service, Retail Warehouse): Portions over 4,500m <sup>2</sup> GFA	Per m <sup>2</sup>	\$3.14/m <sup>2</sup>
	VMC Surcharge <sup>10</sup>	Application	\$34,715
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$34,715
Mixed-Use	Base Fee	Application	\$10,707
	Mixed Use Blocks <sup>5,6</sup> (If a residential use is proposed, the Residential Per/Unit Fee applies)	Application	
	Industrial/Office/Private Institutional	Per m <sup>2</sup>	\$3.46/m <sup>2</sup>
	Industrial/Office/Private Institutional: Portions over 4,500m <sup>2</sup> GFA	Per m <sup>2</sup>	\$1.74/m <sup>2</sup>
	Commercial (Service, Retail Warehouse)	Per m <sup>2</sup>	\$11.31/m <sup>2</sup>
	Commercial (Service, Retail Warehouse): Portions over 4,500m <sup>2</sup> GFA	Per m <sup>2</sup>	\$3.39/m <sup>2</sup>
	VMC Surcharge <sup>10</sup>	Application	\$58,350
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$58,350
Other	Revision to Site Development Application requiring Recirculation <sup>9</sup>	Application	\$4,934
	Simple Revision to Site Development Application not requiring recirculation or Council Approval <sup>5</sup>	Application	\$4,615
	Landscape Inspection Fee <sup>12</sup>	Surcharge/ Inspection	\$477
	Stratified Title Agreement	Agreement	\$1,773
	Telecommunication (Cell) Tower Application	Application	\$19,828
	Tree Protection Fee (Agreement)	Agreement	\$1,782
	Heritage Review Fee	Application	\$1,773

**SCHEDULE "A" OF BY-LAW 191-2019**  
**TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS**

DRAFT PLAN OF CONDOMINIUM		
Application Type / Service	Unit of Measure	2020 Fees
Draft Plan of Condominium Base Fee (includes Standard, Common Element, Vacant Land, Leasehold, Amalgamated and Phased and Condominium Conversion)	Application	\$27,032
Revision to a Draft Plan of Condominium	Application	\$8,313

DRAFT PLAN OF SUBDIVISION			
Application Type / Service		Unit of Measure	2020 Fees
Residential	Base Fee	Application	\$48,738
	Per Unit Fee <sup>13</sup>		
	For the first 0-25 units	Per Unit	\$1,258
	For the next 26-100 units	Per Unit	\$628
	For the next 101-200 units	Per Unit	\$189
	For each unit above 200	Per Unit	\$56
	Part Lot / Part Block	Per Unit	50% of Per Unit Fee / Lot or Block
	VMC Surcharge <sup>10</sup>	Application	\$11,818
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$35,454
Non-Residential	Base Fee	Application	\$48,738
	Non-Residential Blocks in Subdivision (fee applies on per hectare basis)	Hectares	\$13,191
	VMC Surcharge <sup>10</sup>	Application	\$23,636
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$23,636
Mixed-Use	Base Fee	Application	\$48,738
	Per Unit Fee <sup>13</sup>		
	For the first 0-25 units	Per Unit	\$1,258
	For the next 26-100 units	Per Unit	\$628
	For the next 101-200 units	Per Unit	\$189
	For each unit above 200	Per Unit	\$56
	Mixed-use Blocks in Subdivision <sup>5,6</sup> (Fee applies on a per hectare basis)	Hectares	\$6,929/ha
	VMC Surcharge <sup>10</sup>	Application	\$23,636
	Intensification Area/Infill Surcharge <sup>10</sup>	Application	\$11,818
Other	Revision to Draft Approved Plan of Subdivision requiring Circulation <sup>9</sup>	Application	\$8,355
	Revision to Conditions of Draft Plan of Subdivision Approval	Application	\$4,934
	Extension of Draft Plan of Subdivision	Application	\$2,464
	Registration of Each Additional Phase of a Subdivision Plan	Application	\$3,587
	Landscape Review <sup>12</sup>	Application	\$23,970
	Landscape Inspection <sup>12</sup>	Surcharge / Inspection	\$1,773
	Additional Public Hearing and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Hearing	Surcharge	\$7,787
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,787
	Tree Protection Fee (Agreement) <sup>14</sup>	Agreement	\$1,782
	Heritage Review Fee	Application	\$1,773

**SCHEDULE "A" OF BY-LAW 191-2019**  
**TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS**

BLOCK PLAN AND SECONDARY PLAN		
Application Type / Service	Unit of Measure	2020 Fees
Block Plan and Secondary Plan	Application	\$684.59/ha
Revision for Application requiring Recirculation <sup>9</sup>	Application	\$4,790

PRE-APPLICATION CONSULTATION (PAC)		
Application Type / Service	Unit of Measure	2020 Fees
Pre-Application Consultation Meeting	Application	\$1,477

HERITAGE REVIEW		
Application Type / Service	Unit of Measure	2020 Fees
Heritage Review (To be paid at Draft Plan of Subdivision or Site Development Application)	Application	\$1,773
Heritage Permit	Application	\$590
Heritage Status Letter	Application	\$89

STREET NAMING AND NUMBERING		
Application Type / Service	Unit of Measure	2020 Fees
Address Change Application	Application/ Property	\$1,131
Street Name Change	Application/ Property	\$2,168
New Street Name - Proposed	Per Street Name	\$2,176
New Street Name - From City's Pre-Approved List	Per Street Name	\$297
Street Number - Lot Through Consent	Per Address	\$590
New Street / Unit Address (Per Address & Per Unit)	Per Address/Unit	\$43

## **SCHEDULE “A” TO BY-LAW 191-2019**

### **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 \$826.00 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 application 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 the following: Schedule 1 - Urban Structure of Vaughan Official Plan (VOP) 2010; 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 \$15,250 and the Site Development application surcharge of \$4,641 shall apply.)
11. OTHER GENERAL FEES:

\$637.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).
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 250 units, the fee is calculated as follows:

For the first 25 Units = 25 Units x \$700	= \$17,500
For the next 26-100 Units = 75 Units x \$261	= \$19,575
For the next 101-200 Units = 100 Units x \$71	= \$ 7,100
For each Unit above 200 (201-250 Units) = 50 Units x \$31	= \$ 1,550
Total Per Unit Fee	= \$45,725
14. Tree Protection Fee paid only one time either at Draft Plan of Subdivision or Site Development Application as applicable.