

<p>Date: September 21, 2020</p> <p>To: Chair and Members of Budget Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Originator's files: CD 21 DEV</p> <hr/> <p>Meeting date: October 7, 2020</p>
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Subject

2021 Planning 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 September 21st, 2020 from the Commissioner of Planning and Building entitled "2021 Planning Processing Fees and Charges" be approved.
2. That User Fees and Charges By-law 0156-2019, as amended, be repealed effective at the end of December 31, 2020.
3. That a consolidated fees and charges by-law, effective January 1, 2021, 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 September 21st, 2020 from the Commissioner of Planning and Building entitled, "2021 Planning Processing Fees and Charges".

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.)

This report sets out the proposed Fees and Charges for 2021. The 2021 Fees and Charges, if approved, will be added into a new consolidated user fees and charges by-law.

Comments

An increase of 1.5% 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 2021.

The following is a summary of fees that are being revised with change significantly different from inflation:

Legislative Services - Committee of Adjustment:

Low & Medium Density Residential Applications:

This fee is being increased to \$1,200 per application from current fee of \$1,000 for larger renovations and new home rebuilds. Based on best practices review, charging one fee for all low density and medium density minor variance applications is prohibitive based on the cost for smaller projects such a driveways, decks and accessory structures.

Driveways, Decks and * Accessory Structures under 16 sq. m. (or 172 sq. ft.) for Low & Medium Density Residential Applications (* does not included detached garages).

The fee is being reduced from \$1,000 to \$700 per application. The adjustment is based on best practices for the small and less expensive projects noted above. The fee change for low and medium density applications is revenue neutral as the increase on one fee is offset by the reduction for small projects.

Multiple Residential Applications (10 or more) within a Plan of Subdivision

Current year's base fee of \$1,000 per application for the first 10 applications is being increased to \$1,200. Fee is adjusted based on best practices review recognizing that the base fee is prohibitive based on the cost of the project for smaller projects. The increase is offset by reduced fee for small and less expensive projects, which results in revenue neutral.

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.

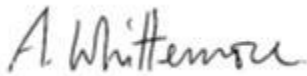
Conclusion

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 2021 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

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