

Date: August 30, 2021

To: Chair and Members of Budget Committee

From: Andrew Whitemore, M.U.R.P., Commissioner of
Planning & Building

Originator's file:
CD.21.DEV

Meeting date:
October 6, 2021

Subject

2022 Planning Act Processing Fees and Charges

Recommendation

1. That the Planning Act processing fees and charges, as outlined in Appendix 1 attached to the Corporate Report dated August 30, 2021 from the Commissioner of Planning and Building entitled "2022 Planning Processing Fees and Charges" be approved.
2. That a consolidated fees and charges by-law, effective January 1, 2022, which will incorporate the approved fees and charges of various City departments, be enacted to incorporate and establish new, revised, and existing fees and charges for the Planning and Building Department, Corporate Services Department, and Transportation and Works Department as outlined in Appendix 1 attached to the Corporate Report dated August 30, 2021 from the Commissioner of Planning and Building entitled, "2022 Planning Processing Fees and Charges".

Executive Summary

- Fees related to the *Planning Act* include rates for minor variances, zoning certificates, development and design applications, site plan inspections ;
- The *Planning Act* fees and charges are reviewed annually to recover increased costs and respond to market conditions;
- This report sets out the proposed Fees and Charges for 2022;
- The City of Mississauga is currently completing a comprehensive review of the Planning Act Processing Fees and Charges, and a recommendation report to Budget Committee is expected in January of 2022 followed by an amending fees by-law to support implementation of the comprehensive review.

Background

Each year the City undertakes a review of the fees and charges collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The *Planning Act* Processing Fees and Charges include fees for services and activities provided by the City departments involved with processing planning related applications (i.e. Development & Design, Transportation & Infrastructure Planning, Legislative Services - Committee of Adjustment, etc)

The City of Mississauga is currently completing a comprehensive review of the Planning Act Processing Fees and Charges. The study is expected to be completed by the end of the year and a recommendation report to Budget Committee is expected in January of 2022 followed by an amending fees by-law to support implementation of the new fee schedule.

Recognizing that the new planning fees will not be in place at the start of the business cycle, this report proposes an interim cost of living fee increase. The fees will subsequently be adjusted based upon the results of the study at the conclusion of the study. This report sets out the proposed Fees and Charges for 2022. The 2022 Fees and Charges, if approved, will be added into a new consolidated user fees and charges by-law.

Comments

A fee increase of 0.8% to the majority of application fees related to the Planning Act as identified in the accompanying table (Appendix 1) is recommended.

Increases, or new fees, are generally intended to account for increases in the consumer price index, new services provided, and the increased administrative and production costs related to the service.

There are no new fees introduced for 2022.

Financial Impact

The revenues generated from the proposed changes to the fees and charges collected under the *Planning Act* have been included in the 2021 Budget.

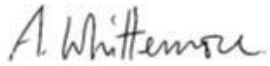
Conclusion

The fee adjustments outlined in Appendix 1 are a result of a complete review of all Planning Act processing fees and charges.

The proposed changes to the *Planning Act* Processing Fees and Charges for 2022 included in Appendix 1 will result in improved cost recovery.

Attachments

Appendix 1: Proposed *Planning Act* Processing Fees and Charges



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Angela Li, Manager, Business Services and Process Solutions