



## BY-LAW 2007-15

A by-law to amend By-law 211-83, as amended  
(A by-law to prescribe a Tariff of Fees  
for the Processing of Planning Applications)

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

1. By-law 211-83, as amended, be and the same is hereby further amended as follows:
  - 1.1 By deleting Schedule 'A' to By-law 211-83, as amended, and substituting therefore Schedule 'A' attached hereto.
2. All other provisions of By-law 211-83, as amended, not inconsistent with the provisions of this by-law shall continue to apply.
3. This By-law comes into force and takes effect on February 1, 2007.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
23<sup>RD</sup> DAY OF JANUARY, 2007.

  
SHEILA BIRRELL, TOWN CLERK

  
FRANK SCARPITTI, MAYOR

**SCHEDULE 'A'**  
**TO BY-LAW 2007-15**  
**TARIFF OF FEES FOR PROCESSING DEVELOPMENT APPLICATIONS**

**PLANNING AND URBAN DESIGN DEPARTMENT FEES**

- Fees shall be calculated at the rate in effect on the date paid. This provision applies to all applications, including those filed before February 1, 2007. Applications for which fees have been paid in part, prior to the effective date of this by-law, shall be required to pay any additional fees established by this by-law.
- Where payment in full of all fees applicable to an application has been made, no additional fee, where established by this by-law, shall be payable.
- Where the fee payable in respect of an application is payable in stages, the fee owing at each stage shall be the fee, for such stage, in effect on the date the payment is made. No additional fee or increase in fee is payable in respect of stages for which a fee has already been paid.
- Unless otherwise noted, Development application fees are payable at time of application.
- Fees shall only be accepted in conjunction with the filing of a complete application.
- Applicants shall not be permitted to "pre-pay" application fees upon submission of an incomplete application in order to lock in fees and avoid future fee increases.
- For categories 1 to 3, cost of notifications for meetings and hearings will be charged back to applicant

**1. OFFICIAL PLAN/SECONDARY PLAN AMENDMENT**

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|--|--------------------------|
| (a) Minor amendment (see notes for definition) | \$ 8,200 per application |
| (b) Major amendment (see notes for definition) | \$21,800 per application |

**2. ZONING BY-LAW AMENDMENT**

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|--|--------------------------|
| (a) Minor amendment (see notes for definition)   | \$ 7,600 per application |
| Major amendment (see notes for definition)   | \$15,300 per application |
| (b) Removal of "H" (Holding) provision   | \$ 2,800 per application |
| (c) Minister's Zoning Order  | \$ 4,900 per application |
| (d) Deeming By-law   | \$ 2,800 per application |
| (e) Additional Public meeting due to revisions by owner/applicant (payable before meeting)                           | \$ 2,700 per meeting     |
| (f) Additional report to Committee or Council due to revisions by owner/applicant (payable before Committee meeting) | \$ 2,700 per report      |

**3. SITE PLAN CONTROL**

*Note: Adjustments to the total fee payable will be required at each payment stage, to reflect increases in the total number of units and increases in fees, if any.*

**(a) Residential**

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|--|-------------------------|
| (i) New single detached or semi detached unit governed by Site Plan Control By-law # 262-94 as amended, (Heritage Districts and other specific areas) or as a condition of consent.                                | \$1,100 per unit        |
| (ii) Ground oriented townhouse dwelling units within blocks of 10 units or less within a plan of subdivision where the applicable per unit planning processing fee has been paid through a subdivision application | \$185 per unit          |
| (iii) Blocks or buildings of 11 units or more, where the applicable per unit planning processing fee has not been paid through a subdivision or consent application  |                         |
| • Base Fee   | \$3,800 per application |
| • Ground-Oriented Residential Uses (single detached, semi-detached, townhouses). 40 % collected at time of application and 60% collected at execution of agreement   | \$660 per unit          |
| • Apartments. 40 % collected at time of application and 60% collected at execution of agreement  | \$440 per unit          |

**(b) Residential Additions/ Alterations in Heritage Conservation Districts, Heritage Study Areas, Designated Buildings and in Heritage Estates**

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|------------------------------|----------------|
| • less than 50m <sup>2</sup> | \$50 per unit  |
| • 50m <sup>2</sup> or larger | \$500 per unit |

**(c) Industrial, Commercial, Institutional (ICI) new or additions (increase in gfa)**

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|--|------------------------------|
| Base Fee   | \$3,800 per application      |
| Gross Floor Area, 40 % collected at time of application and 60% collected at execution of agreement or undertaking | \$1.64 m <sup>2</sup> of gfa |

**(d) Minor Site Plan Control Applications**

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|--|-------------------------|
| Minor site plan applications including but not limited to; changes to parking lots, revisions to facades, outdoor patios, amendments to existing agreements, etc | \$3,800 per application |
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**(e) Telecommunication Towers**

\$6,800 per application

**(f) Recirculation of site plan drawings due to revisions by owner (where owner has failed to revise drawings as requested by Town)**

\$1,100 per recirculation

**4. DRAFT PLAN OF SUBDIVISION**

*Note: Adjustments to the total fee payable will be required at each payment stage, to reflect increases in the total number of units and increases in fees, if any.*

**(a) Plan of Subdivision**

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|---|--|
| (i) Base Fee  | \$12,500 per application plus the fee payable according to s. 4(a) (ii) or (iii) |
| (ii) Commercial, institutional, industrial (ICI) other non-residential uses, mixed-use (community amenity) and high and medium density residential blocks greater than 10 units (excluding park blocks, valleylands, hazard lands, environmental buffer blocks, stormwater management blocks and open space areas to be conveyed into public ownership), collected at time of application | \$3,300 per half hectare or part thereof   |
| (iii) Ground-Oriented Residential Uses (single detached, semi detached, townhouses within a block of 10 units or less). 10% collected at time of application, 30% collected at draft plan approval and 60% collected at execution of agreement  | \$660 per unit   |

**(b) Extension of Draft Approval**

\$2,800 per application

**SCHEDULE 'A'**  
**TO BY-LAW 2007-15**

**PLANNING AND URBAN DESIGN DEPARTMENT FEES**  
**(Continued)**

<b>(c) Revision of draft approved plan and/or draft plan conditions, when requested by the owner</b>	
Minor (no report required)	\$5,500 per application
Major (report required)	\$13,600 per application
<b>(d) Request for subdivision agreement</b>	
First phase of subdivision	\$18,530 per agreement
Subsequent phases	\$13,000 per agreement
<b>(e) Model Home/Sales trailer agreement, payable at execution of agreement</b>	\$1,800 per agreement
<b>(f) Exemption from Part Lot Control</b>	\$2,800 per M-plan
<b>(g) Recirculation of draft plan not approved (when requested by owner)</b>	\$1,200 per set of drawings

**5. DRAFT PLAN OF CONDOMINIUM**

*Note: Adjustments to the total fee payable will be required at each payment stage, to reflect increases in the total number of units and increase in fees, if any*

<b>(a) All condominium types</b>	\$11,000 per application
<b>(b) Extension of draft approval</b>	\$2,800 per application
<b>(c) Revision of draft approved plan and/or draft plan conditions, when requested by owner</b>	\$3,800 per application

**6. COMMITTEE OF ADJUSTMENT**

<b>(a) By-law variance, change in legal non conformity, and zoning interpretation for residential property, excluding apartments and condominiums</b>	\$1,400.00 per application
<b>(b) By-Law variance, change in legal non conformity, and zoning interpretation for all other property types, including apartments and condominiums</b>	\$1,600.00 per application
<b>(c) Consent</b>	\$2,200 per application; plus the fee payable according to s. 6 (c) (i) or (ii)
(i) conveyance creating a new residential lot, payable prior to finalization of conveyance	\$660.00 per unit
(ii) conveyance creating a new industrial, commercial, or institutional lot, payable prior to finalization of conveyance, minimum fee \$3,300.00	\$3,300.00 per half hectare or part thereof of the newly created lot,
(iii) establishment of an easement, mortgage, etc.	\$2,300.00 per application
(iv) preparation of development agreement, payable at registration of agreement	\$5,500.00 per agreement,
<b>(d) Technical Amendments</b>	
Residential applications for variances to rectify existing conditions requiring minor review by staff, at the discretion of the Director of Planning	\$700.00 per application
<b>(e) By-law variance, change in legal non conformity, zoning interpretation for all property types on a Draft Plan of Subdivision</b>	\$2,800.00 per application; plus \$660.00 for the greater of; number of proposed lots and/or proposed units

**7. PLANNING AND URBAN DESIGN STUDIES**

Review and approval of any planning study/report related to any planning application. Minimum \$550/study and payable at submission of study.	11% of consultants cost of study as certified by consultant
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**8. URBAN DESIGN FEES**

- Unless otherwise noted, Urban Design fees are collected at execution of agreement.

<b>(a) Site plans</b>	
Review and approval of landscape drawings and inspection of site. Minimum fee is \$1,600.00.	5.1% of the estimated cost of construction of the landscape works or \$1600 whichever is higher
Short Form Site Plan Agreement	\$300.00 per agreement
<b>(b) Subdivision</b>	
Review and approval of landscape drawings and inspection of site.	5.10% of estimated cost of construction of the landscaping works or \$660 per unit/lot on the plan of subdivision whichever is higher
<b>(c) Fence variance</b>	
Residential	\$800 per application
Industrial or commercial	\$2,700.00 per application
<b>(d) Fee for additional submission/review and inspections</b>	
Where an owner files more than three submissions of landscape drawings, due to revisions by the owner or the owner's failure to revise drawings as requested by the Town, an additional fee will be charged.	\$1,200 per submission
Where a third (or more) inspection is required, due to unaddressed deficiencies identified during earlier inspections, an additional fee will be charged	\$550 per inspection

**SCHEDULE 'A'**  
**TO BY-LAW 2007-15**

**ENGINEERING DEPARTMENT FEES**

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- Where payment in full of all fees applicable to an application has been made, no additional fee, where established by this by-law, shall be payable.
- Where the fee payable in respect of an application is payable in stages, the fee owing at each stage shall be the fee, for such stage, in effect on the date the payment is made. No additional fee or increase in fee is payable in respect of stages for which a fee has already been paid.
- Fees shall only be accepted in conjunction with the filing of a complete application.
- Applicants shall not be permitted to "pre-pay" application fees upon submission of an incomplete application in order to lock in fees and avoid future fee increases.
- Unless other wise noted, Engineering Division fees are collected at agreement stage.

**1. SITE PLAN WORKS**

Review and approval of internal and external drawings and inspections. Fee is based on percentage of cost of internal works, including but not limited to; curbs, pavement, parking lot structure, retaining walls, grading, etc. and external works, including but not limited to; sanitary and storm sewer connections, water service, driveways, sidewalks, boulevard treatment, road works, traffic controls, etc. Minimum fee of \$2,800.00. Payable either prior to conditional permit or execution of site plan agreement stage whichever is earlier.

5.1% or \$2,800 whichever is higher

**2. PLAN OF SUBDIVISION**

Review and approval of engineering drawings, inspection and administration of agreement. Fee is based on percentage of the final construction cost of public works, including but not limited to; erosion and sedimentation controls, underground and above ground works, etc. within the plan of subdivision, as certified by the consulting engineer. Payable at either pre-servicing stage or agreement stage, whichever is earlier.

5.1% of the final construction cost of public works or \$600.00 per lot or block, whichever is higher

**3. RESIDENTIAL SERVICE CONNECTION**

Fee is based on percentage of the total cost of engineering work required within the municipal road allowance

16.0%

**4. ENGINEERING STUDIES**

Review and approval of any engineering studies related to any planning application. Minimum. \$550/study and payable at submission of study.

11% of consultants cost of study as certified by consultant or \$550 whichever is higher

**5. FEE FOR ADDITIONAL SUBMISSION/REVIEW AND INSPECTIONS**

Where an owner files more than three submissions of engineering drawings, due to revisions by the owner or the owner's failure to revise drawings as requested by the Town, an additional fee will be charged.

\$2,200 per submission

Where a third (or more) inspection is required, due to unaddressed deficiencies identified during earlier inspections, an additional fee will be charged

\$550 per inspection

**NOTES:**

**Official Plan/Secondary Plan Amendment**

**Minor:** An application for a minor, site specific and small scale amendment or exception to Official Plan policies and designations, having limited impact or policy implications beyond the subject lands.

**Major:** An application to amend the Official Plan that is more significant in scale and scope than a minor official plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category. A site specific application could also fall in this category, if considered to represent large scale redevelopment or significant change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category.

**Zoning By-law Amendment**

**Minor:** An application for minor and small scale zoning amendment having no significant impact on adjoining lands. Minor applications must be site specific and include:

- Request for additional permitted use, within an existing building with no significant impact on existing development standards;
- Changes in development standards to accommodate a residential severance to create one single family lot within and existing subdivision
- Application for Temporary Use

**Major:** An application for a Zoning By-law Amendment that is more significant in scale and scope than a minor zoning amendment, and which may have greater impact beyond the subject lands. Major applications include:

- Applications relating to more than one property
- A site specific application, if considered to represent large scale redevelopment
- Any change in use and/or zone category
- An application involving significant changes to the development standards or general provisions of the by-law