

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 202-2015

A By-law to amend By-law Number 173-2013 to impose a 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. By-law Number 173-2013 is hereby amended by deleting Schedules "A", "B", "C", and "D" and substituting therefor Schedules "A", "B", and "C" attached hereto.
2. All fees listed in the attached Schedules will be subject to taxes, where applicable.
3. This By-law shall come into full force and effect on January 1, 2016.

Enacted by City of Vaughan Council this 15th day of December, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SCHEDULE "A" TO BY-LAW 173-2013

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS - 2016

APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	
PRE-APPLICATION CONSULTATION (PAC)	\$1,000.00	ALL APPLICATIONS REQUIRING PRE-APPLICATION CONSULTATION	
MAJOR OFFICIAL PLAN AMENDMENT ⁸ MINOR OFFICIAL PLAN AMENDMENT ⁷	\$25,435.00 \$11,915.00	SURCHARGE, IF APPLICATION APPROVED SURCHARGE, IF APPLICATION APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$6,415.00 \$3,580.00 \$4,175.00
BLOCK PLAN & SECONDARY PLAN	\$600.00/ha	REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$4,175.00
ZONING BY-LAW AMENDMENT By-law to remove Holding Symbol (H)	\$6,620.00 \$4,475.00	Plus: if for a change of zone (e.g., R1 Zone to R3 Zone) a) Singles, Semis, Townhouses b) Multiple Unit Blocks (e.g., Apartment Units) c) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces) d) Private Open Space (e.g., golf course, cemetery) Maximum fee for Private Open Space SURCHARGE IF APPLICATION IS APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹ SURCHARGE NOT APPLICABLE	\$545.00/unit \$180.00/unit \$7,210.00/ha \$3,605.00/ha \$186,590.00 \$3,310.00 \$4,175.00
PART LOT CONTROL BY-LAW	\$2,040.00	SURCHARGE NOT APPLICABLE	
INTERIM CONTROL BY-LAW AMENDMENT	\$5,045.00	SURCHARGE NOT APPLICABLE	
SITE DEVELOPMENT	\$7,820.00	Plus: a) Industrial/Office/Private Institutional Portion of GFA over 4,500m ² b) Commercial (Service, Retail Warehouse) Portion of GFA over 4,500m ² c) Residential - Singles, Semis, Townhouses <u>Or</u> , if previously paid in Subdivision application - Multiple Units (e.g., Apartment Units) <u>Or</u> , if previously paid in Subdivision application COMPLEX REVISION TO A SITE PLAN AGREEMENT/LETTER OF UNDERTAKING EITHER APPROVED BY COUNCIL, OR A PREVIOUSLY APPROVED SITE DEVELOPMENT REQUIRING CIRCULATION AND/OR COUNCIL APPROVAL REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹ SIMPLE REVISION TO PREVIOUSLY APPROVED SITE DEVELOPMENT NOT REQUIRING CIRCULATION AND NOT REQUIRING COUNCIL APPROVAL	\$2.20/m ² \$0.90/m ² \$7.20/m ² \$1.75/m ² \$1,095.00/unit \$730.00/unit \$365.00/unit \$240.00/unit Full Application Fees Applicable \$4,175.00 \$3,905.00
HERITAGE REVIEW	\$1,500.00	SITE DEVELOPMENT APPLICATION REQUIRING HERITAGE REVIEW	

DRAFT PLAN OF CONDOMINIUM (Residential, Commercial, Industrial)	\$13,345.00		
DRAFT PLAN OF SUBDIVISION	\$16,630.00	Plus:	
		a) Single, Semi, Townhouse Units b) Multiple Unit Blocks (e.g., Apartment Units) c) Part Lots for Residential Use d) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)	\$280.00/unit \$105.00/unit \$140.00/part lot \$3,865.00/ha
		Revision to Draft Approved Plan, requiring Circulation Revision to Condition(s) of Draft Approval Extension of Draft Plan Registration of Each Additional Phase of a Plan	\$4,175.00 \$4,175.00 \$2,085.00 \$2,100.00
		Landscape Plan Review and Inspection (All Draft Plan of Subdivision Applications)	\$6,800.00

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, 30% of the fee may be refunded;
 - 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 above-noted Development Applications to the Ontario Municipal Board shall be subject to a \$720.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new single-detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District Study and Plan, as defined by OPA No. 200, as amended by OPA No. 658, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application.
6. For Mixed Use development, where more than one use is proposed on a site, the applicable Site Development fee shall be the Base fee, plus the total of the fees for each individual use added together.
7. **Minor Official Plan Amendment:** A "Minor" Official Plan amendment is an Official Plan amendment that:
 - i) 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);
 - ii) proposes a minor change to a specific policy that is limited in scope and typically to one property;
 - iii) maintains the intent and purpose of the Official Plan; and,
 - iv) 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:
 - i) proposes a redesignation or change in land use for a property(ies);
 - ii) requires many changes to the policies and schedules of the Official Plan;
 - iii) 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;
 - iv) 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,
 - v) an Official Plan amendment within a Heritage Conservation District.
9. Official Plan and Zoning By-law Amendment and Site Development and 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.

OTHER GENERAL FEES

\$475.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).

SCHEDULE "B" TO BY-LAW 173-2013

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS - 2017

APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	
PRE-APPLICATION CONSULTATION (PAC)	\$1,030.00	ALL APPLICATIONS REQUIRING PRE-APPLICATION CONSULTATION	
MAJOR OFFICIAL PLAN AMENDMENT ⁸ MINOR OFFICIAL PLAN AMENDMENT ⁷	\$26,198.00 \$12,272.00	SURCHARGE, IF APPLICATION APPROVED SURCHARGE, IF APPLICATION APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$6,607.00 \$3,687.00 \$4,300.00
BLOCK PLAN & SECONDARY PLAN	\$615.00/ha	REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$4,300.00
ZONING BY-LAW AMENDMENT	\$6,819.00	Plus: if for a change of zone (e.g., R1 Zone to R3 Zone) a) Singles, Semis, Townhouses b) Multiple Unit Blocks (e.g., Apartment Units) c) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces) d) Private Open Space (e.g., golf course, cemetery) Maximum fee for Private Open Space	\$561.00/unit \$185.00/unit \$7,426.00/ha \$3,713.00/ha \$192,190.00
By-law to remove Holding Symbol (H)	\$4,609.00	SURCHARGE IF APPLICATION IS APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$3,409.00 \$4,300.00
PART LOT CONTROL BY-LAW	\$2,101.00	SURCHARGE NOT APPLICABLE	
INTERIM CONTROL BY-LAW AMENDMENT	\$5,196.00	SURCHARGE NOT APPLICABLE	
SITE DEVELOPMENT	\$8,055.00	Plus: a) Industrial/Office/Private Institutional Portion of GFA over 4,500m ² b) Commercial (Service, Retail Warehouse) Portion of GFA over 4,500m ² c) Residential - Singles, Semis, Townhouses <u>Or</u> , if previously paid in Subdivision application - Multiple Units (e.g., Apartment Units) <u>Or</u> , if previously paid in Subdivision application COMPLEX REVISION TO A SITE PLAN AGREEMENT/LETTER OF UNDERTAKING EITHER APPROVED BY COUNCIL, OR A PREVIOUSLY APPROVED SITE DEVELOPMENT REQUIRING CIRCULATION AND/OR COUNCIL APPROVAL REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹ SIMPLE REVISION TO PREVIOUSLY APPROVED SITE DEVELOPMENT NOT REQUIRING CIRCULATION AND NOT REQUIRING COUNCIL APPROVAL	\$2.30/m ² \$0.90/m ² \$7.40/m ² \$1.80/m ² \$1,128.00/unit \$752.00/unit \$376.00/unit \$247.00/unit Full Application Fees Applicable \$4,300.00 \$4,022.00
HERITAGE REVIEW	\$1,545.00	DEVELOPMENT APPLICATION REQUIRING HERITAGE REVIEW	

DRAFT PLAN OF CONDOMINIUM (Residential, Commercial, Industrial)	\$13,745.00		
DRAFT PLAN OF SUBDIVISION	\$17,129.00	Plus:	
		a) Single, Semi, Townhouse Units b) Multiple Unit Blocks (e.g., Apartment Units) c) Part Lots for Residential Use d) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)	\$288.00/unit \$108.00/unit \$144.00/part lot \$3,981.00/ha
		Revision to Draft Approved Plan, requiring Circulation Revision to Condition(s) of Draft Approval Extension of Draft Plan Registration of Each Additional Phase of a Plan	\$4,300.00 \$4,300.00 \$2,148.00 \$2,163.00
		Landscape Plan Review and Inspection (All draft plan of subdivision applications)	\$7,004.00

NOTES

3. 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.
4. If an application is withdrawn in writing by the Applicant:
 - a) prior to a technical report proceeding to Committee of the Whole, 30% of the fee may be refunded;
 - 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 above-noted Development Applications to the Ontario Municipal Board shall be subject to a \$742.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new single-detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District Study and Plan, as defined by OPA No. 200, as amended by OPA No. 658, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application.
6. For Mixed Use development, where more than one use is proposed on a site, the applicable Site Development fee shall be the Base fee, plus the total of the fees for each individual use added together.
7. Minor Official Plan Amendment: A "Minor" Official Plan amendment is an Official Plan amendment that:
 - i) 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);
 - ii) proposes a minor change to a specific policy that is limited in scope and typically to one property;
 - iii) maintains the intent and purpose of the Official Plan; and,
 - iv) 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:
 - i) proposes a redesignation or change in land use for a property(ies);
 - ii) requires many changes to the policies and schedules of the Official Plan;
 - iii) 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;
 - iv) 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,
 - v) an Official Plan amendment within a Heritage Conservation District.
9. Official Plan and Zoning By-law Amendment and Site Development and 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.

OTHER GENERAL FEES

\$489.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).

SCHEDULE "C" TO BY-LAW 173-2013

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS - 2018

APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	
PRE-APPLICATION CONSULTATION (PAC)	\$1,061.00	ALL APPLICATIONS REQUIRING PRE-APPLICATION CONSULTATION	
MAJOR OFFICIAL PLAN AMENDMENT ⁸ MINOR OFFICIAL PLAN AMENDMENT ⁷	\$26,984.00 \$12,640.00	SURCHARGE, IF APPLICATION APPROVED SURCHARGE, IF APPLICATION APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$6,805.00 \$3,798.00 \$4,429.00
BLOCK PLAN & SECONDARY PLAN	\$615.00/ha	REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$4,429.00
ZONING BY-LAW AMENDMENT By-law to remove Holding Symbol (H)	\$7,024.00 \$4,747.00	Plus: if for a change of zone (e.g., R1 Zone to R3 Zone) a) Singles, Semis, Townhouses b) Multiple Unit Blocks (e.g., Apartment Units) c) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces) d) Private Open Space (e.g., golf course, cemetery) Maximum fee for Private Open Space SURCHARGE IF APPLICATION IS APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$578.00/unit \$191.00/unit \$7,649.00/ha \$3,824.00/ha \$196,035.00 \$3,511.00 \$4,429.00
PART LOT CONTROL BY-LAW	\$2,164.00	SURCHARGE NOT APPLICABLE	
INTERIM CONTROL BY-LAW AMENDMENT	\$5,352.00	SURCHARGE NOT APPLICABLE	
SITE DEVELOPMENT	\$8,297.00	Plus: a) Industrial/Office/Private Institutional Portion of GFA over 4,500m ² b) Commercial (Service, Retail Warehouse) Portion of GFA over 4,500m ² c) Residential - Singles, Semis, Townhouses <u>Or</u> , if previously paid in Subdivision application - Multiple Units (e.g., Apartment Units) <u>Or</u> , if previously paid in Subdivision application COMPLEX REVISION TO A SITE PLAN AGREEMENT/LETTER OF UNDERTAKING EITHER APPROVED BY COUNCIL, OR A PREVIOUSLY APPROVED SITE DEVELOPMENT REQUIRING CIRCULATION AND/OR COUNCIL APPROVAL REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹ SIMPLE REVISION TO PREVIOUSLY APPROVED SITE DEVELOPMENT NOT REQUIRING CIRCULATION AND NOT REQUIRING COUNCIL APPROVAL	\$2.40/m ² \$0.95/m ² \$7.60/m ² \$1.85/m ² \$1,162.00/unit \$775.00/unit \$387.00/unit \$254.00/unit Full Application Fees Applicable \$4,429.00 \$4,143.00
HERITAGE REVIEW	\$1,591.00	DEVELOPMENT APPLICATION REQUIRING HERITAGE REVIEW	

DRAFT PLAN OF CONDOMINIUM (Residential, Commercial, Industrial)	\$14,157.00		
DRAFT PLAN OF SUBDIVISION	\$17,643.00	Plus:	
		a) Single, Semi, Townhouse Units b) Multiple Unit Blocks (e.g., Apartment Units) c) Part Lots for Residential Use d) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)	\$297.00/unit \$111.00/unit \$148.00/part lot \$4,100.00/ha
		Revision to Draft Approved Plan, requiring Circulation Revision to Condition(s) of Draft Approval Extension of Draft Plan Registration of Each Additional Phase of a Plan	\$4,429.00 \$4,429.00 \$2,212.00 \$2,228.00
		Landscape Plan Review and Inspection (All draft plan of subdivision applications)	\$7,214.00

NOTES

5. 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.
6. If an application is withdrawn in writing by the Applicant:
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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 above-noted Development Applications to the Ontario Municipal Board shall be subject to a \$764.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new single-detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District Study and Plan, as defined by OPA No. 200, as amended by OPA No. 658, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application.
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7. Minor Official Plan Amendment: A "Minor" Official Plan amendment is an Official Plan amendment that:
 - i) 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);
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OTHER GENERAL FEES

\$504.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).