

The Corporation of the City of Pickering

Draft

By-law No. XXXX/22

Being a by-law to amend By-law No. 6191/03
to confirm General Municipal Fees

Whereas the Council of the Corporation of the City of Pickering enacted By-law 6191/03, as amended, on October 14, 2003 to confirm general municipal fees.

Whereas Schedule "I" to By-law 6191/03 was updated and replaced under By-law, 6338/04, By-law 6519/05, By-law 6652/06, By-law 6677/06, By-law 6748/07 By-law 6857/08, By-law 6951/09, By-law 7032/10, By-law 7119/11, By-law 7194/12, By-law 7268/13, By-law 7339/14, By-law 7411/15, By-law 7478/16, By-law 7542/17, By-law 7605/18; By-law 7679/19; By-law 7740/20, By-law 7823/21 and 7918/22;

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

1. Schedule "I" to By-law Number 6191/03, as amended, is hereby deleted and Schedule "I" attached hereto is substituted therefore.

By-law passed this XX day of XXXX, 2022.

Draft

Kevin Ashe, Mayor

Draft

Susan Cassel, City Clerk

Updated Application Fees for
City Development – Planning

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
These fees are imposed under the authority of the <i>Planning Act</i> , R.S.O. 1990, c.P.13				
Planning Documents				
Pickering Official Plan	\$225.00	\$225.00	Y	No Increase
Official Plan Compendium	\$50.00	\$50.00	Y	No Increase
Seaton Sustainable Placemaking Guidelines ¹	\$50.00	\$50.00	Y	No Increase
City Centre Urban Design Guidelines	\$50.00	\$50.00	Y	No Increase
Kingston Mixed Corridor & Brock Mixed Node Design Guidelines	N/A	\$50.00	Y	January 1, 2023
Development Guidelines	\$5.00-\$20.00	\$5.00-\$20.00	Y	No Increase
Special Studies	\$10.00-\$20.00	\$10.00-\$20.00	Y	No Increase
Zoning By-laws				
3036 - Set 13 Volume	\$100.00	\$100.00	Y	No Increase
3036 - By Volume	\$10.00	\$10.00	Y	No Increase
2511, 2520, 3037, 7364/14 (Seaton), 7553/17 (City Centre)	\$40.00	\$40.00	Y	No Increase
20 Year Household & Population	\$30.00	\$30.00	Y	No Increase
Mapping	\$5.00-\$25.00	\$5.00-\$25.00	Y	No Increase
Address Booklet	\$25.00-\$50.00	\$25.00-\$50.00	Y	No Increase
Fiche Prints	Price Varies	Price Varies	Y	No Increase
Special Mapping Requests	\$54.15/hr	\$54.15/hr	Y	No Increase
Photocopies - 6 or more pages	\$0.50/ea	\$0.50/ea	Y	No Increase
CD Copies of Documents	\$10.00/document	\$10.00/document	Y	No Increase
Telecommunications Tower Approval	\$8,910.00	\$9,355.00	N	January 1, 2023
Minor Variance				
Applications to recognize an "as built condition"	Double the regular fee	Double the regular fee	N	No Increase
Accessory buildings, structures, decks, platforms & driveway widening	\$685.00	\$820.00	N	January 1, 2023
Residential Minor (a lot for a detached dwelling unit, semi-detached dwelling unit and/or freehold townhouse dwelling unit)				
Single Variance	\$920.00	\$1,100.00	N	January 1, 2023
Multiple Variances	\$1,155.00	\$1,390.00	N	January 1, 2023
Residential Major (all other residential and mixed use buildings)				
Single Variance	\$2,000.00	\$2,400.00	N	January 1, 2023
Multiple Variances	\$2,255.00	\$2,710.00	N	January 1, 2023
Institutional, Commercial & Industrial				
Single Variance	\$2,530.00	\$3,040.00	N	January 1, 2023
Multiple Variances	\$2,960.00	\$3,550.00	N	January 1, 2023
Tabling Fee & Recirculation (applicant initiated)	\$630.00	\$760.00	N	January 1, 2023
Special Meeting	\$4,025.00	\$4,830.00	N	January 1, 2023
Authorization to Apply for Variance Under Section 45 (1.4) of the <i>Planning Act</i>	\$5,755.00	\$6,906.00	N	January 1, 2023
Application for Pre-Consultation				
Simple ²	\$350.00	N/A	N	January 1, 2023
Complex		\$350.00	N	January 1, 2023
		\$1,200.00	N	January 1, 2023
Zoning By-law Amendment - Pre-submission Review				

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
Zoning By-law Amendment - Major ³ - Base Fee		\$9,590.00	N	January 1, 2023
Plus Fee per Residential Unit				
First 25 units (1-25)		\$260.00	N	January 1, 2023
Next 75 units (26-100)		\$190.00	N	January 1, 2023
Next 100 Units (101-200)		\$160.00	N	January 1, 2023
Next 800 Units (201-1,000)		\$65.00	N	January 1, 2023
Plus Fee per Non-Residential Ha of Land Area ⁴		\$910.00	N	January 1, 2023
Plus Fee per Development Block Ha (or part thereof) of Land Area ⁵		\$330.00	N	January 1, 2023
Zoning By-law Amendment - Minor ⁶		\$6,690.00	N	January 1, 2023
Zoning By-law - Recirculation ⁷		\$2,000.00	N	January 1, 2023
Additional fee if within Oak Ridges Moraine or Greenbelt		\$1,320.00	N	January 1, 2023
Zoning By-law - Removal of Holding		\$1,980.00	N	January 1, 2023
Zoning By-law - Removal of Holding (Complex/Block Plan Required)		\$9,590.00	N	January 1, 2023
Zoning By-law - Extension of Temporary Use By-law		\$9,590.00	N	January 1, 2023
Authorization to Apply for Variance Under Section 34 (10.0.0.2) of the Planning Act		\$6,906.00	N	January 1, 2023
Zoning By-law Amendment - Application				
Zoning By-law Amendment - Major ³ - Base Fee	\$17,700.00	\$10,100.00	N	January 1, 2023
Plus Fee per Residential Unit				
First 25 units (1-25)	\$450.00	\$240.00	N	January 1, 2023
Next 75 units (26-100)	\$335.00	\$180.00	N	January 1, 2023
Next 100 Units (101-200)	\$275.00	\$145.00	N	January 1, 2023
Next 800 Units (201-1,000)	\$110.00	\$60.00	N	January 1, 2023
Plus Fee per Non-Residential Ha of Land Area ⁴	\$910.00	\$485.00	N	January 1, 2023
Plus Fee per Development Block Ha (or part thereof) of Land Area ⁵	\$575.00	\$305.00	N	January 1, 2023
Zoning By-law Amendment - Minor ⁶	\$12,650.00	\$6,500.00	N	January 1, 2023
Additional fee if within Oak Ridges Moraine or Greenbelt	\$2,300.00	\$1,250.00	N	January 1, 2023
Zoning By-law - Removal of Holding	\$3,450.00	\$1,830.00	N	January 1, 2023
Zoning By-law - Removal of Holding (Complex/Block Plan Required)	\$4,375.00	\$10,100.00	N	January 1, 2023
Zoning By-law - Extension of Temporary Use By-law	\$17,710.00	\$10,100.00	N	January 1, 2023
Zoning By-law - Reconsideration ⁸		\$5,230.00	N	January 1, 2023
Minister Zoning Order				
Minister Zoning Order Amendment - Major ⁹	\$2,875.00	\$3,000.00	N	January 1, 2023
Minister Zoning Order Amendment - Minor ¹⁰	\$2,300.00	\$2,500.00	N	January 1, 2023
Official Plan Amendment - Pre-submission Review				
Pickering Official Plan Amendment - Major ¹¹		\$45,500.00	N	January 1, 2023
Pickering Official Plan Amendment - Minor ¹²		\$21,650.00	N	January 1, 2023

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
Pickering Official Plan Amendment - Recirculation ⁷		\$2,000.00	N	January 1, 2023
Additional fee if within Oak Ridges Moraine or Greenbelt		\$3,300.00	N	January 1, 2023
Official Plan Amendment - Application				
Pickering Official Plan Amendment - Major ¹¹	\$48,000.00	\$43,500.00	N	January 1, 2023
Pickering Official Plan Amendment - Minor ¹²	\$23,000.00	\$20,750.00	N	January 1, 2023
Additional fee if within Oak Ridges Moraine or Greenbelt	\$2,300.00	\$3,000.00	N	January 1, 2023
Regional Official Plan - Amendment (not part of a Pickering OPA)	\$13,800.00	\$37,100.00	N	January 1, 2023
Neighbourhood Development Guideline Amendment ¹³	\$1,600.00	\$4,300.00	N	January 1, 2023
Land Division				
Comments	\$1,725.00	\$2,600.00	N	January 1, 2023
Clearance of Conditions	\$865.00	\$1,300.00	N	January 1, 2023
Council authorization to proceed by land division instead of draft plan of subdivision ¹⁴	\$5,750.00	\$8,670.00	N	January 1, 2023
Cash-in-Lieu of Parkland Conveyance				
For the creation of up to 3 additional lots (price per lot created)	\$6,610.00	\$6,940.00	N	January 1, 2023
For the creation of more than 3 additional lots	5% of the value of the land	See Parkland By-law	N	January 1, 2023
Draft Plan of Subdivision - Pre-submission Review				
Base Fee		\$32,800.00	N	January 1, 2023
Plus Fee per Residential Unit				
First 25 units (1-25)		\$470.00	N	January 1, 2023
Next 75 units (26-100)		\$380.00	N	January 1, 2023
Next 100 Units (101-200)		\$300.00	N	January 1, 2023
Next 800 Units (201-1,000)		\$190.00	N	January 1, 2023
Plus Fee per Non-Residential Ha (or part thereof) of Land Area ⁴		\$150.00	N	January 1, 2023
Plus Fee per Development Block Ha (or part thereof) of Land Area ⁵		\$95.00	N	January 1, 2023
Recirculation ⁷		\$2,000.00	N	January 1, 2023
Additional fee if within Oak Ridges Moraine or Greenbelt		\$1,000.00	N	January 1, 2023
Applicant-Initiated Major Revisions (prior to Draft Plan Approval)		\$22,200.00	N	January 1, 2023
Revisions to Draft Approved Plan - (redline revisions) - Pre-submission Review				
Base Fee		\$13,000.00	N	January 1, 2023
Plus Fee per Additional Residential Units				
First 25 units (1-25)		\$470.00	N	January 1, 2023
Next 75 units (26-100)		\$380.00	N	January 1, 2023
Next 100 Units (101-200)		\$300.00	N	January 1, 2023

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
Next 800 Units (201-1,000)		\$190.00	N	January 1, 2023
Plus Fee per Non-Residential Ha (or part thereof) of Land Area		\$150.00	N	January 1, 2023
Plus Fee per Development Block Ha (or part thereof) of Land Area		\$95.00	N	January 1, 2023
Draft Plan of Subdivision - Application				
Base Fee	\$34,650.00	\$34,600.00	N	January 1, 2023
Plus Fee per Residential Unit				
First 25 units (1-25)	\$560.00	\$575.00	N	January 1, 2023
Next 75 units (26-100)	\$450.00	\$465.00	N	January 1, 2023
Next 100 Units (101-200)	\$355.00	\$365.00	N	January 1, 2023
Next 800 Units (201-1,000)	\$225.00	\$230.00	N	January 1, 2023
Plus Fee per Non-Residential Ha (or part thereof) of Land Area ⁴	\$180.00	\$185.00	N	January 1, 2023
Plus Fee per Development Block Ha (or part thereof) of Land Area ⁵	\$110.00	\$115.00	N	January 1, 2023
Additional fee if within Oak Ridges Moraine or Greenbelt	\$2,300.00	\$2,500.00	N	January 1, 2023
Revisions to Draft Approved Plan - (redline revisions) - Application				
Base Fee	\$13,860.00	\$13,600.00	N	January 1, 2023
Plus Fee per Additional Residential Units				
First 25 units (1-25)	\$560.00	\$575.00	N	January 1, 2023
Next 75 units (26-100)	\$460.00	\$465.00	N	January 1, 2023
Next 100 Units (101-200)	\$335.00	\$365.00	N	January 1, 2023
Next 800 Units (201-1,000)	\$225.00	\$230.00	N	January 1, 2023
Plus Fee per Non-Residential Ha (or part thereof) of Land Area	\$180.00	\$185.00	N	January 1, 2023
Plus Fee per Development Block Ha (or part thereof) of Land Area	\$110.00	\$115.00	N	January 1, 2023
Release of Draft Plan of Subdivision/Clearance Fee	\$1,300.00	\$2,000.00	N	January 1, 2023
Plan of Condominium - Pre-submission Review				
Draft Plan of Condominium		\$5,400.00	N	January 1, 2023
Common Element Condominium		\$7,900.00	N	January 1, 2023
Recirculation ⁷		\$2,000.00	N	January 1, 2023
Condominium Conversion		\$7,900.00	N	January 1, 2023
Revisions to a Draft Approved Plan - (redline revisions)		\$3,100.00	N	January 1, 2023
Plan of Condominium - Application				
Draft Plan of Condominium	\$16,720.00	\$13,600.00	N	January 1, 2023
Common Element Condominium	\$23,000.00	\$19,300.00	N	January 1, 2023
Condominium Conversion	\$23,000.00	\$19,300.00	N	January 1, 2023
Release of Draft Plan of Condominium/Clearance Fee	\$1,300.00	\$2,000.00	N	January 1, 2023
Site Plan - Pre-submission Review				
Residential		See "All Uses Residential, Non-Residential, Mixed-Use)	N	January 1, 2023

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
Commercial		See "All Uses Residential, Non-Residential, Mixed- Use)	N	January 1, 2023
Industrial		See "All Uses Residential, Non-Residential, Mixed- Use)	N	January 1, 2023
All Uses (Residential, Non-Residential, Mixed-Use) - Base Fee		\$5,300.00	N	January 1, 2023
Plus Fee per Residential Unit				
First 25 units (1-25)		\$370.00	N	January 1, 2023
Next 75 units (26-100)		\$300.00	N	January 1, 2023
Next 100 Units (101-200)		\$225.00	N	January 1, 2023
Next 800 Units (201-1,000)		\$55.00	N	January 1, 2023
Plus Fee per 2,000 m2 (or part thereof) of Non-Residential GFA		\$4,405.00	N	January 1, 2023
Recirculation ⁷		\$2,000.00	N	January 1, 2023
Applicant Initiated Revision		Base Fee	N	January 1, 2023
Site Plan - Application Review				
Residential	See "All Uses Residential, Non-Residential, Mixed-	See "All Uses Residential, Non-Residential, Mixed- Use)	N	January 1, 2023
Commercial	See "All Uses Residential, Non-Residential, Mixed-	See "All Uses Residential, Non-Residential, Mixed- Use)	N	January 1, 2023
Industrial	See "All Uses Residential, Non-Residential, Mixed-	See "All Uses Residential, Non-Residential, Mixed- Use)	N	January 1, 2023
All Uses (Residential, Non-Residential, Mixed-Use) - Base Fee	\$9,975.00	\$2,900.00	N	January 1, 2023
Plus Fee per Residential Unit				
First 25 units (1-25)	\$560.00	\$145.00	N	January 1, 2023
Next 75 units (26-100)	\$450.00	\$115.00	N	January 1, 2023
Next 100 Units (101-200)	\$335.00	\$85.00	N	January 1, 2023
Next 800 Units (201-1,000)	\$85.00	\$20.00	N	January 1, 2023
Plus Fee per 2,000 m2 (or part thereof) of Non-Residential GFA	\$6,630.00	\$1,695.00	N	January 1, 2023
Site Plan Agreement and Clearance of Conditions	N/A	\$7,300.00	N	January 1, 2023
Compliance Inspections/LC Release Report (includes 2 inspections)	\$940.00	\$960.00	N	January 1, 2023
Additional Compliance Inspections	\$400.00	\$410.00	N	January 1, 2023
Other Fees				
Request for Zoning Information	\$50.00	\$55.00	N	January 1, 2023
Zoning Certificate - Residential (single, semi, townhouse, accessory structure) initial review + 1 revision		\$150.00	N	January 1, 2023
Zoning Certificate - Development (within infill precincts, ORM, or requiring MDS calculation) initial review + 1 revision		\$580.00	N	January 1, 2023
Zoning Certificate - Mixed-use/Multi Residential/Non-Residential (industrial, commercial, institutional) initial review + 1 revision		\$695.00	N	January 1, 2023
Peer Reviews ¹⁵	Full recovery of City costs + 10% admin. fee	Full recovery of City costs + 10% admin. fee	Y	January 1, 2023

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
Minor Revision to Approved Condo Site Plan (by unit owner) i.e., decks, sheds, fences	\$115.00	\$115.00	N	January 1, 2023
File Reactivation ¹⁶	\$2,040.00	\$5,230.00	N	January 1, 2023
Opinion Letter for Complex Inquiries	\$560.00	\$1,200.00	N	January 1, 2023
Add Street Name to Approved List	\$1,020	\$1,070	Y	January 1, 2023
Request to Change Municipal Address	\$1,020	\$1,070	Y	January 1, 2023
Request for Exception to Council Adopted Policies on Municipal Addressing and Street Naming	\$5,230.00	\$6,040.00	N	January 1, 2023
Refund of Application Fees ¹⁷	10% Admin. Fee	\$0	Y	January 1, 2023
Film Location Permit	\$250.00	\$350.00	Y	January 1, 2023
Film Location Permit and Road Closure		\$500.00	Y	January 1, 2023
Any other matter requiring a Report to Committee or Council		\$6,040.00	N	January 1, 2023

1. Fee applicable after Council adoption.
2. Oak Ridges Moraine applications, minor additions to existing bldgs (up to 20% of the current gross floor area), inclusion of related uses,
3. An application for an amendment that is more significant in scale and scope than a minor zoning amendment, and which may have greater impact beyond the subject lands, as determined by the Director, City Development or designate. Major applications must meet one or more of the following conditions:
 - an application relating to more than one property
 - a site specific application, if considered to represent a large scale redevelopment
 - any change in use and/or zone category, except as identified under a minor amendment
 - an application involving significant changes to the development standards or general provisions of the by-law
 - an application which requires major technical studies and extensive consultation
4. Applies to blocks intended to be developed for commercial, industrial, and institutional uses (including school blocks).
5. Excludes lands to be conveyed for roads, parkland, natural hazards, and stormwater or other public infrastructure.
6. An application for minor or small scale zoning amendment having no significant impact on adjoining lands, as determined by the Director, City Development or designate. Minor applications must be site specific and meet one or more of the following conditions:
 - request for additional permitted use, within an existing building with no significant impact on existing development standards
 - changes in development standards or zone to accommodate a residential severance to create one additional lot
 - application for Temporary Use
7. Pre-Submission Review Charges include two resubmissions before re-circulation fees apply. Recirculation fees will be charged for the fourth submission and every submission thereafter.
8. An Application may apply for reconsideration provided that the resolution of the issue of concern:
 - does not change the nature of the proposal;
 - is minor and technical in nature and is not expected to result in fundamental changes to the layout and design of the proposal;
 - does not involve re-engagement with the public; and
 - does not require recirculation of the application to external agencies.
9. A major Minister's Zoning Order application is where the proposed use or standards do not comply with the City's zoning by-law and a Report to Council is required.
10. A minor Minister's Zoning Order application is where the proposed use or standards comply with the City's zoning by-law.
11. An application that is more significant in scale and scope than a minor amendment and which may have greater impact or policy implications beyond the subject lands, as determined by the Director, City Development or designate. Major applications must meet one or more of the following conditions:
 - an application which requires major technical studies and extensive consultation
 - an application relating to more than one property
 - a site specific application if considered to represent large scale redevelopment or significant change to the designations and permitted uses
 - an application involving significant changes to the policies of the Official Plan
12. An application for a minor, site specific and small scale amendment or exception to Official Plan policies and designations, having limited impact or policy implications beyond the subject lands, as determined by the Director, City Development or designate.
13. An application to amend a Neighbourhood Development Guideline when the development proposal would necessitate an amendment to the Guideline or there is no other planning application being processed by Council.
14. Charged only if no other planning applications are being processed by Council.
15. The applicant is responsible for the City's full costs of undertaking the peer review of any studies or drawings submitted in support of the application. This requirement applies to matters such as, but not limited to, the peer review of traffic, marketing, environmental, noise, engineering drawings and reports, and architectural drawings.

City Development Department - Planning

User Fee or Charge	2022 Current Fee (Excluding HST)	2023 Proposed Fee (Excluding HST)	HST Applicable (Y/N)	Proposed Fee Effective Date
<p>16. Fee applies to planning applications that have been inactive over 1 year but less than 2 years. If the file has been inactive 2 or more years, the file will be closed without notice and a new application will be required with current application fees being applied.</p> <p>17. Also subject to deduction of credit card fee if paid by credit card.</p>				