

# Planning Fees By-law

CP -18 – Consolidated – March 8, 2010

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**OFFICE CONSOLIDATION  
INCLUDING AMENEMENT CP-18-10002 (March 8, 2010)**

Bill No. 21  
2009

By-law No. CP-18

A by-law to provide for the Tariff of Fees for the processing of applications under the *PLANNING ACT*, R.S.O. 1990, c. P.13, as amended.

**COMMUNITY PLANNING**

**BY-LAW INDEX**

**Part 1  
TARIFF OF FEES**

- 1.1 Applications – planning matters – processing

**Part 2  
REPEAL – ENACTMENT**

- 2.1 By-law – previous  
2.2 Effective date

WHEREAS section 69 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that councils may by by-law prescribe a tariff of fees for the processing of applications made in respect of planning matters;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**SHORT TITLE  
PLANNING FEES BY-LAW**

**Part 1  
TARIFF OF FEES**

**1.1 Applications – planning matters – processing**

Pursuant to Section 69 of the *Planning Act*, R.S.O. c. P. 13, as amended, the tariff of fees for the processing of applications made in respect to planning matters shall be as set out in the attached Schedules “A”, “B” and “C” to this by-law.

**2.1 By-law – previous**

By-law CP-6 and all of its amendments are hereby repealed.

**2.2 Effective date**

This by-law comes into force on January 1, 2009

PASSED in Open Council on December 15, 2008

Anne Marie DeCicco-Best  
Mayor

Kevin Bain  
City Clerk

First Reading – December 15, 2008  
Second Reading – December 15, 2008  
Third Reading – December 15, 2008

**SCHEDULE "A"**  
**PLANNING APPLICATION FEES**

TYPE OF APPLICATION	Effective March 1, 2010
Condominium - Amalgamated	<u>Application Fee</u> \$1500.00 <u>Additional site visits prior to registration</u> \$200 per visit <u>Revisions to Application or Draft Approval</u> \$200 <u>Draft Approval Extension Fee</u> \$100 <u>Final Approval Fee</u> \$300 <u>Letters/Statements Required by the Condominium Act</u> \$30 per letter

TYPE OF APPLICATION	FEE EFFECTIVE JULY 1, 2009	FEE EFFECTIVE JANUARY 1, 2010
Official Plan Amendments	\$4,500	\$6,000
Zoning By-law Amendments	\$4,000	\$5,000
Combined Official Plan/Zoning By-law Amendments	\$8,250	\$10,500
Plans of Subdivision	<u>Application Fee</u> \$6,250 plus variable fee <u>Variable Fee</u> \$75 per single family lot *, plus \$150 per block for multiple family residential, commercial, industrial, institutional or park blocks** <u>Revisions to Application, Draft or Final Approval Fee</u> \$1000 <u>Draft Approval Extension Fee</u> \$1000 <u>Agreement</u> \$1000 <u>Subdivision Servicing Design Drawings Review Fee</u> \$60 per lot or block per submission	<u>Application Fee</u> \$7,500 plus variable fee <u>Variable Fee</u> \$125 per single family lot*, plus \$250 per block for multiple family residential, commercial, industrial, institutional or park blocks** <u>Revisions to Application, Draft or Final Approval Fee</u> \$1000 <u>Draft Approval Extension Fee</u> \$1000 <u>Agreement</u> \$1000 <u>Subdivision Servicing Design Drawings Review Fee</u> \$60 per lot or block per submission
Condominium - Standard, Common Element, Phased and Leasehold (includes conversions)	<u>Application Fee</u> \$1,900 <u>Revisions to Application or Draft Approval</u> \$200 <u>Draft Approval Extension Fee</u> \$100 <u>Final Approval Fee</u> \$300 <u>Letters/Statements Required by the Condominium Act</u> \$30 per letter	<u>Application Fee</u> \$3,000 <u>Revisions to Application or Draft Approval</u> \$200 <u>Draft Approval Extension Fee</u> \$100 <u>Final Approval Fee</u> \$300 <u>Letters/Statements Required by the Condominium Act</u> \$30 per letter

Condominium – Vacant Land	<u>Application Fee</u> \$3,375 plus \$75 per unit <u>Revisions to Application or Draft Approval</u> \$750 <u>Draft Approval Extension Fee</u> \$300 <u>Final Approval Fee</u> \$400 <u>Letters/Statements Required by the Condominium Act</u> \$30 per letter	<u>Application Fee</u> \$3,750 plus \$125 per unit <u>Revisions to Application or Draft Approval</u> \$1000 <u>Draft Approval Extension Fee</u> \$500 <u>Final Approval Fee</u> \$500 <u>Letters/Statements Required by the Condominium Act</u> \$30 per letter
Site Plan (also see attached chart)	<u>Residential 3-10 units</u> \$750 <u>Residential over 10 units</u> \$750 plus \$40 per unit <u>Non-residential</u> – \$750 plus the greater of \$150 for each 1000m <sup>2</sup> of site area in excess of 2000m <sup>2</sup> (vacant land) or \$750 plus \$150 for each 1000m <sup>2</sup> of Gross Floor Area in excess of 1000m <sup>2</sup> of any existing floor area. <u>Amendments to Site Plan/Fire Routes</u> \$450 <u>Maximum</u> \$4000 As defined in Schedule “C” (attached)	
Removal of Holding Provision	\$750	\$1000
Extension of Temporary Use By-law	\$1300	
Part Lot Control Exemption	\$200	
Municipal Number Re-assignment	\$100	
Consent	Consents - that result in lot creation -\$1100 for the first lot to be created and an additional \$100 for each additional lot Other Consents - \$900 Certification of Deed - \$100 for the first certificate and \$200 for each additional certificate	
Variance	As defined in Schedule “B” (attached).	

\* applicant is required to provide a reasonable estimate of the lot yield based on the single detached residential zone requested if the plan is a “block” plan (single detached lotting not shown)

\*\* there is no fee for road widenings or reserve blocks

**SCHEDULE "B"**  
**VARIANCE APPLICATION FEE CATEGORIES**

<b>Category 1 \$300</b>	<b>Category 2 \$400</b>	<b>Category 3 \$800</b>	<b>Category 4 \$1000</b>
<p style="text-align: center;"><b>Accessory Structures</b>  (includes pool equip, garage, sheds, decks, air-conditioner, boat)</p> <ul style="list-style-type: none"> <li>- height</li> <li>- yard setbacks</li> <li>- gross floor area</li> <li>- coverage</li> <li>- location</li> </ul>	<p style="text-align: center;"><b>Yard Setbacks</b></p> <ul style="list-style-type: none"> <li>- interior side yard</li> <li>- exterior side yard</li> <li>- rear yard</li> <li>- front yard</li> </ul> <p style="text-align: center;"><b>MDS regulations</b></p>	<p style="text-align: center;"><b>Legal Non-Conforming Uses (LNCU)</b></p> <ul style="list-style-type: none"> <li>- change in one LNCU to another</li> <li>- extension or enlargement</li> </ul>	<b>Lot/Yard Requirements</b> as a result of a consent application
			<b>Uses</b> not specifically mentioned in the Zoning Bylaw
			<b>Home Occupation Definitions</b>
			<b>Increase in Density of Floor Area Ratio</b>
			<b>Lot Coverage</b> - area, depth and frontage (non consent)
			<b>Other</b> – not limited to but may include trucks, motorhomes, rec. vehicles etc.)
<b>Yard Setbacks for Porches and Decks</b>	<b>Height</b>		<b>Boulevard Parking</b> insufficient parking spaces
	<b>Front Yard Parking</b> Existing prior to Oct 1/95 (Council Oct 6/97)		<b>Front Yard Parking</b>

**SCHEDULE "C"**  
**SITE PLAN APPLICATION FEES**

Site Plan Approval Application Fee

**Base Fee**

<b>All residential and non-residential development</b>	<input style="width: 80%;" type="text" value="\$750.00"/>
Plus variable fee....	

**Plus for Residential**

<b>Residential Development.....</b>				
Number of residential dwelling units	<input style="width: 80%;" type="text"/>			
Subtract	10			
	<hr style="width: 50%; margin: 0 auto;"/>			
	<input style="width: 80%;" type="text"/>	x \$40.00 =		<input style="width: 80%;" type="text"/>

**Plus for Non-Residential**

**Non-residential Development** – (The site area calculation in **part (a)** below is not applicable for additions to buildings that are included within a previously approved site plan i. e. vacant parcel.)

(a) Site Area  sq. metres

Subtract 2,000 sq. metres

÷ 1,000 sq. metres =  X \$150.00 =

**(next whole number)**

**OR**

**Non-Residential Development previously approved where a new building or an addition is being added, and includes the conversion of an existing building.**

(b) New Building Gross Floor Area  sq. metres

subtract 1,000 sq. metres

÷ 1,000 sq. metres =  x \$150.00 =  \$

<b>Amendment to existing Site Plan with no building or Addition or no new building</b>	<input style="width: 80%;" type="text" value="\$450.00"/>
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<b>Plus for Fire Route/Amendment To Fire Route</b>	\$450.00
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Total Site Plan Approval Application Fees.....	\$
Fire Route Approval Application Fee.....	\$

1. 3 Lodging house units is the equivalent to 1 dwelling unit.
2. All numbers that exceed a whole number shall be taken to the next highest whole number.