

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 251-2024

**A By-law to provide for Fees and Charges for the calendar years 2025 and 2026, and to repeal By-law 224-2023, as amended.**

**WHEREAS** sections 8, 9 and 11 of the *Municipal Act, 2001, S.O. 2001, c.25* (“*Municipal Act, 2001*”), authorize a municipality to pass By-laws necessary or desirable for municipal purposes, and in particular paragraph 3 of subsection 11(2) authorizes By-laws respecting the financial management of the municipality;

**AND WHEREAS** section 391 of the *Municipal Act, 2001*, authorizes the Council of the City of Vaughan to pass by-laws for the imposing of fees or changes on any class of persons;

**AND WHEREAS** fees and charges listed in the Schedules attached hereto may be set, collected and administered in accordance with other City of Vaughan by-laws or provincial legislation or both, such as section 69(1) of the *Planning Act*, RSO. 1990, c P.13 (with respect to Schedule “G”, Schedule “M” and Schedule “R” hereto) and section 7 of the *Building Code Act*, 1992, SO 1992, c.23, (with respect to Schedule “F” hereto);

**AND WHEREAS** the Council of the City of Vaughan has authorized the passage of a By-law for the purpose of establishing the list of the user fees and charges.

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. The fees and charges set out in Schedules “A” to “R” attached to this By-law shall apply to every request made to The Corporation of the City of Vaughan, any City Department or any officer or employee of the City, including but not limited to fees or charges for requests for documents, reports, letters and other information whether written, printed or electronically produced or stored, or produced or stored in any other manner, searches, inspections, applications, permits, registrations, programs and the use of its facilities or properties, or for any other service or activity provided by the City to any person or any other authorized costs payable by the City.

2. Schedules "A" to "R" shall form part of this By-law, as follows:

Schedule "A"	General
Schedule "B"	City Clerk's Office
Schedule "C"	Finance
Schedule "D"	Vaughan Business Enterprise Centre (VBEC)
Schedule "E"	Vaughan Fire and Rescue Service
Schedule "F"	Building Standards
Schedule "G"	Development Planning
Schedule "H"	Community Services – Recreation Services Department
Schedule "I"	Legal Services
Schedule "J"	Parks
Schedule "K"	Development Engineering
Schedule "L"	Transportation and Environmental Services
Schedule "L-1"	Water
Schedule "L-2"	Wastewater
Schedule "L-3"	Stormwater
Schedule "M"	Committee of Adjustment
Schedule "N"	Charges of Business Licenses and Fees
Schedule "O"	Procurement
Schedule "P"	Real Estate
Schedule "Q"	By-law & Compliance
Schedule "R"	Policy Planning and Special Programs

3. All fees and charges listed in the attached Schedules, where applicable, will be subject to Federal and Provincial taxes.
4. Should any provision of this By-law including any provision contained in one or more of the attached Schedules be determined by a court of competent jurisdiction to be invalid or void and of no force and effect, it is the stated intention of Council that such invalid provision shall be severable and the remainder of this By-law including any applicable Schedule shall continue in full force and effect.
5. If a fee or charge for a particular year is not prescribed in the respective schedules of this By-law and a budget has not been passed by January 1st in a given year,

the City Treasurer is authorized to apply a 3 per cent increase to the fee applied in the previous year to account for economic adjustment until the By-law for the year to which the fees and charges apply is approved by Council.

6. The Deputy City Manager, Corporate Services, City Treasurer and CFO, the City Clerk, and/or their designate are hereby authorized to amend, from time to time, the Schedules attached to this By-law to add new fees and charges approved by Council, to delete fees and charges that are no longer applicable, and to reflect adjustments made in Section 5 of this By-law.
7. Any fees or charges that are owing to the City and that are unpaid, are a debt to the City and together with all interest and penalties accrued thereupon, may be collected by the City by any action it considers necessary and as it may be permitted by law, or may be collected in the same manner as municipal taxes.
8. That except as specifically stated elsewhere in this By-law, all fees and charges are due at the time of application, or where no permit is applicable, at the time when the service has commenced.
9. This By-law, except for fees for metered and unmetered accounts set out in Schedule "L-1" Water and Schedule "L-2" Wastewater (which shall become effective April 1, 2025), shall come into full force and effect on January 1st, 2025.
10. Any request made to the City prior to January 1st, 2025, for a service, application, approval, permit, document, reports, and other information whether written, printed or electronically produced or stored, searches, inspections, and the use of its facilities or properties or activity as contemplated in any Schedule to this By-law, shall be governed by the fees and charges contained in the By-law(s) being repealed herein, unless otherwise provided in one of the Schedules to this By-law.
11. That By-law 224-2023, as amended, being the 2024 Fees and Charges By-law, is repealed once this By-law comes into effect.
12. This By-law, including any amendments from time to time, shall be known as the 2025 Fees and Charges By-law.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 43 of the Special Committee of the Whole (Budget).  
Report adopted by Vaughan City Special Council (Budget) on December 17, 2024.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 018-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**

**2025 Fees and Charges By-Law Schedule "K"  
Development Engineering**

Item	Fee or Charge		HST
	2025	2026	
<b>Title Restrictions and Administrative Services</b>			
Document Search Fee (payment of non-refundable fee is required to initiate search. No guarantee that requested document will be found)	\$150.00	\$154.50	Y
Compliance Letters – Agreements only Environmental Records Search	\$183.35	\$188.85	Y
<b>Title Restriction Fee:</b> Per lot or unit (for buildings up to 3 storeys)	\$400.00	\$412.00	E
<b>Title Restrictions Fee:</b> for multiple units in buildings greater than 3 storeys in height	Lesser of \$10,000.00 flat fee or \$400.00 per unit.	Lesser of \$10,300.00 flat fee or \$412.00 per unit	E
<b>Title Restriction Rush Fee:</b> (less than 5 business days before closing date)	\$800.00	\$824.00	E
<b>Title Restriction Letter of Undertaking:</b> City consent to transfer title in absence of required certifications and works.	\$1,000.00 per lot/unit	\$1,030.00 per lot/unit	E
<b>Consent</b> to transfer vacant land, transfer mortgage, transfer easements or consents subject to continuance of section 118 restrictions (per lot, unit or block).	\$200.00	\$206.00	E
<b>Consent</b> to parcel lands and register maintenance easements (per request)	\$165.00	\$170.00	E
<b>Title Restriction Consent Amendment:</b> Changes to the title or renewal of consents beyond 30 days of the initial approval	\$150.00	\$154.50	E
<b>Stop Up and Close By-law:</b> Creation of new by-law or amendment to existing by-law.	\$6,266.50	\$6,454.50	E
<b>Special Purchase Agreement:</b> The transfer of lot/title in absence of a Building Occupancy Permit.	\$1,750.00	\$1,800.00	E
<b>Site Alteration Permits</b>			
Cut & Fill Operation	\$11,033.00	\$11,033.00	E
Excess Soil Import (Receiving Site)	\$11,033.00	\$11,033.00	E
Excess Soil Export (Source Site)	\$11,033.00	\$11,033.00	E
Non-Development (Final or Temporary Storage)	\$11,033.00	\$11,033.00	E
Permit Renewal	50% of original permit fee	50% of original permit fee	E
Permit Amendment	50% of original permit fee	50% of original permit fee	E
Site Alteration Compliance Order Appeal Fee	\$300.00	\$309.00	E
Additional Inspection fee for non-compliance	\$343.00	\$353.30	E
Remedial order issuance administrative fee	\$185.00	\$185.00	E
<b>Pool Enclosure Permits</b>			
In-ground Pool Permit	\$902.00	\$929.00	E
Permanent Above-Ground Pool Permit (including hot tub/swim spa)	\$671.50	\$691.65	E
Temporary/Seasonal Pool Permit	\$470.00	\$484.00	E
Permit Renewal	\$202.00	\$208.00	E

**2025 Fees and Charges By-Law Schedule "K"  
Development Engineering**

Permit Revision (grading/zoning review only)	50% of original permit fee	50% of original permit fee	E
Swimming Pool Enclosure Permit Security Deposit	\$5,000.00	\$5,000.00	E
<b>Residential Grading Permits</b>			
Infill Lot Grading Approval	\$973.50	\$1,002.70	E
Addition/Accessory Structure: Over 40m2 Less than 40m2* <small>*including walkout &amp; side door entrance</small>	\$973.50 \$672.50	\$1,002.70 \$692.65	E
<b>Subdivision Grading Permits</b>			
Grading New Plans & Subdivision - Singles & Semis	\$611.80	\$630.00	E
Grading New Plans & Subdivision – Street Towns per unit	\$372.90	\$384.00	E
<b>Additional Engineering Permit Review &amp; Inspection</b>			
For the third and each subsequent pool, residential or subdivision grading permit drawing re-submission.	\$151.50	\$155.53	E
Additional engineering inspection for security deposit release.	\$343.00	\$353.30	E
<b>Pre-Development Servicing</b>			
Pre-Development Service Agreement for Development Projects	\$8,414.00	\$8,666.00	E
Pre-Development Servicing Agreement for ICI service connection.	Greater of base agreement fee or 15% administration (based on cost of works)		E
<b>Residential Service Connection</b>			
Residential Service Connection Application Fee	\$281.00	\$290.00	E
Residential Service Connection	Cost of works + 15% administration (based on cost of works)		E
<b>Agreements &amp; Amendments</b>			
Subdivision, Development, Spine Servicing and/or External Servicing Agreement. (percentage of construction costs)	<b>Minimum fee: \$8,704.00</b> 40% payable at submission. 60% payable upon agreement execution. Refer to individual agreement.		Y
Agreement amendment - Complex	\$25,088.75	\$25,840.00	E
Agreement amendment - Minor	\$12,556.00	\$12,933.00	E
Agreement amendment – Administrative	\$5,005.00	\$5,155.00	E
Model Home Agreement	\$5,005.00	\$5,155.00	E
<b>Encroachments</b>			
Development Encroachment (Application Fee)	\$6,266.50	\$6,454.50	Y
Tie-back Encroachment (Fee per lineal metre)	\$12.96	\$13.35	Y
Shoring Encroachment (Fee per lineal metre)	\$12.96	\$13.35	Y
Hoarding Encroachment (Fee per lineal metre)	\$20.87	\$21.50	Y

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<b>Occupation of Municipal Right-of-Way:</b> includes but not limited to staging of equipment, storage of material etc. on existing built-up municipal right-of-way.	\$500 base plus \$60/m2 per month		Y
<b>Site Plan Applications – Engineering Review</b>			
<b>Minor Site Plan</b> (e.g. facade modifications, building/patio additions, parking lot modifications, etc.)	\$720.00	\$741.60	E
<b>Site Plan Simple:</b> ICI and residential	\$8,120.00	\$8,363.00	E
<b>Site Plan Complex:</b> ICI and mixed use (per sq.m. GFA)  First 25,000 sq.m. GFA For portion over 25,000 sq.m. GFA	\$6.75 \$3.40	\$6.95 \$3.50	E
<b>Site Plan Complex:</b> Residential singles, semis & towns per unit.  First 0 - 100 units For each unit above 100 units	\$1,195.00 \$597.50	\$1,230.85 \$615.40	E
<b>Site Plan Complex:</b> Residential Multiple Units (condo)  First 0 - 300 units For each unit above 300 units	\$676.70 \$309.00	\$697.00 \$318.25	E
<b>Site Plan Application Resubmission Fee:</b> for the fourth and all subsequent resubmissions	\$5,464.00	\$5,627.00	E
<b>Site Plan Agreement Amendment Fee</b>	\$2,579.00	\$2,656.00	E
<b>Maximum Fee for Site Plan:</b> includes grading inspection	\$397,837.00	\$409,772.11	E
<b>Site Plan – Grading Inspection</b>			
<b>Residential</b> Single, Semis and Towns per unit	\$151.50	\$156.00	E
<b>Multiple Units, Apartment &amp; Condo:</b> Sites size 1 hectare or smaller: (base fee): Sites greater than 1 hectare: (base fee + per hectare):	\$584.00 \$145.00	\$601.50 \$149.35	E
<b>ICI Base</b>	\$436.75	\$449.85	E
<b>Final Inspection Site Plan Letter of Credit release:</b> First Inspection: Each additional inspection to address deficiencies:	\$520.00 \$343.00	\$535.60 \$353.30	Y
<b>Other Services</b>			
<b>Peer Review Fee:</b> Fee for third party consultant review of major development reports and studies.	Consultant fee + 15% administration		Y
<b>Road Closure:</b> Request for road closure* plus cost for public consultation, if required. *Payable upon approval	\$6,266.50	\$6,454.50	E
<b>Road Closure Amendment:</b> Request to change or extend a previously approved road closure.	\$3,000.00 per amendment	\$3,090.00 per amendment	E
<b>Phased Assumption:</b> Requests by Developers to phase assumption of services other than as provided in original Subdivision or Servicing Agreements.	\$6,266.50	\$6,454.50	E

*Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.*