

TOWN OF CALEDON**PLANNING FEES BY-LAW****SCHEDULE A**

| 2011 | | |
|---------------------------|-----|-----------|
| 2011 Fee (Excl. Taxes) | HST | Total Fee |

COMMITTEE OF ADJUSTMENT

| | | | | | |
|--------|--|--|--------------------|--|---------------------|
| 1. (a) | Minor Variance application - Industrial/Commercial | | \$1,600.00 | | \$1,600.00 |
| (b) | Minor Variance application - All other types | | \$800.00 | | \$800.00 |
| (c) | Consent application | | \$3,000.00 | | \$3,000.00 |
| (d) | Request to Change Condition(s) of Provisional Consent | | | | |
| | (i) Change of Conditions requiring Notification | | \$1,000.00 | | \$1,000.00 |
| | (ii) Change of Condition(s) not requiring Notification | | \$207.00 | | \$207.00 |
| (e) | Consent Certificate Issuance Fee (Upon delegation of approval authority to give consents from the Region of Peel to the Town of Caledon) | | \$500.00 | | \$500.00 |
| (f) | Deferral of application | | \$207.00 | | \$207.00 |
| (g) | Appeal to Ontario Municipal Board | | \$150.00 | | \$150.00 |
| (h) | Any agreement arising from a decision of the Committee of Adjustment or the Ontario Municipal Board | | \$515 plus costs | | No taxes applicable |
| (i) | Title searches for purposes of Committee of Adjustment decisions | | \$51.50 plus costs | | No taxes applicable |

Site Plan Applications

| | | | | | |
|--------|---|--|---|-----|---------------------|
| 2. (a) | Major Site Plan Application | | \$10,000 plus \$1.15/m ² gross floor area (GFA) to maximum fee of \$25,000 | | No taxes applicable |
| (b) | Minor Site Plan Application | | \$5,000 plus \$1.15/m ² gross floor area (GFA) to maximum fee of \$15,000 | | No taxes applicable |
| (c) | Major Site Plan Application requiring a Development Agreement for Industrial Commercial use | | \$15,000 plus \$5,000/gross hectare | | No taxes applicable |
| (d) | Site Plan Amendment Application | | \$2,500.00 | | \$2,500.00 |
| (e) | Site Plan Agreement (template) including amendment to registered site plan agreement | | \$1,000 plus costs | Yes | Fee + HST |
| (f) | Site Plan agreement (customized) including amendment to registered site plan agreement | | \$2,000 plus costs | Yes | Fee + HST |
| (g) | Appeal to Ontario Municipal Board | | \$150.00 | | \$150.00 |
| (h) | Director's Approval (Minor) | | \$500.00 | | \$500.00 |

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| | | | 2011 | | |
|-----|--|--|---------------------------|-----|------------|
| | | | 2011 Fee (Excl. Taxes) | HST | Total Fee |
| (i) | Director's Approval (Major) | | \$1,500.00 | | \$1,500.00 |
| j) | Annual carrying fee for inactive files | | \$1,000.00 | | \$1,000.00 |
| k) | Conveyancing documents related to Site Plan Applications, payable upon conditional approval of site plan | | \$500 plus costs | Yes | Fee + HST |

Official Plan Amendment Applications

| | | | | | |
|--------|---|--|--------------------|--|--------------------|
| 3. (a) | Minor Official Plan Amendment Application | | \$7,500.00 | | \$7,500.00 |
| (b) | Major Official Plan Amendment Application | | \$25,000.00 | | \$25,000.00 |
| (c) | Appeal to Ontario Municipal Board | | \$150.00 | | \$150.00 |
| (d) | Aggregate Application | | Full cost recovery | | Full cost recovery |
| (e) | Annual carrying fee for inactive files | | \$1,000.00 | | \$1,000.00 |

Rezoning Applications

| | | | | | |
|--------|---|--|--|--|---------------------|
| 4. (a) | Three (3) year extension of Temporary Use By-laws for Garden Suites | | \$300 plus cost of advertising or posting on property together with required circulation | | No taxes applicable |
| (b) | Minor Rezoning Application | | \$7,500.00 | | \$7,500.00 |
| (c) | Major Rezoning Application | | \$15,000.00 | | \$15,000.00 |
| (d) | Aggregate Application | | Full cost recovery | | Full cost recovery |
| (e) | Removal of Holding (H) Zone | | \$2,000.00 | | \$2,000.00 |
| (f) | Annual Carrying Fee for Inactive files | | \$1,000.00 | | \$1,000.00 |
| (g) | Appeal to Ontario Municipal Board | | \$150.00 | | \$150.00 |
| (h) | Zoning Certificate | | \$200.00 | | \$200.00 |
| (i) | Legal non-conforming Certification fee | | \$800.00 | | \$800.00 |
| (j) | Title searches and record searches for Legal non-Conforming Use Certificate | | \$100 plus costs | | \$100 plus costs |

Combined Official Plan Amendment and Rezoning Applications

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|--------|---|--|--------------------|--|--------------------|
| 5. (a) | Combined Minor Official Plan Amendment and Rezoning Application | | \$7,500.00 | | \$7,500.00 |
| (b) | Combined Major Official Plan Amendment and Rezoning Application | | \$25,000.00 | | \$25,000.00 |
| (c) | Aggregate Application | | Full cost recovery | | Full cost recovery |
| (d) | Appeal to Ontario Municipal Board | | \$150.00 | | \$150.00 |

TOWN OF CALEDON**PLANNING FEES BY-LAW****Subdivision Applications**

| 2011 | | |
|---------------------------|-----|-----------|
| 2011 Fee (Excl. Taxes) | HST | Total Fee |

| | | | | |
|--------|--|--|-----|------------------------|
| 6. (a) | Plan of Subdivision Application - Residential | \$5,000 plus \$508 per unit | | No taxes applicable |
| (b) | Plan of Subdivision Application - Industrial/Commercial | \$5,000 plus \$5,000 per gross hectare | | No taxes applicable |
| (c) | Plus additional fees, if applicable: | | | |
| | (i) Revisions requiring re-circulation | \$5,000.00 | | \$5,000.00 |
| | (ii) Registration of each phase of a plan | \$1,500.00 | | \$1,500.00 |
| | (iii) Extension of draft approval | \$5,000.00 | | \$5,000.00 |
| | (iv) Revised draft approval plan requiring re-circulation | \$5,000.00 | | \$5,000.00 |
| | (v) Appeal of plan to Ontario Municipal Board | \$150.00 | | \$150.00 |
| (d) | Administration fee: plan of subdivision applications filed on or before Feb. 5, 2008 | 7% of works | Yes | Fee + HST |
| (e) | Administration fee for subdivision applications filed on or after Feb. 6, 2008 on or before Jan. 31, 2011 | 0% of works | Yes | Fee + HST |
| (f) | Administration fee: plan of subdivision applications filed on or after Feb. 1, 2011 | 6% of works minus application fee | Yes | Fee + HST |
| (g) | Amendment to registered subdivision agreement | \$1,000 plus costs | | No taxes applicable |
| (h) | Each Subdivision Agreement/Grading Agreement/Preservicing Agreement/Development Agreement | \$5,000 plus costs | Yes | Fee + HST |
| i) | Non-routine subdivision agreement requiring more than 70 hours of work, inclusive of Grading Agreement/Preservicing Agreement/Development Agreement of both law clerk and solicitor time | \$5,000 minimum each Plus \$50 per hour for time of law clerk beyond 70 hours Plus \$100 per hour for time of solicitor beyond 70 hours Plus costs* | Yes | Fee + HST |
| (j) | When a plan of subdivision requires the preparation of 3 agreements (subdivision agreement, grading agreement and preservicing agreement), the fee for a total of three agreements | \$12,000 plus costs | Yes | \$12,000 plus costs |
| (k) | Registration of a draft plan of subdivision and compliance documents | \$3,000 plus costs | Yes | \$3,000 plus costs |
| (l) | The fee for the preparation of any of a subdivision, preservicing, grading or development agreement shall be payable in advance and the Legal Services Department shall not commence preparation of the agreement until full payment of the fee has been received. | | | |

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|-----|---|--|---------------------------|-----|------------|
| | | | 2011 Fee (Excl. Taxes) | HST | Total Fee |
| (m) | Where the municipality, through the Legal Services Department, has retained outside counsel, at the request of the developer/owner, to expedite the preparation of any of a grading, pre-servicing, subdivision or development agreement or the registration of the draft subdivision plan and compliance documents the developer/owner shall pay the minimum fee for the preparation of the agreements set out above or the registration, and shall, in addition, pay the total cost, including fees, disbursements, and taxes, charged by outside counsel to the municipality | | | | |
| (n) | Annual Carrying fee for inactive files | | \$1,000.00 | | \$1,000.00 |

Condominium Applications

| | | | | | |
|--------|---|--|-----------------------------------|-----|--------------------------|
| 7. (a) | Plan of Condominium Application | | \$15,000.00 | | \$15,000.00 |
| (b) | Plus additional fees, if applicable: | | | | |
| | (i) Revisions requiring re-circulation | | \$5,000.00 | | \$5,000.00 |
| | (ii) Registration of each phase of a plan | | \$1,500.00 | | \$1,500.00 |
| | (iii) Extension of draft approval | | \$5,000.00 | | \$5,000.00 |
| | (iv) Revised draft approval plan requiring re-circulation | | \$5,000.00 | | \$5,000.00 |
| | (v) Appeal of plan to Ontario Municipal Board | | \$150.00 | | \$150.00 |
| (c) | Administration fee for Condominium Applications filed on or before Feb. 5, 2008 | | 7% of works | Yes | Fee + HST |
| (d) | Administration fee for Condominium Applications filed on or after Feb. 6, 2008 to on or before Jan. 31, 2011 | | 0% of works | Yes | Fee + HST |
| (e) | Administration fee: plan of condominium applications filed on or after Feb. 1, 2011 | | 6% of works minus application fee | Yes | Fee + HST |
| (f) | Legal Services review of condominium documentation including conditions, plans, declaration, title, payable at the time of clearance of draft conditions by the Legal Services Department | | \$3,000 plus costs | Yes | \$3,000 plus costs + HST |

Part Lot Control Exemption Applications

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|--------|--|--|-------------------|-----|------------|
| 8. (a) | Part Lot Control Exemption Application | | \$4,000.00 | | \$4,000.00 |
| (b) | Extension of part lot control by-law | | \$150 plus costs* | Yes | Fee + HST |
| (c) | Repeal of part lot control by-law and/or deletion of restrictions | | \$200 plus costs* | Yes | Fee + HST |
| (d) | Legal Services re items (a), (b), (c) above including review of title, by-law, registrations, restrictions | | \$500 plus costs* | Yes | Fee + HST |
| (e) | Consent to transfer/charge | | \$70 plus costs* | Yes | Fee + HST |

AGREEMENTS

| | | | | | |
|-----|---|--|-------------------|-----|-----------|
| 9. | Cash-in-lieu of Parking Agreement | | \$500 plus costs* | Yes | Fee + HST |
| 10. | Cash-in-lieu of Parkland Dedication Agreement | | \$500 plus costs* | Yes | Fee + HST |

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| | | | 2011 | | |
|----|--|---|---|-----|-----------|
| | | | 2011 Fee (Excl. Taxes) | HST | Total Fee |
| 11 | | Garden Suite Agreement, payable upon approval | \$500 plus costs* | Yes | Fee + HST |
| 12 | | Amending Garden Suite Agreement | \$200 plus costs* | Yes | Fee + HST |
| 13 | | Cash-in-lieu of Parking Agreement/Cash-in-lieu of Parkland Dedication Agreement (non-routine) Non-routine agreement requiring more than 7.5 hours of work (inclusive of both law clerk and solicitor time) | \$500 minimum Plus \$50 per hour for time of law clerk beyond 7.5 hours Plus \$100 per hour for time of solicitor beyond 7.5 hours Plus costs* | Yes | Fee + HST |

REPORTS AND BY-LAWS

| | | | | | |
|--------|--|---|--|-----|---------------------------|
| 14 (a) | | Preparation by Legal Services Department of reports and by-laws for a private purpose or interest under Planning Act (i.e. merger of lots), payable in advance | Matter requiring 7.5 hours or less of work, inclusive of both law clerk and solicitor time : \$500 plus costs Matter requiring 7.5 hours or more of work, inclusive of both law clerk and solicitor time: \$500 plus costs Plus \$50 per hour for time of law clerk beyond 7.5 hours Plus \$100 per hour for time of solicitor beyond 7.5 hours | Yes | Fee + HST |
| 15 (b) | | Legal documentation regarding lifting of .03 m reserve for a private purpose | \$500 plus costs | Yes | \$500 plus costs + HST |

* - "+ Costs" include Registry Office Fees and Disbursements (inclusive of HST)