

**COMMITTEE OF THE WHOLE DECEMBER 8, 2003**

**REVIEW OF PLANNING APPLICATION FEES  
FILE 12.13**

**Recommendation**

The Commissioner of Planning recommends:

THAT an amending by-law be brought forward for enactment by Council reflecting the revised development application fees as set out in this report.

**Purpose**

The purpose of this report is to update the planning applications fee schedule that was approved by Vaughan Council in September 1999. Due to the time frame that has expired since the last review it would be appropriate to assess the need for an increase to the fees.

**Background - Analysis and Options**

Section 69(1) of the Planning Act, RSO 1990, permits a municipality to enact a by-law to set out a tariff of fees for the processing of planning applications. Planning staff have conducted a survey of planning application fees in other municipalities across the GTA. In comparing the City of Vaughan's fees with those of other municipalities, Vaughan's fees for Official Plan Amendments, Zoning By-law Amendments and Site Development applications are below the average for other municipalities. Some comparative fees are outlined below:

**Current base fees charged by other Municipalities**

<b>Municipality</b>	<b>Official Plan Amendment</b>	<b>Zoning By-Law Amendment</b>	<b>Site Development Application</b>
Vaughan	\$1000	\$750	\$550
Aurora	\$3400	\$1000	\$1250
Brampton	\$2000	\$2000	\$500
Markham	\$1500	\$1500	-----
Mississauga	\$1973	\$1973	\$984
Newmarket	\$2215	\$2266	\$567-\$794
Oakville	\$2000	\$2000	-----
Whitby	\$2750	\$1500	\$800
City of Toronto	\$3225	\$1290	\$540
Region of York	\$2025 to \$4290	-----	-----

The fees reflect the costs of the individual steps in processing planning applications carried out by the various City departments, as well as administration, overhead, and supply costs.

Based on the review of the fees, revisions to the schedule of fees for some types of planning applications are considered appropriate. The proposed fees for the review of official plan and zoning by-law amendments, site development and part lot control by-law applications are listed below, together with the current fees. The remaining fees for draft plan of subdivision, draft plan of condominium, block plan, secondary plan and lifting a holding zone are comparable to the other municipalities and would remain unchanged.

## City of Vaughan Base Fees

	Official Plan Amendment	Zoning By-law Amendment	Site Development Application	Complex Revision to Site Development Application	Simple revision to Site Development Application	Part Lot Control By-law
<b>Proposed</b>	<b>\$2500</b>	<b>\$1500</b>	<b>\$1000</b>	<b>\$1000</b>	<b>\$500</b>	<b>\$1000</b>
<b>Current</b>	<b>\$1000</b>	<b>\$750</b>	<b>\$550</b>	<b>\$550</b>	<b>\$150</b>	<b>\$800</b>

### Conclusion

In comparing the results with fees charged by other local municipalities, it was found that the proposed fees are generally comparable to those applied by other GTA area municipalities and are reflective of the cost of processing of applications. It is recommended that the fee schedule for planning applications remain essentially unchanged with the exception of the fees for six components, as noted above. A by-law will be brought forward to Council for enactment to implement the proposed revised schedule of fees.

### Attachments

N/A

### Report prepared by:

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Respectfully submitted,

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