

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 194-2020

A By-law of The Corporation of the City of Vaughan to amend By-law 191-2019, as amended, to impose a Tariff of Fees for Planning Applications, for the calendar year 2021.

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 establish a tariff of fees for the processing of Planning Applications for the calendar year 2021;

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

1. By-law 191-2019 is hereby amended by adding the fees for 2021 provided in Schedule “A” attached hereto.
2. This By-law shall come into force and effect on January 1st, 2021.

Enacted by City of Vaughan Council this 15^h day of December, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**SCHEDULE "A" OF BY-LAW NO. 191-2019
TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS**

OFFICIAL PLAN AMENDMENT APPLICATION		
Application Type / Service	Unit of Measure	2021 Fees
Major Official Plan Amendment Base Fee ⁷	Application	\$42,237
Major Official Plan Surcharge (if application approved by Council or LPAT)	Application	\$10,653
Minor Official Plan Amendment Base Fee ⁸	Application	\$26,203
Minor Official Plan Surcharge (if application approved)	Application	\$7,873
Revision to Official Plan Application requiring recirculation ⁹	Application	\$5,082
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	\$8,032
Additional Committee of the Whole report resulting from a change to the Application by the Applicant ¹⁵	Surcharge	\$8,032

ZONING BY-LAW AMENDMENT APPLICATION			
Application Type / Service		Unit of Measure	2021 Fees
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit		
	Base Fee	Application	\$9,568
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$721
	For the next 26-100 units	Per Unit	\$268
	For the next 101-200 units	Per Unit	\$74
	For each unit above 200	Per Unit	\$32
	VMC Surcharge ¹⁰	Application	\$17,498
Non-Residential	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰		Application \$17,498
	Base Fee	Application	\$9,568
	Non-Residential	Hectares/m ²	\$6,400/ha \$0.64/m ²
	VMC Surcharge ¹⁰	Application	\$17,498
Mixed-Use	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰		Application \$17,498
	Base Fee	Application	\$9,568
	Mixed Use Blocks ^{5,6} (If a residential use is proposed, the Residential Per Unit Fee applies)	Hectares/m ²	\$10,600/ha \$1.06/m ²
	VMC Surcharge ¹⁰	Application	\$47,929

**SCHEDULE "A" OF BY-LAW NO. 191-2019
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Application Type / Service		Unit of Measure	2021 Fees
Other	Private Open Space	Hectares	\$3,780
	Zoning By-law Surcharge (if Zoning Amendment Application is Approved by Council or LPAT)	Surcharge	\$4,028
	Revision to Zoning Amendment Application Requiring Recirculation ⁹	Surcharge	\$5,082
	By-law to remove Holding Symbol (H)	Application	\$5,530
	Interim Control By-Law Amendment	Application	\$5,389
	Part Lot Control By-Law	Application	\$4,201
			Plus \$635 per lot being created
	Extension of Part Lot Control	Application	\$4,078
	Sections 37 & 45(9)/Community Benefit or Stratified Title Agreement Surcharge	Per Agreement	\$35,841
	Public Art Agreement	Per Agreement	\$35,841
	Cash-in-Lieu of Parking	Surcharge	\$4,728
	Class 4 Designation	Surcharge	\$5,513
	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	\$8,032
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant ¹⁵	Surcharge	\$8,032

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SITE DEVELOPMENT APPLICATION			
Application Type / Service		Unit of Measure	2021 Fees
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Units		
	Base Fee	Application	\$11,028
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$880
	For the next 26-100 units	Per Unit	\$439
	For the next 101-200 units	Per Unit	\$309
	For each unit above 200	Per Unit	\$184
	VMC Surcharge ¹⁰	Application	\$5,325
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$35,757
Residential (Already Paid Subdivision Fee)	Base Fee	Application	\$11,028
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$585
	For the next 26-100 units	Per Unit	\$293
	For the next 101-200 units	Per Unit	\$205
	For each unit above 200	Per Unit	\$104
	VMC Surcharge ¹⁰	Application	\$5,325
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$35,757
Non-Residential	Base Fee	Application	\$11,028
	Industrial/Office/Private Institutional	Per m ²	\$3.29/m ²
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA	Per m ²	\$1.67/m ²
	Commercial (Service, Retail Warehouse)	Per m ²	\$10.76/m ²
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA	Per m ²	\$3.23/m ²
	VMC Surcharge ¹⁰	Application	\$35,757
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$35,757
Mixed-Use	Base Fee	Application	\$11,028
	Mixed Use Blocks ^{5,6} (If a residential use is proposed, the Residential Per/Unit Fee applies)	Application	
	Industrial/Office/Private Institutional	Per m ²	\$3.56/m ²
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA	Per m ²	\$1.79/m ²
	Commercial (Service, Retail Warehouse)	Per m ²	\$11.65/m ²

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Application Type / Service		Unit of Measure	2021 Fees
Mixed-Use	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA	Per m ²	\$3.49/m ²
	VMC Surcharge ¹⁰	Application	\$60,101
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$60,101

Application Type / Service		Unit of Measure	2021 Fees
Other	Minor revision to in progress Site Development Application requiring recirculation prior to Council ⁹	Application	\$5,082
	Minor amendment to an approved Site Development Application not requiring Council Approval (plus any additional GFA proposed) ⁵	Application	\$4,753
	Landscape Inspection Fee ¹²	Surcharge/ Inspection	\$491
	Stratified Title Agreement	Agreement	\$33,757
	Telecommunication (Cell) Tower Application	Application	\$20,423
	Tree Protection Fee (Agreement)	Agreement	\$1,836
	Heritage Review Fee	Application	\$1,826

**SCHEDULE “A” OF BY-LAW NO. 191-2019
TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS**

DRAFT PLAN OF CONDOMINIUM		
Application Type / Service	Unit of Measure	2021 Fees
Draft Plan of Condominium Base Fee (includes Standard, Common Element, Vacant Land, Leasehold, Amalgamated and Phased and Condominium Conversion)	Application	\$27,843
Revision to a Draft Plan of Condominium	Application	\$8,563

DRAFT PLAN OF SUBDIVISION			
Application Type / Service		Unit of Measure	2021 Fees
Residential	Base Fee	Application	\$50,200
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$1,296
	For the next 26-100 units	Per Unit	\$647
	For the next 101-200 units	Per Unit	\$195
	For each unit above 200	Per Unit	\$58
	Part Lot / Part Block	Per Unit	50% of Per Unit Fee / Lot or Block
	VMC Surcharge ¹⁰	Application	\$12,172
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$36,517
Non-Residential	Base Fee	Application	\$50,200
	Non-Residential Blocks in Subdivision (fee applies on per hectare basis)	Hectares	\$13,587
	VMC Surcharge ¹⁰	Application	\$24,345
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$24,345
Mixed-Use	Base Fee	Application	\$50,200
	Per Unit Fee ¹³		
	For the first 0-25 units	Per Unit	\$1,296
	For the next 26-100 units	Per Unit	\$647
	For the next 101-200 units	Per Unit	\$195
	For each unit above 200	Per Unit	\$58
	Mixed-use Blocks in Subdivision ^{5,6} (Fee applies on a per hectare basis)	Hectares	\$7,137/ha
	VMC Surcharge ¹⁰	Application	\$24,345
	Intensification Area/Infill Surcharge/Heritage Conservation Districts ¹⁰	Application	\$12,172

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Application Type / Service		Unit of Measure	2021 Fees
Other	Revision to Draft Approved Plan of Subdivision requiring Circulation ⁹	Application	\$8,605
	Revision to Conditions of Draft Plan of Subdivision Approval	Application	\$5,082
	Extension of Draft Plan of Subdivision	Application	\$2,538
	Registration of Each Additional Phase of a Subdivision Plan	Application	\$3,695
	Landscape Review ¹²	Application	\$24,689
	Landscape Inspection ¹²	Surcharge / Inspection	\$491
	Additional Public Meeting and/or Report resulting from change to the Application by Applicant or more than 2 years since initial Public Meeting	Surcharge	\$8,020
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$8,020
	Tree Protection Fee (Agreement) ¹⁴	Agreement	\$1,836
	Heritage Review Fee	Application	\$1,826

BLOCK PLAN AND SECONDARY PLAN		
Application Type / Service	Unit of Measure	2021 Fees
Block Plan and Secondary Plan	Application	\$705.13/ha
Revision for Application requiring Recirculation ⁹	Application	\$4,934

PRE-APPLICATION CONSULTATION (PAC)		
Application Type / Service	Unit of Measure	2021 Fees
Pre-Application Consultation Meeting	Application	\$1,522
Extension of Pre-Application Consultation Letter of Understanding	Application	\$380

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HERITAGE REVIEW		
Application Type / Service	Unit of Measure	2021 Fees
Heritage Review (To be paid at Draft Plan of Subdivision or Site Development Application)	Application	\$1,826
Heritage Permit	Application	\$608
Heritage Status Letter	Application	\$91

STREET NAMING AND NUMBERING		
Application Type / Service	Unit of Measure	2021 Fees
Address Change Application	Application/ Property	\$1,165
Street Name Change	Application/ Property	\$2,233
New Street Name - Proposed	Per Street Name	\$2,241
New Street Name - From City's Pre-Approved List	Per Street Name	\$306
Street Number - Lot Through Consent	Per Address	\$608
New Street / Unit Address (Per Address & Per Unit)	Per Address/Unit	\$45

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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 \$850.00 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, 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 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, 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*

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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:

\$656.00 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 \$721	= \$18,025
For the next 26-100 Units = 75 Units x \$261	= \$20,100
For the next 101-200 Units = 100 Units x \$74	= \$ 7,400
For each Unit above 200 (201-250 Units) = 50 Units x \$32 = <u>\$ 1,600</u>	
Total Per Unit Fee	= \$47,125

14. Tree Protection Fee paid only one time either at Draft Plan of Subdivision or Site Development Application as applicable.

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.