

City of Mississauga Corporate Report



<p>Date: October 18, 2024</p> <p>To: Chair and Members of General Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: November 6, 2024</p>

Subject

Crediting of Pre-Application Meeting Fees against Development Application Fees – 2025 Planning Act Processing Fees and Charges

Recommendation

That in addition to the 2025 Planning Act Processing Fees and Charges adopted by Council Resolution 0207-2024 on October 9, 2024, that Schedule C1 – titled 2025 Planning Processing Fees and Charges be amended to include a provision to permit the crediting of pre-application meeting fees towards the applicable development application fee at the time of submission.

Background

Prior to Bill 109, the City of Mississauga credited any pre-application meeting review fees against the development application fee. This process was to encourage engagement between the City and the developer and to support quality applications thereby minimizing review timelines. When Bill 109 came into effect, this approach was changed to allow for the strict adherence to Provincially legislated decision timelines and application fee refund regulations.

When Bill 185 came into effect, the legislation removed the ability for the City to require any pre-application meetings while also revoking the fee refund legislation contained within the previous Bill 109. This new legislation may disincentive developers from pre-consulting with the City before filing development applications. The City's objective has always been to achieve complete, high-quality, development applications that furthers the City's vision. It is preferable to encourage developers to attend at least one pre-application meeting in order to obtain staff comments and to be provided with a list of requirements necessary to submit a complete application.

Comments

Due to recent legislative changes, the City recommends reinstating the crediting of pre-application meeting fees against development application fees in 2025 to encourage engagement with the City before an application is submitted.

The new note in Schedule C1 of the 2025 Fees and Charges By-law will read as follows:

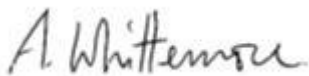
- 18. The amount paid for the submission of a Development Application Review Committee Meeting or a Pre-Application Meeting application shall be credited towards the total development application fee applicable at the time of application submission.**

Financial Impact

There are no financial impacts resulting from the recommendations in this report. Crediting pre-application fees against total development application fees will have no impact to the 2025 Budget revenues.

Conclusion

Crediting the pre-application fees against total development application fees will encourage applicants to engage with the City early in the process to achieve complete applications that are consistent with the City's visions and resulting in fewer processing delays with no financial impact to the City.



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

Prepared by: Stephen Stirling, Development and Design Initiatives, Planning and Building