

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 21-2005

A By-law to impose a tariff of fees for the processing of Planning Applications and to repeal By-law Number 406-2003, 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 or schedule 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 shall be as set out in Schedule "A" attached hereto.
2. Schedule "A" shall form a part of this By-law.
3. By-law Number 406-2003 shall be repealed on the date this By-law comes into force.
4. This By-law shall come into full force and effect on the date it is finally enacted.

READ a FIRST, SECOND and THIRD time and finally passed this 24th day of January, 2005.

Michael Di Biase, Mayor

J. D. Leach, City Clerk

SCHEDULE "A" TO BY-LAW 21-2005

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS

APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	
OFFICIAL PLAN AMENDMENT	\$9,475.00	SURCHARGE IF APPLICATION APPROVED	\$2,845.00
Block Plan & Secondary Plan	\$475.00/ha		
ZONING BY-LAW AMENDMENT	\$5,685.00	Plus: a) Singles, Semis, Townhouses	\$570.00/unit
		b) Multiple Unit Blocks	\$190.00/unit
		c) Non Residential or Mixed Use Blocks	\$7,580.00/h a
		d) Private Open Space (ie. Golf course, cemetery) Maximum fee for Private Open Space	\$3,790.00/h a
		SURCHARGE IF APPLICATION IS APPROVED	\$189,500.00
			\$2,845.00
By-law to remove Holding Symbol (H)	\$3,790.00	SURCHARGE NOT APPLICABLE	
Part Lot Control By-law	\$3,790.00	SURCHARGE NOT APPLICABLE	
SITE DEVELOPMENT	\$3,790.00	Plus: a) Industrial/Office/Private Institutional Portion of GFA over 4,500m ² Maximum Fee	\$1.15/m ² \$0.40/m ² \$11,370.00
		b) Commercial (Service, Retail Warehouse) Portion of GFA over 4,500m ² Maximum Fee	\$3.80/m ² \$0.95/m ² \$18,950.00
		c) Residential Or if previously paid in subdivision application	\$570.00/unit \$380.00/unit
		COMPLEX REVISION TO SITE DEVELOPMENT AGREEMENT REQUIRING CIRCULATION	\$3,790.00
		SIMPLE REVISION TO SITE DEVELOPMENT AGREEMENT NOT REQUIRING CIRCULATION	\$1,895.00
DRAFT PLAN OF CONDOMINIUM	\$7,580.00	Plus: a) Industrial Plans	\$190.00/unit
		b) Commercial Plans	\$190.00/unit
		c) Residential Plans	\$ 80.00/unit
DRAFT PLAN OF SUBDIVISION	\$11,370.00	Plus: a) Single, Semi, Townhouse Units	\$570.00/unit
		b) Multi-unit Blocks	\$190.00/unit
		c) Part Lots for Residential Use	\$285.00/part lot
		d) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)	\$7,580.00/h a
		MINUS 40% of the Block Plan fee from the total Subdivision Fee, if the plan is within a Block Plan	
		Revision to Draft Approved Plan, requiring Circulation	\$3,790.00
		Revision to Condition(s) of Draft Approval	\$3,790.00
		Extension of Draft Plan	\$1,895.00
		Registration of Each Additional Phase of a Plan	\$2,275.00
		Referral of a Plan to the Ontario Municipal Board	\$ 570.00

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. When both Zoning By-law Amendment and Draft Plan of Subdivision applications are submitted within a one-year period, the applicable per unit and per ha fees shall be required with the Draft Plan of Subdivision application only.
3. 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 Hearing, 50% of the fee may be refunded.
4. Should the Applicant request that a Public Hearing 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 Hearing Notice shall be borne by the applicant.

OTHER GENERAL FEES

\$380.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file)