

**SCHEDULE Q
PLANNING**

ITEM	2023 APPROVED FEE	2024 APPROVED FEE
SECTION 1: PLANNING SERVICES FEES		
1. OFFICIAL PLAN/ZONING BY-LAW AMENDMENTS		
1.1 Zoning By-law Amendment without Official Plan Amendment	\$23,384.38	\$24,506.83
1.2 Zoning By-law Amendment with Official Plan Amendment	\$25,558.10	\$26,784.89
1.3 Official Plan Amendment	\$26,186.72	\$27,443.69
1.4 Removal of Holding Provision (Standard)	\$2,414.60	\$2,530.50
1.5 Removal of Holding Provision (Complex)	\$10,000.00	\$10,480.00
1.6 Temporary Use	\$10,169.53	\$10,657.67
1.7 Extension of Temporary Use - per request	\$5,158.20	\$5,405.79
2. PLAN OF SUBDIVISION/CONDOMINIUM		
2.1 Plan of Subdivision Application - Base fee plus per residential lot, block or unit fee	\$20,333.18	\$21,309.17
(a) Lots/Blocks/Units 1-25	\$410.95	\$430.68
(b) Lots/Blocks/Units 26-100	\$295.20	\$309.36
(c) Lots/Block/Units 101-200	\$237.31	\$248.70
(d) Lots/Blocks/Units 201+	\$173.64	\$181.98
2.2 Plan of Condominium Application	\$10,792.27	\$11,310.30
2.3 Plan of Subdivision - Extension of Draft Plan Approval (per year)	\$4,382.71	\$4,593.08
2.4 Plan of Condominium - Extension of Draft Plan Approval (per year)	\$4,177.09	\$4,377.59
2.5 Condominium with Site Plan Approval	\$3,366.35	\$3,527.93
2.6 Application for Red Line Revision	\$6,380.19	\$6,686.44
2.7 Fourth and Subsequent Subdivision Review	\$5,962.93 / full submission plan of subdivision - \$1,791.99 submission site plan	\$6,249.15
3. SITE PLAN		
3.1 - Up to 5000 m2	\$9,958.03	\$10,436.02
(a) - 5001 to 20,000 m2	\$12,848.50	\$13,465.23
(b) - 20,001-35,000 m2	\$15,357.10	\$16,094.24
(c) - Developments greater than 35,000 m2	\$17,889.20	\$18,747.88
3.2 Site Plan Amendment	\$3,906.83	\$4,094.36
3.3 Extension of Site Plan Approval (per year)	\$2,919.85	\$3,060.01
3.4 Site Plan Exemption	\$1,174.99	\$2,056.23
3.5 Site Plan Light	\$5,068.63	\$5,311.93
4. PRE-CONSULTATIONS		
4.1 All Applications	\$2,208.98	\$2,315.01
5. CASH-IN-LIEU OF PARKING SPACE		
5.1 Cash-in-lieu of Parking Rate Per Stall	\$17,624.83	\$18,470.82
5.2 Cash-in-lieu of Parking Rate Per Stall - C1 Zones within the City Centre	\$5,874.95	\$6,156.94
6. TELECOMMUNICATIONS FACILITIES		
6.1 Processing and review of applications for the installation of telecommunication facilities	\$3,548.47	\$3,718.80
6.2 Processing and review of applications for the installation of small cell telecommunication (per structure)	\$106.90	\$112.03
7. DEEMING BY-LAW		
7.1 Application fee (includes legal fees)	\$922.37	\$966.64
8. PART LOT CONTROL		
8.1 Application fee (includes legal fees)	\$1,368.86	\$1,434.57
9. COMMITTEE OF ADJUSTMENT FEES		
9.1 Preconsultation (per hour) with a minimum of 0.5 hours, with 50% credited to the subsequent application fee	\$152.75	\$160.09
9.2 Severance/Consent Application	\$2,908.10	\$3,047.69
9.3 Application for Minor Variance	\$2,179.61	\$2,284.23
9.4 Easements for Utilities	\$1,310.11	\$1,373.00
9.5 Deferral/Amendments requiring recirculation	50% off original fee	50% of original fee
9.6 Special Meeting Request	\$951.74	\$997.42
9.7 Validation of Title	\$716.74	\$751.14
9.8 Certificate of Cancellation	New	\$751.14
10. ZONING REVIEW OF DEVELOPMENT APPLICATIONS		
10.1 Residential Building Permit (New, additions)	\$81.02 / dwelling unit for first 10 units, plus \$40.51 / dwelling unit thereafter	\$84.90 per dwelling unit for the first 10 units, plus \$42.45 per dwelling unit thereafter
10.2 Residential Building Permit (Alterations, repairs)	\$35.24 / dwelling unit, maximum of \$364.51	\$36.93 per dwelling unit to maximum of \$382.00
10.3 Allandale Historic Neighbourhood New Building Permit and Alterations/Repairs in Scoped Site Plan Review Area - Allandale Heritage Urban Design Guidelines	\$328.99	\$344.79
10.4 Non-residential Building Permit (new, <50 m2, per building)	\$81.07	\$84.96
10.5 Non-residential Building Permit (new, additions, per building)	\$233.53	\$244.73
10.6 Non-residential Building Permit (Alterations, repairs, per application)	\$81.07	\$84.96
10.7 Two-Unit Registration or Business License review/investigation (per hour, minimum 0.5 hours)	\$162.14	\$169.93
10.8 Pool Enclosure Permit	\$56.40	\$59.10
10.9 Pool Enclosure Permit when project is combined with a deck permit or change house permit issued concurrently	\$31.72	\$33.25
10.10 Retaining walls not regulated by Building Code	\$56.40	\$59.10
10.11 Change of Use Permit	\$81.07	\$84.96
11. MISCELLANEOUS PLANNING FEES		
11.1 Permitted Use Letter	\$142.40	\$149.23
11.2 Compliance Letter - Standard department information (each property)	\$96.90	\$101.55
11.3 Compliance Letter - Forty-eight hour rush response (each property)	\$148.73	\$155.87
11.4 Address Change Request	\$235.00	\$246.28
11.5 Re-Addressing Request for Subdivisions and Blocks Subject to Site Plan Control	\$239.69 / per request plus \$5.00 per lot/unit, maximum of \$1,000.00	\$251.20 per request plus \$5.00 per lot/unit to maximum of \$1,000.00

**SCHEDULE Q
PLANNING**

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11.6 Street Naming Request for Private Streets	New	\$900.61
11.7 Special Requests for File Research (per 15 minutes)	\$41.51	\$43.50
11.8 Review of Minister's Zoning Order Request (MZO) or Community Infrastructure and Housing Accelerator Request (CIHA)	New	\$26,784.89
12. ZONING BY-LAW ENFORCEMENT		
12.1 Fee invoiced to the property owner when an investigation confirms the property does not comply with the City's Zoning By-law		
12.1.1 Upon issuance of a first warning letter/notice – interior and exterior of building	\$189.17	\$198.25
12.1.2 Upon issuance of a first warning letter/notice – exterior of building only	\$94.59	\$99.13
12.1.3 Upon issuance of a second warning letter/notice – interior and exterior of building	\$784.89	\$822.56
12.1.4 Upon issuance of a second warning letter/notice – exterior of building only	\$428.87	\$449.45
12.2 Issuance of a Summons (each) Plus Legal expenses	\$849.51	\$890.29
13. TWO-UNIT HOUSE REGISTRATION BY-LAW		
13.1 Registration Fee - existing two unit registration	\$562.73	\$589.75
13.2 File management fee when a second or subsequent letter is issued to an unregistered two-unit house	\$167.03	\$175.05
13.3 Issuance of a Summons (each) Plus Legal Expenses	\$832.86	\$872.83
SECTION 2: PARK FEES		
1. PARKLAND FEES		
1.1 Community Garden - single plot	\$20.00 per standard 1.5m by 4.5m garden plot.	\$20.60
1.2 Community Garden - double plot	\$50.00 per standard 3m by 4.5m garden plot.	\$51.50
2. ECOLOGICAL OFFSETTING FEE		
2.1 Ecological Offsetting fee	\$57,500 per hectare of woodland removal	\$57,500 per hectare of woodland removal
2.2 Tree Replacement fee	\$500 per tree for individual tree replacement	\$500 per tree for individual tree replacement
2.3 Woodlot Tree Removal Compensation fee if no tree removal permit is obtained by landowner	\$140,500 per hectare	\$140,500 per hectare
2.4 Woodlot Tree Removal Compensation fee if no tree removal permit is obtained by landowner	\$1,220 per tree	\$1,220 per tree
3. PROPERTY DEVELOPMENT FILE MANAGEMENT FEES		
Plan of subdivision application	5.0% of the total gross cost for reviewing and inspecting landscape works	5.0% of the total gross cost for reviewing and inspecting landscape works
Site plan application	5.0% of the total gross cost for reviewing and inspecting landscape works (minimum charge \$500.00)	5.0% of the total gross cost for reviewing and inspecting landscape works (minimum charge \$500.00)
SECTION 3: APPROVALS		
1. DEVELOPMENT PROJECTS		
Subdivision projects	5% of gross cost of engineering works for infrastructure, grading, inspections, storm water management for the subdivision	5% of gross cost of engineering works for infrastructure, grading, inspections, storm water management for the subdivision
Site plan projects	5% of gross cost of engineering works for infrastructure, grading, inspections, storm water management for the project or a \$1,049.00 minimum fee.	5% of gross cost of engineering works for infrastructure, grading, inspections, storm water management for the project or a \$1,049.00 minimum fee.
2. WATERCOURSE BY-LAW 90-92		
Approval under Watercourse By-law 90-92, not part of a development agreement	\$920.53	\$938.94
Watercourse by-law exemptions, not part of a development agreement	\$613.87	\$626.15
SECTION 4: SEWER WORK FEES (ESTABLISHED BY ONTARIO WATER RESOURCE ACT AND UPDATED BY THE PROVINCE)		
1. SUMMARY OF OWRA SECTION 53 COSTS Approvals (for new works or equipment)		
TOTAL COST = 1 (always) + Total of one or any combination of 2 through to 12) + (Total of one or any combination of 13, 14 and 15, if applicable) + 16 (hearing cost – if applicable)		
Administrative processing (applies to all applications for new works or equipment)	\$200.00	\$200.00
A municipal or private facility for the treatment and disposal of sewage, including a lagoon or stabilization pond or a sewage treatment plant, including the expansion, re-rating or upgrading of an existing facility that involves an increase in the rated capacity of the facility.	\$5,000.00, if the maximum design capacity is not more than 4,550 cubic metres per day	\$5,000.00, if the maximum design capacity is not more than 4,550 cubic metres per day
A municipal or private facility for the treatment and disposal of sewage, including a lagoon or stabilization pond or a sewage treatment plant, including the expansion, re-rating or upgrading of an existing facility that involves an increase in the rated capacity of the facility.	\$10,000.00, if the maximum design capacity is more than 4,550 cubic metres per day	\$10,000.00, if the maximum design capacity is more than 4,550 cubic metres per day
A facility for attenuating stormwater runoff peak flow rate or volume or for managing stormwater runoff quality, such as detention or retention pools, underground chambers, oversized sewers, rooftop storage, parking lot storage, oil, grit and silt separators, flow control outlet structures, infiltration wells, perforated sewers, and trenches or outfalls, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$2,000.00	\$2,000.00
A facility for the treatment and disposal of leachate, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$6,000.00	\$6,000.00

**SCHEDULE Q
PLANNING**

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A subsurface disposal facility, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$600.00, if the design capacity of the facility is more than 15 cubic metres per day and not more than 50 cubic metres per day	\$600.00, if the design capacity of the facility is more than 15 cubic metres per day and not more than 50 cubic metres per day
A subsurface disposal facility, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$1,500.00, if the design capacity of the facility is more than 15 cubic metres per day and not more than 50 cubic metres per day	\$1,500.00, if the design capacity of the facility is more than 15 cubic metres per day and not more than 50 cubic metres per day
A subsurface disposal facility, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$3,000.00, if the design capacity of the facility is more than 50 cubic metres per day	\$3,000.00, if the design capacity of the facility is more than 50 cubic metres per day
A facility for the treatment and disposal of industrial process wastewater, including contact cooling water, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$6,000.00	\$6,000.00
A facility for the disposal of spent water from a non-contact industrial cooling process, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$1,000.00	\$1,000.00
Storm and sanitary sewers and appurtenances, including expansion of existing sewers.	\$900.00	\$900.00
Storm and sanitary pump stations, force mains, and sanitary sewage detention chambers or oversized sewers, including the expansion of an existing facility that involves an increase in the rated capacity of the facility.	\$1,800.00	\$1,800.00
Review of Hydrogeological Assessment Cost	\$3,000.00	\$3,000.00
Review of effluent quality criteria assessment for stormwater management, cooling water or soil remediation facilities cost.	\$1,400.00	\$1,400.00
Review of effluent quality criteria assessment for municipal or private sewage, industrial process wastewater or leachate treatment plant cost.	\$6,000.00	\$6,000.00
Hearing	\$18,000.00	\$18,000.00
2. AMENDMENTS (ADMINISTRATIVE)		
Administrative amendments (no technical review involved)	\$100.00	\$100.00
Amendments required as a result of a condition on an existing approval	No charge	No charge
3. AMENDMENTS (TECHNICAL)		
TOTAL COST = 1 (always) + (Total of one or any combination of categories 18, 19 or 20 + (Total of one or any combination of 13, 14 and 15, if applicable) + 16 (hearing cost – if applicable)		
Administrative processing (applies to all amendment, except administrative amendments)	\$200.00	\$200.00
If the application relates to an amendment to an existing treatment plant approval to include additional facilities that do not increase the approved rated capacity of the plant, including new tertiary treatment facilities, plant process waste stream treatment and disposal facilities, new treatment facilities to replace deteriorated facilities and the establishment, alteration, expansion or replacement of an outfall.	\$3,600.00	\$3,600.00
If the application relates to the alteration, extension or replacement of treatment plant equipment or processes that do not involve the addition of new facilities, including, the alteration, extension or replacement of a pumping system, an aeration system, a chemical storage or application system, filter media or a standby power supply system, the provision of additional points of process chemical application, and the provision of odour control equipment facilities.	\$1,800.00	\$1,800.00
in any other case	\$600.00	\$600.00
Review of Hydrogeological Assessment	\$3,000.00	\$3,000.00
Review of effluent quality criteria assessment for stormwater management, cooling water or soil remediation facilities cost	\$1,400.00	\$1,400.00
Review of effluent quality criteria assessment for municipal or private sewage, industrial process wastewater or leachate treatment plant cost	\$6,000.00	\$6,000.00
Hearing	\$18,000.00	\$18,000.00
Amendments required as a result of a condition on an existing approval	No Charge	No Charge
4. REVOCATIONS		
Administrative revocations (no technical review involved)	No Charge	No Charge
Revocation required as a result of a condition in an existing approval	No Charge	No Charge
If a technical review is involved in reviewing the application for the revocation, the applicable costs are outlined under APPROVALS (for new works or equipment), above, where TOTAL COST = 1 (always) + (Total of one or any combination of 2 through to 12) + (Total of one or any combination of 13, 14 and 15, if applicable) + 16 (hearing cost – if applicable)	As calculated	As calculated
SECTION 5: WATER WORK FEES (ESTABLISHED BY ONTARIO WATER RESOURCE ACT & UPDATED BY THE PROVINCE)		
1. SUMMARY OF OWRA s. 52 COSTS		
APPROVALS (for new works or equipment)		
TOTAL COST = 1 (always) + (Total of one or any combination of 2, 3, 4, 5, 6) + 7 (if applicable)		
Administrative processing (applies to all applications for new works or equipment)	\$200.00	\$200.00
The new intake or extraction of surface or ground water, together with treatment other than disinfection, or the expansion of the capacity of an existing intake of extraction of surface or ground water, together with treatment other than disinfection.	\$5,000.00, if the maximum design capacity is not more than 4,550 cubic metres per day	\$5,000.00, if the maximum design capacity is not more than 4,550 cubic metres per day
The new intake or extraction of surface or ground water, together with treatment other than disinfection, or the expansion of the capacity of an existing intake or extraction of surface or ground water, together with treatment other than disinfection.	\$10,000.00, if the maximum design capacity is more than 4,550 cubic metres per day	\$10,000.00, if the maximum design capacity is more than 4,550 cubic metres per day
A facility for the extraction and supply of ground water with no treatment other than disinfection.	\$2,000.00	\$2,000.00
Watermains and appurtenances, including hydrants.	\$1,000.00	\$1,000.00
Highlift and booster pumping stations, reservoirs or elevated tanks	\$2,000.00	\$2,000.00
Review of Hydrogeological Assessment	\$3,000.00	\$3,000.00
2. AMENDMENTS (ADMINISTRATIVE)		
Administrative amendments (no technical review involved)	\$100.00	\$100.00
Amendment required as a result of a condition on an existing approval.	No Charge	No Charge
Administrative processing (applies to all amendment, except administrative amendments)	\$200.00	\$200.00

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A. a treatment plant upgrade, including new treatment (such as chemical coagulation and flocculation, settling, granular media filtration, membrane filtration, or contaminant absorption or disinfection) as existing water supply plants, new plant process waste stream treatment and disposal facilities, additional or replacement treatment modules, and the establishment, alteration, expansion or replacement or an intake facility, or	\$3,000.00	\$3,000.00
B. a process modification, including the alteration, extension or replacement of an existing pumping system or chemical storage or application system (such as a change of chemical filter media or a standby power supply system) and the provision of additional points of process chemical application.		
If the application relates to the alteration, extension or replacement of an existing well, including provision of an additional well to serve as a standby and the provision of disinfection and disinfection control facilities.	\$1,200.00	\$1,200.00
In any other case	\$600.00	\$600.00
Review of Hydrogeological assessment	\$3,000.00	\$3,000.00
Amendment required as a result of a condition on an existing approval	No Charge	No Charge
3. REVOCATIONS		
Administration revocations (no technical review involved)	No Charge	No Charge
Revocation required as a result of a condition on an existing approval	No Charge	No Charge
If a technical review is involved in reviewing the application for the revocation, the application costs are outlined under APPROVALS (for new works or equipment) , above, where TOTAL COSTS = 1(always) + (Total of one or any combination of 2, 3, 4, 5, 6) + 7 (if applicable)	As calculated	As calculated
SECTION 6: SITE ALTERATION		
1. PERMIT APPLICATION FEES		
Minor Permit (Site Alteration Area equal to or less than 5.0 ha)	\$1,744.07	\$1,829.53
Major Permit (Site Alteration greater than 5.0 ha)	\$3,488.04	\$3,658.95
2. DEPOSITS		
Site Alteration Area Deposit (per hectare)	\$5,612.05	\$5,887.04
Security Deposit for damages to roads such as mud tracking and dust control	\$5,000.00	\$5,000.00
The City may engage legal, engineering, environmental, landscape consultants to evaluate studies and/or agreements in which case the costs incurred will be charged back to the applicant	Full Cost Recovery plus a 25% Administration Fee	Full Cost Recovery plus a 25% Administration Fee
3. INSPECTION FEES		
Inspection Fee	\$105.03 per hr / per responder Regular Time Afterhours Weekday \$157.55 per hr/per responder Afterhours Weekend \$210.06 per hr/per responder plus material and equipment costs	\$110.17 per hr / per responder Regular Time Afterhours Weekday \$165.26 per hr/per responder Afterhours Weekend \$220.35 per hr/per responder plus material and equipment costs
4. PERMIT RENEWAL FEES (if renewed before permit expires)		
Minor Permit	\$1,374.04	\$1,441.37
Major Permit	\$2,862.68	\$3,002.95
5. PERMIT AMENDMENT FEES		
Permit Amendment Fee	\$286.38	\$300.41
6. AMENDMENT FEE DUE TO NON-COMPLIANCE		
Minor Permit	\$457.99	\$480.44
Major Permit	\$1,317.29	\$1,381.84