

CITY OF MARKHAM ONTARIO



BY-LAW 2024-XX

A BY-LAW TO AMEND BY-LAW 211-83, being a by-law to prescribe a tariff of fees for the processing Planning Applications in the City of Markham

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. That By-law 211-83, as amended, is hereby further amended as follows:
2(a) or as otherwise indicated in Schedule A

a. Schedule "A" of By-law 211-83, as amended, is hereby amended as follows:

i. by amending clause 3.1 so that it reads:

"3.1. Fees payable shall be adjusted at each payment stage as set out in the Tables below, to reflect changes in the basis for the fee, including but not limited to changes in the number of Units, Lots and Parcels and changes to GFA, Land Area, Estimated Cost of Works, Consultant's Review Fees, Construction Cost, etc." and again:

3.1.1. immediately prior to approval of the development application, including but not limited to Site Plan Approval and Draft Plan of Subdivision Approval; and

3.1.2 at execution of any required agreement, including but not limited to Site Plan Agreements, Subdivision Agreements, Municipal Services Agreements, Development or Consent Agreements.

based on the fee rate in effect on the date the additional payment is required.

ii. By amending Clause 3.0 to add the following:

"3.2. Fees not paid when required pursuant to the provisions of this by-law in effect at the time the payment was required, or where the amount paid was incorrect, shall be paid at the times set out in Clauses 3.1.1 or 3.1.2, whichever is earlier, at the rate in effect on the date that the payment should have been paid or was paid incorrectly."

iii. by deleting the notation “(3)” at the end of the subtitle “**Revision of Draft Approved Plan and/or Draft Plan Conditions Requested by Applicant**” in Table 4.

iv. by amending footnote “(2)” below Table 4 so that it reads:

“2. Where a subdivision phasing plan has been submitted with the application for draft approval of a plan of subdivision, the Calculated Fee in section 4.2.1 to 4.2.4, both inclusive, shall be calculated based on each phase separately, not cumulatively. Payment for each phase will be collected at the time of the first engineering technical file or drawing submission.”

v. by amending footnote “(6)” below Table 7, so that it reads:

“6. Applies only to consents creating new residential lots for single detached, semi-detached and freehold townhouses.”

vi. by amending Table 7, to add the following footnote:

“11. Notwithstanding footnote 6, this applies to all consents for the creation of lots and blocks, including, but not limited to residential blocks, ICI lots, blocks within a draft or registered plan of subdivision, or open space blocks.”

vii. by amending Table 7, section 7.2.3, so that it reads:

7.2.3	Land Area Fee ⁽⁷⁾ (¹¹)	\$21,183	Per Hectare
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viii. by amending the definition of “Construction Cost” in the “ENGINEERING” section of DEFINITIONS in the By-law, so that it reads as follows:

“Construction Cost: the estimated cost of all internal and external works associated with the Plan of Subdivision, plus a 10% contingency prepared by the applicant’s Consulting Engineer and verified on or before execution of the Subdivision Agreement and again, on or before Acceptance for Maintenance.”

ix. by deleting 9.4 from Table 9 and renumbering the sections that follow accordingly.

2. This by-law shall come into effect on January 1, 2024.

READ A FIRST AND SECOND TIME THIS day of December, 2024
READ A THIRD TIME AND PASSED THIS day of December, 2024

KIMBERLEY KITTERINGHAM
CLERK

FRANK SCARPITTI
MAYOR