

**Notice of Passing of a Community Benefit Charges By-law  
by The Corporation of the City of Pickering**

---

**Take Notice** that the Council of The Corporation of The City of Pickering passed a Community Benefit Charges By-law [8192/25](#) on June 23, 2025 under Section 37(13) of the *Planning Act*, R.S.O. 1990, c. P.13.

Community Benefit Charges are intended to support the capital costs relating to the following services: parks services; arts, culture and museum; animal services; and administration.

Community Benefit Charges apply to the development or redevelopment that is greater than five storeys and ten units, requiring one or more specified approvals under the *Planning Act*, the *Condominium Act*, or a building permit under the *Building Code Act*.

The Charge payable shall be four (4) percent of value of the land being developed/redeveloped, as of the day before the building permit is issued, subject to certain adjustments, including: discounts for existing floor area; affordable, attainable or inclusionary zoning residential units. Some organizations and landowners are exempt from paying a Community Benefit Charge. Full details can be found in Community Benefit Charges By-law [8192/25](#).

The Community Benefit Charges By-law applies to all lands located within the City of Pickering, and therefore a key map has not been provided.

**And Take Notice** that any person or organization may appeal to the Ontario Land Tribunal (OLT) in respect of the Community Benefit Charges By-law [8192/25](#) by filing a Notice of Appeal, no later than 4:30 pm on August 2, 2025. The filing of an appeal after 4:30 pm will be deemed to have been received the next business day.

A Notice of Appeal can be filed using the OLT e-File Service, along with any applicable appeal fees, by visiting [olt.gov.on.ca/e-file-service/](https://olt.gov.on.ca/e-file-service/).

In the event the OLT e-File portal is not available, a Notice of Appeal may be submitted to:

Susan Cassel  
City Clerk, City of Pickering  
One The Esplanade  
Pickering, ON L1V 6K7  
[clerks@pickering.ca](mailto:clerks@pickering.ca)

The Notice of Appeal must:

- be on the prescribed form as provided by the OLT;
- set out the objection to the by-law and the reasons in support of the objection; and,
- be accompanied by the fees required by the OLT. If paying by certified cheque or money order, it must be payable to the “Minister of Finance, Province of Ontario”.

Additional information regarding the appeal process, including appeal forms and the required appeal fees is available at [olt.gov.on.ca](http://olt.gov.on.ca).

A copy of the complete Community Benefit Charges By-law is available for examination at the City Development Department, Pickering Civic Complex, One The Esplanade, Pickering, Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m.

A copy is also available for review on the [City's website](#).

**Further information regarding this matter may be obtained by contacting the City's City Development Department at 905.420.4617 or toll free at 1.866.683.2760.**

Dated at the City of Pickering this 3<sup>rd</sup> day of July, 2025.

Rumali Perera  
Deputy Clerk, City of Pickering  
One The Esplanade  
Pickering, ON L1V 6K7