

Rodic, Alexandra

To: Aguila-Wong, Christine
Subject: RE: Regional Council Decision - Development Application Fee Review 2019

From: Van Dusen, Regina <Regina.VanDusen@york.ca> **On Behalf Of** Regional Clerk
Sent: December 20, 2019 10:57 AM
Subject: Regional Council Decision - Development Application Fee Review 2019

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On December 19, 2019, Regional Council made the following decision:

1. Council approve the fees outlined in Attachment 1 for the processing of development applications pursuant to Section 69 of the Planning Act and Section 391 of the Municipal Act, to take effect on January 1, 2020.
2. Council authorize a development application fee increase of 3% for planning applications, in addition to an annual cost of inflation increase to take effect on January 1, 2021 and January 1, 2022.
3. Council authorize the Commissioner of Finance to execute agreements related to the administration of the Development Charges By-law and requirements of Bill 108.
4. The Regional Clerk forward this report to local municipalities and Building Industry and Land Development Association for information.

The original staff report is attached for your information.

Please contact Teema Kanji at 1-877-464-9675 ext. 71506 if you have any questions with respect to this matter.

Regards,

Christopher Raynor | Regional Clerk, Office of the Regional Clerk, Corporate Services

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The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
December 12, 2019

Report of the Commissioner of Corporate Services and Chief Planner

Development Application Fee Review 2019

1. Recommendations

1. Council approve the fees outlined in Attachment 1 for the processing of development applications pursuant to Section 69 of the *Planning Act* and Section 391 of the *Municipal Act*, to take effect on January 1, 2020.
2. Council authorize a development application fee increase of 3% for planning applications, in addition to an annual cost of inflation increase to take effect on January 1, 2021 and January 1, 2022.
3. Council authorize the Commissioner of Finance to execute agreements related to the administration of the Development Charges By-law and requirements of Bill 108.
4. The Regional Clerk forward this report to local municipalities and Building Industry and Land Development Association for information.

2. Summary

This report recommends development application fees for Planning and Finance be updated through an amendment to Schedule 'A' of Bylaw 2010-15, the Region's Schedule of Fees and Charges, to be in place for the 2020 calendar year.

Key Points:

- Development application fees have been reviewed and adjusted approximately every three years, with the last update occurring in 2016
- The proposed fee increases and new fee categories are to capture the cost of service delivery
- A new Finance fee category is proposed to cover administrative costs associated with changes made to the *Development Charge Act*, 1997 by Bill 108
- An annual indexed fee increase is proposed to maintain cost recovery and support continuous improvement

- Continued investment in YorkTrax (development tracking system) is required to manage changes to development charges and reduced timelines for development approval implemented through Bill 108

3. Background

Planning Act and Municipal Act permit collection of fees

Section 69 of the *Planning Act* allows municipalities to charge a fee to meet the anticipated costs for processing development applications. Anticipated costs represent the estimated cost of processing activities for each application type. The Region collects fees for review and approval of a number of development related applications including:

- Official Plan Amendments (e.g. Regional official plan amendments, secondary plans)
- Plans of Subdivision and Condominium
- Site Plans

As the Region continues to urbanize, planning applications are becoming increasingly complex requiring additional staff time and involvement to ensure the Region's policy directions are coordinated with other agencies; implemented and Regional interests are protected.

Section 391 of the *Municipal Act* authorizes a municipality to impose fees or charges for services or activities provided by it. Together with the processing of planning applications, this allows the Region to charge for services such as negotiating and drafting legal documents.

Regional review ensures Regional interests are identified and protected early in the planning process

Regional and local Official Plans establish over-arching policy directions that support development approvals at the local level. Regional staff work closely with local municipal partners on development applications and appeals to ensure Regional and local policy objectives are met. The Region has noticed a shift toward more complex policy matters and development projects associated with intensification in urban areas. These areas are generally more technically complex and require more coordination.

Regional review of development applications ensures Regional interests are identified and protected early in the planning process. This helps to facilitate timely and effective coordination of development approvals. The following highlights some of staff's involvement:

- Provide submission checklist for all pre-consultation applications and attending pre consultation meetings for more complex applications to ensure Regional issues are identified upfront
- Preliminary review of studies prior to a formal applications being submitted

- Attend Local Technical Advisory Committees and Working Groups for urban expansion areas, new Secondary Plans and Key Development Areas
- Coordinate comments with York Region Rapid Transit Corporation and Toronto Transit Commission
- Attend Technical Advisory Workshops for Yonge Subway Expansion
- Track servicing allocation to ensure infrastructure investment aligns with growth

The Region recognizes the need for timely responses and approvals. Staff continually seek opportunities to streamline the review process and have invested in technology to ensure development review and approval meets established timeframes.

Staff time is not fully recoverable

Data provided through YorkTrax has provided a better understanding of staff time to process development applications. A significant amount of planning staff time is allocated toward tasks for which the Region does not collect fees such as attendance at Local Planning Appeal Tribunal hearings and review and approval of local municipal official plans. Costs associated with these tasks are not covered by the Fee Bylaw.

In addition, the Region does not charge fees for applications that are not of Regional interest. However, these applications are tracked in the YorkTrax system to provide the Region with a complete picture of development activity across the Region to inform infrastructure investment and monitoring of growth.

4. Analysis

Fee reviews are conducted to ensure alignment with the costs of development review

Planning staff have conducted a fee review generally every three years, with the last update occurring in [2016](#). This is to ensure fees reflect the current process, staff time and resources to cover the “cost of doing business”. In addition to planning fees, the development review process includes input from several departments and associated fees such as the cost of administering legal documents by Legal Services and services provided by Finance related to development charge collection. Legal Services fees will be reviewed in 2020.

This year staff reviewed development applications fees associated with Planning and Development and Finance. The fee bylaw review process included:

- Consulting with staff to determine if fee categories are correct and capture work involved in the review of development applications and administration of legal documents associated with development
- Determining average time to process development applications and associated legal documents including involvement of other Regional departments

- Identifying any changes to the Region's development review process (e.g. changes to *Planning Act* and *Development Charges Act*, Environmental Compliance Approval)
- Determining total costs for each fee type (e.g. salaries, overhead costs)

Moving forward, annual cost recovery assessments are proposed using improved data from YorkTrax. Required fee adjustments will be considered as part of setting the annual budget.

YorkTrax has strengthened coordination and efficiencies for review of development applications

Since the last fee update, there have been changes to the way development applications are processed. In 2017 the Region launched YorkTrax, an electronic development tracking system, to manage the review and approval of development applications. This has improved customer service including:

- Reducing time to send development applications out for comments (two days to 30 minutes)
- Centralized area for documents related to development files
- Moving to a paperless environment
- Digital review and commenting on applications and drawings
- Electronic receipts/credit memos
- Consistent approach to development review through automated workflows
- Tracking servicing allocation (to be shared with local municipalities in 2020)

Collectively, these changes have improved the development review process providing a single source of data for Regional departments. Cost savings from the efficiencies in application review have been offset by the cost of maintaining and further developing the YorkTrax system.

Continued investment in YorkTrax is required to manage Bill 108 changes

Recent provincial changes will impact timelines for reviewing and approving development applications, as well as how development charges are collected. The Region is well positioned to manage these Provincial changes using YorkTrax, provided resources continue to be made available to advance its development.

The Region is currently working on a Development Charges module in YorkTrax to manage the changes from Bill 108 (e.g. locked in rates at site plan or zoning bylaw amendment application, deferred and phased payments.). Continued investment in YorkTrax will facilitate further efficiencies including enabling the Region to connect with local municipal development tracking systems. This will improve data sharing and help further reduce development application review times.

Proposed fees capture costs associated with the development review process

To move closer towards recovering the cost of development review, a revised schedule of fees is proposed to accurately capture costs associated with Regional review and approval for the Fee Bylaw as shown in Attachment 1. Key changes proposed to the fee structure include:

(a) Block Plan

A new fee for review of Block Plans (Tertiary Plan) to ensure Regional interests are protected. This is a non-statutory document and not all municipalities require Block Plans.

(b) Inspection fees

The Region has a construction coordination team of four staff to manage inspections across the Region related to unaddressed deficiencies, compliance with public and property safety standards related to construction activities, traffic management and security releases.

There are instances where inspectors are called to inspect work that is not complete, requiring subsequent site visits. To ensure efficient use of staff time, inspection fees are proposed to cover the cost of staff attending sites for non-compliant inspections, security releases and reductions. Inspection fees related to security reduction and release will only be imposed for third and subsequent security reduction or release inspection requests.

(c) Environmental Compliance Approval (ECA)

In 2018, the Province's Transfer of Review program allowed municipalities to expand the list of sewage works that may be reviewed for ECA's. The Region currently provides this review for five non-participating municipalities. The time it takes a developer to receive environmental compliance approval has improved substantially over the last year. The Region can provide an approval within four to six weeks depending on the quality of submission, compared to the Province's one year turnaround timeframe. Fees set by the Province in 2000 are outdated and do not reflect the time it takes to review and approve ECA's. Staff are proposing new fees to capture staff time.

(d) Peer Review Fee

The Region's base cost for Peer Review was updated in 2007 but the fee was not identified in the current Fee Bylaw Schedule. This fee has been incorporated into the Fee Bylaw Schedule and readjusted to be based on actual costs.

(e) Finance fees

New fees categories are proposed for Finance to cover staff costs associated with changes made to the *Development Charges Act* by Bill 108 for the administration of various agreements (e.g. development charge deferral agreements).

In addition to better reflecting costs of timely service delivery, fees have been reviewed with the goal of improved efficiencies in areas such as inspections and use of technology.

Consultation with Building Industry and Land Development Association

A consultation session with the Building Industry and Land Development Association (BILD) was held on October 18, 2019 and November 22, 2019. Staff presented the draft fee schedule (Attachment 1) and engaged in a brainstorming session through the first session with BILD to identify areas in the development review process that could be further improved. The following comments were provided by BILD:

- Requested background analysis for determining fees
- Higher fees with faster timelines are acceptable
- Consider a graduated approach to fee increases
- Supportive of the Region's process improvements initiatives (e.g. intake for development applications, team structure, digital submissions)
- Digital submissions are working well
- Requested workflows be published on the website
- Supportive and interested in piloting new technology related to direct submission for engineering approval applications
- Supportive of the Region investigating opportunities to connect development tracking systems with local municipalities to find efficiencies in data exchange

Regional staff will continue to communicate and consult with BILD as development application process improvements continue to be implemented. Staff are also working with BILD and local municipalities to review the secondary plan process to find efficiencies to reduce the time it takes to develop and approve new secondary plan areas.

Initiative supports strategic goal of Vision/Strategic Plan

Implementation of YorkTrax and the new Fee Bylaw supports Vision 2051 goals by providing efficiency in service delivery and operations. These projects also contribute to Council's strategic priority (2019 to 2023) to 'Deliver Trusted and Efficient Services' by advancing technology solutions to streamline administrative processes and improve service delivery through technology solutions. Continued investment in YorkTrax will allow the Region to advance online and mobile device platforms for public facing transactions (e.g. online payment, status of development application etc.).

5. Financial

Development application revenues fluctuate on an annual basis, dependent on the number of development applications received which is influenced by a number of factors such as the economy, housing market, interest rates, servicing etc. Over the last three years, development planning and engineering sections recovered approximately 78% of the costs of processing development applications.

Table 1
Fee Revenue and Recovery for Development Applications in 2018

	Estimated Cost of Development Review	3 Year Average Revenue	Estimated Cost Recovery
Planning	\$1400,000	\$735,000	53%
Engineering	\$3,500,000	\$3,082,000	88%
Total	\$4,900,000	\$3,817,000	78%

On average, planning fees are only recovering 53% of development review costs. As shown in Attachment 2, a number of planning applications are currently not recovering the cost of processing these applications.

The proposed fees have been determined with consideration of municipal comparators and the impact of individual fees on development. The approach to reconcile this shortfall is discussed below.

Based on the 3 year average number of development applications, the proposed planning fee increases are projected to provide an additional \$300,000 in revenue in 2020 (Table 2). This is expected to increase to approximately \$450,000 in 2021 and 2022. Based on the three year average development activity, the proposed fee increases would bring Community Planning cost recovery close to 80% by 2022.

Table 2
**Additional projected fee revenue based on three year average number of
development applications**

	2020	2021	2022
Planning Fee Revenue	\$300,000	\$450,000	\$450,000

New finance fee categories are also recommended to capture staff time preparing payment schedules, administering the Development Charges Bylaw and various agreements required to facilitate development. Changes introduced to the *Development Charges Act* through Bill 108, will require additional staff time to administer documents (e.g. deferral agreements).

An annual indexed fee increase is proposed to support cost recovery

Even with the proposed increases, some planning application fee types will not recover costs (Attachment 1). To provide the development industry with more certainty on fee requirements, and to lessen the need for major increases every three to four years, staff are recommending an annual indexed fee increase be applied to maintain cost recovery.

Staff recommend an increase of 3% be applied to planning application fees over the next two years, starting in 2021, to help maintain cost recovery and support continued investment in YorkTrax. This is in addition to the cost of inflation applied to the Fee Bylaw annually. Based on a three year average of development activity, the proposed fee increases would bring Planning cost recovery close to 80% by 2022. The next comprehensive fee review is expected to take place in 2022 to coincide with Council's four-year budget cycle.

Regional planning fees represent less than 1% of total government charges for new homes

Regional staff have conducted a review of fees charged in other regional municipalities. Not all Regions have the same procedures for processing development applications and therefore some fees are not applicable or comparable (Attachment 3). There are currently no comparables for the proposed new Finance administration fee related to changes to Bill 108. A comparison of planning fees and total government charges in relation to new home prices provides a better understanding of how the Region compares to other municipalities.

The three largest government charges on new low density homes in the Greater Toronto Area are HST, development charges and land transfer taxes (Source: Altus Group). Local and Regional planning fees account for approximately 1.3 % of total government charges for low density development (Attachment 4). The proposed new Regional planning fees would represent 0.2% of total government charges on new low rise development.

For high rise development, the largest government charges are development charges, HST and parkland dedication. Bill 108 replaces parkland dedication (Section 51.1 of the *Planning Act*) and density bonusing (Section 37) with a new Community Benefit Charge. The Region and local municipalities will be determining these new charges in 2020. Local and Regional planning fees account for approximately 0.6% of total government charges for high density development (Attachment 4).

6. Local Impact

The new fee structure does not directly impact local municipalities. Revised planning timelines set out in the *Planning Act* will require the Region and local municipalities to work closely together to meet reduced approval timelines. Continued investment in YorkTrax will facilitate further efficiencies in development application review time including enabling local municipal tracking systems to connect with the Region.

Complete development application submissions ensure timely responses

The Region is depending on local municipalities to ensure regional submission requirements identified through the pre-consultation process are submitted prior to deeming an application complete. Complete submissions assist the Region to provide a comprehensive and timely response to local municipalities and developers. Not meeting new planning approval timelines can increase the number of Local Planning Appeals Tribunal appeals Regional and local municipal staff have to attend.

Coordination of data required to manage collection of development charges through Bill 108

Bill 108 changes the way municipalities collect development charges. Developers will have the ability to lock in development charge rates earlier in the development process and delay and phase payments for certain types of development. The Region and local municipalities will need to work closely to meet the requirements of Bill 108. This will require additional staff time to manage administration of fees, develop a new module in YorkTrax to track development charges payments and coordinate building permit and occupancy data with local municipalities.

7. Conclusion

Planning and Economic Development conducts a fee review generally every three years, with the last update occurring in 2016, to ensure fees reflect the current process and are covering the “cost of doing business”. This year’s review includes Finance fees for planning related matters.

The Region is proposing an increase to some existing fee categories to better capture staff time involved in processing development applications and administration of documents associated with development approvals as identified in Attachment 1. Staff are recommending an indexed fee increase of 3% be applied in 2021 and 2022 to maintain cost recovery levels and lessen the need for major increases every three to four years. The new fee structure would take effect January 1, 2020.

Since the last fee update, there have been changes to the way development applications are processed at the Region. The Region’s new development tracking system (YorkTrax) has led to several customer service improvements (e.g. reduced circulation times, digital review of drawings). Regional staff will continue to work with local municipalities and the development

industry to leverage YorkTrax and other digital solutions to shorten review times and strengthen coordination and efficiencies in the development review process.

For more information on this report, please contact Teema Kanji, Manager, Programs and Process Improvement at 1-877-464-9675 ext. 71506. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**
Chief Planner

Dino Basso
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

November 29, 2019
Attachments (4)
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Recommended Fee Changes

Corporate Services (Planning)	Current Fee	Proposed Fee 2020
Regional Official Plan Amendment (ROPA)	\$21,100	No Change
ROPA Notice of Receipt of Application	\$9,200 or actual cost	No Change
ROPA Notice of Public Meeting	\$9,200 or actual cost	No Change
Major Area Official Plan Amendment (Secondary Plan)	\$21,100	No Change
Local Official Plan Amendment requiring a report to Council * <ul style="list-style-type: none"> • Base Fee • Decision Fee 	Base Fee \$2,900 plus Decision Fee \$6,400	\$5,000 plus Decision Fee \$6,400
Local Official Plan Amendment not requiring a report to Council * <ul style="list-style-type: none"> • Base Fee • Decision Fee 	Base Fee \$2,900 plus Decision Fee \$2,600	\$5,000 plus Decision Fee \$2,600
Official Plan Amendment Exemption (Base Fee) *	\$2,900	\$5,000
Revision to Official Plan Amendment requiring recirculation	\$2,700	\$3,000
Block Plan/Tertiary Plan	\$2,900	\$5,000
Minister's Zoning Order/Parkway Belt West	\$2,700	\$3,000
Zoning By-law Amendment not received with any other planning applications	\$1,100	\$3,000
Draft Plan of Subdivision/Vacant Land Condominium	\$5,500	\$6,500
Draft Plan of Condominium	\$2,000	\$2,300
Revision (requires circulation)	\$2,500	No Change
Minor Revision (does not require circulation)	\$1,400	No Change
Subdivision Clearance (any phase)	\$2,800	\$5,000
Condominium Clearance (any phase)	\$1,800	\$2,000
To prepare a record in the event of a referral or appeal of an application to the Local Planning Appeal Tribunal	\$520	No Change

Corporate Services (Engineering)	Current Fee	Proposed Fee 2020
Site Plan Regular development, slab on grade or less than 6 storeys, involves not more than 1 report/study	Minimum charge of \$3,200 or 7% of estimated cost of works within the Regional right-of-way, whichever is greater	No Change
Major Site Plan <i>(Complex development, 6 storeys or greater and/or involves review of more than 1 report/study).</i>	Minimum charge of \$8,700 or 7% of estimated cost of works within the Regional right-of-way, whichever is greater	No Change
Review and Approval of Environmental Site Assessment Report Review	\$1,600	No Change
Encroachment Permit	\$1,800	No Change
Engineering Review (Review/comment on engineering drawings and report submissions for works on Regional Roads, for Draft Approved Plan of Subdivision/Vacant Land Condominium and other municipal projects)	Minimum charge of \$9,000 or 7% of estimated cost of works within the Regional right-of-way, whichever is greater	No Change
Engineering Resubmission related to a development application (After the 3 rd resubmission due to revisions by the owner or the owner's failure to review drawings/plans/reports/studies as requested by the Region)	\$3,700	No Change
Consent to Sever	\$840 for first lot \$160 for each additional lot	\$1,000 \$160 for each additional lot
Environmental Compliance Approval (ECA) Stormwater Works (Oil Grit Separator and/or Low Impact Development measures)	\$2,200	\$5,000
Stormwater Works (Stormwater Management Pond)	\$2,200	\$7,000
Sewers (storm and/or sanitary)	\$1,100	\$5,000
Pumping Station (storm and/or sanitary)	\$2,000	\$7,000

Corporate Services (Engineering)	Current Fee	Proposed Fee 2020
Inspections		
Security release works inspection fee (for third and subsequent security release works site inspection request)	No Fee	\$2,000 per inspection
Construction Safety Inspection and Administration Fee for damage caused to Regional property and for public safety concerns	Costs + \$210	\$2,000 per inspection
Rectify any deficiencies, make any remedies or carry out the cleanup of roads within 24 hours or immediately if deemed a public safety concern by the Region (each occurrence)	\$1,400	\$2,000 or twice the actual cost to the Region to perform the work, whichever is greater
Security Reduction works inspection fee (for third and subsequent security reduction work site inspection request)	No Fee	\$2,000 per inspection
Information Request or miscellaneous submissions not identified under a fee category as determined by the Chief Planner	No Fee	\$200/hour
Review and approval of large scale major studies (e.g. Master Environmental Servicing Plan, Master Transportation Study, etc. submitted in advance of a Secondary Plan, Major Official Plan Amendment or complex large scale site)	No Fee	\$10,000
Update or amendment to existing study	No Fee	\$3,700
Peer Review	\$2,500	Actual Cost

Financial Services	Current Fee	Proposed Fee 2020
Development Charge Background Study	\$28.97	\$275
Compliance Letter for Development Charge Bylaw	\$28.97	\$275
Prepaid Development Charge Credit Agreement and Intersection and Minor Road Improvement Reimbursement Requests	Up to 1.0% of the value of the Capital Works (minimum fee \$1,000)	No Change
Agreement Administration * (E.g. site plan agreement, subdivision agreement, development agreement, miscellaneous agreement, etc.)	No Fee	\$1,500

*To include agreements where development charges are not collected immediately upon entering into a Regional DC Agreement, phased billing occurs and when development charge rates are set by specific planning approvals.

eDOCS#9596305

Cost Recovery by Application Type

Application Type	Current Fee	Estimated Cost Recovery
Regional Official Plan Amendment (ROPA)	\$21,100	84%
Official Plan (Secondary Plan)	\$21,100	45%
Official Plan Site Specific (Council Approval)	\$9,300	65%
Official Plan (Director Approval)	\$5,500	63%
Official Plan Exemption	\$2,900	46%
Zoning Bylaw Amendment	\$1,100	25%
Block Plan (Tertiary/Precinct Plan)	\$2,900	34%
Draft Plan of Subdivision	\$5,500	67%
Draft Plan of Condominium	\$2,000	84%
Subdivision Clearance	\$2,800	48%
Condominium Clearance	\$1,800	87%
Major Revision (requires circulation)	\$2,700	75%
Minor Revision (no circulation)	\$1,400	82%
Consent	\$840	60%
Environmental Compliance		
Stormwater Works(Oil Grit Separator and/or Low Impact Development measures)	\$2,200	39%
Stormwater Works (Stormwater Management Pond)	\$2,200	28%
Sewers (storm and/or sanitary)	\$1,100	29%
Pumping Station (storm and/or sanitary)	\$2,000	26%

Comparison of Regional Development Application Fees

Development Application	York Region Current	York Region Proposed	Durham	Halton	Peel	Waterloo	Niagara
Recent Planning Fees review	2019	2020	2018 – updated every 2 years	2009 – next update 2021	2018 – next update in 2021	N/A	N/A
Regional Official Plan Amendment (ROPA)	\$21,100	\$21,100	Major \$20,000 Minor \$7,000	\$9,917 ⁽¹⁾	\$20,000	\$12,650	\$17,765
Notice related to ROPA	Actual Cost	Actual Cost	Actual Cost (\$1,000 deposit)	Actual Cost	Actual Cost	Actual Cost	Actual Cost
Major Area Official Plan Amendment	\$21,100	\$21,100	\$7,000	\$8,380 ⁽¹⁾	\$12,000	\$5,750	\$13,195 (Secondary Plans)
Local Official Plan Amendment (Report to Council)	Base Fee \$2,900 plus Decision Fee \$6,400	Base Fee \$5000 + Approval \$6,400					Major \$9,520 Minor \$5,075
Local Official Plan Amendment (Director Approval)	\$2,600	Base Fee \$5,000 + Approval \$2,600					
Local Official Plan Amendment (Base Fee) Exemption	\$2,900	\$5,000					
Revision to Official Plan Amendment requiring recirculation	\$2,900	\$3,000	Reactivation after 3 or more years of inactivity: \$2,500	\$4,190 ⁽¹⁾	N/A	N/A	N/A
Block Plan (non statutory)	\$	\$5,000	N/A	N/A	N/A	N/A	N/A
Minister's Zoning Order/Parkway Belt West	\$2,700	\$3,000	\$1,000	\$2,794	N/A	N/A	N/A

Comparison of Regional Development Application Fees

Development Application	York Region Current	York Region Proposed	Durham	Halton	Peel	Waterloo	Niagara
Zoning By-law Amendment	\$1,100	\$3,000 ⁽³⁾	\$1,500	\$988 ⁽¹⁾ Revision - \$494	N/A	\$1,150	\$1,270
Draft Plan of Subdivision/Vacant Land Condominium	\$5,500	\$6,500	\$4,000 (delegated municipalities) + Per Unit Fees \$5,500 (non-delegated municipalities) + Per Unit Fees	Base fee - \$10,196 *+Additional fees for revisions, sub phasing & extension*	\$20,000 ⁽²⁾	\$6,525 + \$250/hectare to a maximum of \$15,525	\$5,075 + \$1,120/hectare to a maximum of \$22,840
Draft Plan of Condominium	\$2,000	\$2,300	\$2,000.00	\$2,947	\$3,000	\$3,150 + \$100/unit to a maximum of \$6,150	\$5,075 + \$1,120/hectare to a maximum of \$22,840
Condominium Clearance	\$1,800	\$2,000	\$1,000	\$713	N/A	\$1,150	\$2,540
Subdivision Major Revision (Circulation)	\$2,500	No Change	\$1,500	Post Draft Approval - \$2,096 Phase Revision - \$5,024 Sub-Phase Revision - \$3,014 (with circulation) Condo Plan Revision - \$440	N/A	\$2,300	\$1,270 (prior to Draft Approval) \$2,540 (post Draft Approval)
Subdivision Minor Revision (No circulation)	\$1,400	No Change		Subdivision - \$733 Condominium - \$440	N/A	\$1,150	
Subdivision Clearance	\$2,800	\$5,000	\$1,125	\$2,096	N/A	\$2,000	\$2,540
Prepare a record (OMB/LPAT)	\$520	\$520	\$250	N/A	N/A	N/A	\$610

Comparison of Regional Development Application Fees

Development Application	York Region Current	York Region Proposed	Durham	Halton	Peel	Waterloo	Niagara
Consent to Sever	\$840 for first lot \$160 for each additional lot created	\$1,000 for the first lot \$160 for each additional lot created	Base Fee - \$1,000 Review - \$500	\$1,117	N/A	\$350	N/A
Minor Variance	No Fee	No Fee	\$500	\$35	N/A	N/A	N/A
Miscellaneous submissions not identified under fee category as determined by Chief Planner	No Fee	Hourly Rate \$250/hour or 7% of estimated cost of works	Primary Research Analysis: \$210	N/A	N/A	N/A	Hourly Rate \$225/hour
Review and approval of large scale major studies	No Fee	\$10,000	N/A	N/A	N/A	N/A	N/A
New Study Update or Amendment to existing Study	No Fee	\$5,000	N/A	N/A	N/A	N/A	N/A
Peer Review	\$2,500	Actual Cost	10% of Peer Review Cost	N/A	N/A	Actual Cost	Actual Cost

NOTES: All fees include applicable taxes

- (1) Halton Region: Municipal initiated ROPAs, LOPAs and Rezoning applications are exempt from Regional Development Application Fees
- (2) Sub-Delegated Plans – Fee charged to process comments for Mississauga/ Brampton/ Caledon
- (3) Fee applies only to stand-alone zoning bylaw amendment with a Regional interest.

Comparison of Regional Development Application Fees

Development Application	York Region Current	York Region Proposed	Durham	Halton	Peel
Inspection Fees					
Security release works inspection Fee	No Fee	\$2,000 per inspection	N/A	\$5,560 (1 st submission) + Additional Fees depending on the estimated cost of works for water, sewer & roads	Site Servicing on Regional Roads- Residential-\$1,980*up to 3 inspections)* Re-inspections- Actual cost
Construction Safety Inspection	Costs + \$210	\$2,000 per inspection	N/A	N/A	
Rectify any deficiencies	\$1,400	\$2,000/ twice the actual cost to the Region to perform the work, whichever greater	N/A	N/A	
Security Reduction works inspection fee	No Fee	\$2,000 per inspection	N/A	N/A	

eDOCS# 9955087

Comparison of Regional Development Application Fees

Development Application	York Region Current	York Region Proposed	Lake Simcoe Region Conservation Authority	City of Windsor	Peel, Halton and Durham Region
Environmental Compliance Approval					
Stormwater Works (Oil Grit Separator and/or Low Impact Development measures)	\$2,200	\$5,000	\$4,500	Per application and reapplication \$1,019 for 1-50 units/lots \$1,630 for 51 to 100 units/lots \$2,853 for 101-200 units/lots \$3,688 for greater than 200 units/lots	Have not updated fees and charge the fees set by MECP in 2000
Stormwater Works (Stormwater Management Pond)	\$2,200	\$8,000*	\$7,500 *		
Sewers (Storm and./or Sanitary)	\$1,100	\$5,000	Do not review		
Pumping Station (Storm and/or Sanitary)	\$2,000	\$7,000	Do not review		

Includes \$200 Administrative Fee charged by the Ministry of Environment, Conservation and Parks (MECP)

eDOCS# 9955087

Low Rise Development – Government Charge Comparison (2018)

Attachment 4

Government Charge	York Region (Markham)	Halton Region (Oakville)	Simcoe County (Bradford/West Gwillimbury)	City of Toronto	Durham Region (Ajax)	Peel Region (Brampton)
Average new home price	1.2 M	1.2M	570,000	930,000	600,000	655,000
Planning Review Fees	2,922	529	141	2,142	676	1,375
HST	77,189	90,072	46,739	72,505	59,622	60,793
Development Charges	88,424	80,598	35,848	62,232	47,182	86,391
Land Transfer Tax	11,675	13,875	6,475	20,810	8,675	8,875
Total Costs	219,940	232,498	119,999	205,926	146,741	192,889
Percentage Government Costs	18.3	19.4	21.1	22.1	24.5	29.4

Source: Government Charges and Fees on New Homes in the Greater Toronto Area (prepared by Altus Group Economic Consulting)

Note: Planning Fees include Regional and Local Municipal planning fees, and Development Charges (DCs) include Regional, Local and Education DCs

Not all costs are shown

Based on a development with 500 single detached home (36 ft) requiring an Official Plan Amendment, Zoning Bylaw Amendment and Subdivision Approval

High Rise Development – Government Charge Comparison (2018)

Government Charge	York Region (Markham)	Halton Region (Oakville)	Simcoe County (Bradford/West Gwillimbury)	City of Toronto	Durham Region (Ajax)	Peel Region (Brampton)
Average new home price	532,700	518,800	421,000	750,300	402,600	462,700
Planning Review Fees	984	303	108	1,334	341	611
HST	41,199	39,571	28,117	66,684	26,903	33,001
Development Charges	50,961	38,215	18,067	31,050	23,126	43,891
Land Transfer Tax	5,529	5,251	3,295	18,822	2,927	4,129
Total Costs	159,893	132,048	68,779	164,527	72,597	138,784
Percentage Government Costs	30.0	25.5	16.3	21.9	18.0	30.0

Source: Government Charges and Fees on New Homes in the Greater Toronto Area (prepared by Altus Group Economic Consulting)

Note: Planning Fees include Regional and Local Municipal planning fees, and Development Charges (DCs) include Regional, Local and Education DCs

Not all costs are shown

Based on a 500 condominium apartments requiring official plan amendment, zoning bylaw amendment, site plan and condominium approval.