

**Ajax - 2023 Development Application Fees Review
Planning - New Process Cost Comparison**

Costing Category	Full Cost per Application		
	Prior Process	Bill 109 Process	Diff (\$)
Removal of Holding Symbol	\$ 7,175	\$ 11,969	\$ 4,794
OPA Simple - Pre-Con Stage 1	\$ 9,178	\$ 3,073	
OPA Simple - Pre-Con Stage 2		\$ 11,913	
OPA Simple - Application Processing	\$ 57,964	\$ 37,767	
Total OPA Simple	\$ 67,142	\$ 52,753	\$ (14,389)
OPA Complex - Pre-Con Stage 1	\$ 9,178	\$ 6,999	
OPA Complex - Pre-Con Stage 2		\$ 30,614	
OPA Complex - Application Processing	\$ 149,875	\$ 98,433	
Total OPA Complex	\$ 159,054	\$ 136,045	\$ (23,008)
ZBA Simple - Pre-Con Stage 1	\$ 9,178	\$ 7,507	
ZBA Simple - Pre-Con Stage 2		\$ 12,459	
ZBA Simple - Application Processing	\$ 56,532	\$ 31,918	
Total ZBA Simple	\$ 65,710	\$ 51,884	\$ (13,826)
ZBA Complex - Pre-Con Stage 1	\$ 9,178	\$ 9,179	
ZBA Complex - Pre-Con Stage 2		\$ 14,559	
ZBA Complex - Application Processing	\$ 64,439	\$ 33,908	
Total ZBA Complex	\$ 73,617	\$ 57,647	\$ (15,970)
Site Plan (Conversion/ Model Home/ Sales Trailer) - Application Processing	\$ 22,123	\$ 10,946	
Site Plan (Conversion/ Model Home/ Sales Trailer) - Clearing of Conditions		\$ 7,435	
Total Site Plan (Conversion/ Model Home/ Sales Trailer)	\$ 22,123	\$ 18,381	\$ (3,742)
Site Plan Complex - Pre-Con Stage 1	\$ 9,178	\$ 19,917	
Site Plan Complex - Pre-Con Stage 2		\$ 36,217	
Site Plan Complex - Application Processing		\$ 80,292	
Site Plan Complex - Clearing of Conditions	\$ 182,090	\$ 25,908	
Total Site Plan Complex	\$ 191,269	\$ 162,334	\$ (28,935)

**Ajax - 2023 Development Application Fees Review
Planning - Preliminary Fee Adjustments**

Costing Category	Current Fee	Full Cost	Recommended Fee
Planning			
OPA Simple - Pre-Con Stage 1	\$ 2,800	\$ 3,073	\$ 3,073
OPA Simple - Pre-Con Stage 2	\$ 7,500	\$ 11,913	\$ 7,015
OPA Simple - Open House	\$ -	\$ 11,128	\$ 11,128
OPA Simple - Application Processing	\$ 19,766	\$ 37,767	\$ 37,767
OPA Complex - Pre-Con Stage 1	\$ 2,800	\$ 6,999	\$ 3,073
OPA Complex - Pre-Con Stage 2	\$ 7,500	\$ 30,614	\$ 7,015
OPA Complex - Open House	\$ -	\$ 15,713	\$ 15,713
OPA Complex - Application Processing	\$ 45,678	\$ 98,433	\$ 98,433
Regional OPA Review	\$ 6,555	\$ 35,517	\$ 17,760
ZBA Simple - Pre-Con Stage 1	\$ 2,800	\$ 7,507	\$ 3,073
ZBA Simple - Pre-Con Stage 2	\$ 7,500	\$ 12,459	\$ 7,015
ZBA Simple - Open House	\$ -	\$ 4,652	\$ 4,652
ZBA Simple - Application Processing	\$ 12,193	\$ 31,918	\$ 31,918
ZBA Complex - Pre-Con Stage 1	\$ 2,800	\$ 9,179	\$ 3,073
ZBA Complex - Pre-Con Stage 2	\$ 7,500	\$ 14,559	\$ 7,015
ZBA Complex - Open House	\$ -	\$ 5,374	\$ 5,374
ZBA Complex - Application Processing	\$ 26,436	\$ 33,908	\$ 33,908
Removal of Holding Symbol	\$ 6,900	\$ 11,969	\$ 8,977
Zoning Compliance Review	\$ 1,400	\$ 1,608	\$1,608 (ZBA, Site Plan, Site Plan Amendments Major & Minor D) \$804 (Minor Site Plan, Site Plan Amendments Minor A, B, & C)
Subdivision (Residential)	\$18,638.10 (Base) + \$437.20 per unit (1-200) \$218.70 per unit (201+)	\$26,141 (Base) + \$613.21 per unit (≤200) \$306.74 per unit (201+)	\$26,141 (Base) + \$613.21 per unit (≤200) \$306.74 per unit (201+)
Subdivision (Non-Residential)	\$ 18,057	\$ 2,158	\$ 2,158
Subdivision Amendment (Not Draft Approved)	\$ 9,087	\$ 4,061	\$ 4,061
Subdivision Amendment (Major)	\$ 9,316	\$20,143 (Base) + \$472.51 per unit (≤200) \$236.36 per unit (201+)	\$20,143 (Base) + \$472.51 per unit (≤200) \$236.36 per unit (201+)
Subdivision Amendment (Minor)	\$ 1,866	\$ 9,137	\$ 5,482
Request to Extend Draft Approval	\$ 1,381	\$ 4,669	\$ 4,669
Final Approval, Subdivision/ Condo Clearance	\$2,792.90 (Sub) \$2,281.10 (Condo)	\$ 4,268	\$3,800 (Sub) \$3,000 (Condo)
Condominium	\$ 12,285	\$ 30,228	\$ 19,648
Development Block	\$ 18,638	\$ 33,705	\$ 26,964
Lift Part-Lot Control	\$2,766.20 (Base) + \$291.30 per unit (Maximum of \$6,365)	\$ 5,363	\$4,699 (Base) + \$33.18 per unit (Maximum of \$5,363)
Site Plan (Conversion/ Model Home/ Sales Trailer) - Clearing of Conditions	\$4,077.30 (Conversion)	\$ 7,435	\$ 7,435
Site Plan (Conversion/ Model Home/ Sales Trailer) - Application Processing	\$3,496.40 (Model Homes/ Sales Trailers)	\$ 10,946	\$ 10,946
Site Plan Complex - Pre-Con Stage 1	\$ 2,800	\$ 19,917	\$ 3,073
Site Plan Complex - Pre-Con Stage 2	\$ 7,500	\$ 36,217	\$ 7,015
Site Plan Complex - Clearing of Conditions	\$9,263.10 (Base) + \$874.20 per unit (≤25) \$677 per unit (26-100) \$330.60 per unit (101-200) \$176 per unit (>200) \$96 per 100 m ² GFA (Non-Res)	\$ 25,908	\$ 25,908
Site Plan Complex - Application Processing	\$7,311 (Base) + \$690 per unit (≤25) \$534 per unit (26-100) \$261 per unit (101-200) \$139 per unit (>200) \$76 per 100 m ² GFA (Non-Res)	\$7,311 (Base) + \$690 per unit (≤25) \$534 per unit (26-100) \$261 per unit (101-200) \$139 per unit (>200) \$76 per 100 m ² GFA (Non-Res)	\$7,311 (Base) + \$690 per unit (≤25) \$534 per unit (26-100) \$261 per unit (101-200) \$139 per unit (>200) \$76 per 100 m ² GFA (Non-Res)
Site Plan Amendment (Major)	Full Site Plan Fee	\$ 182,090	Full Site Plan Fee
Site Plan Amendment (Minor A)	\$ 533	\$ 11,464	\$ 750
Site Plan Amendment (Minor B)	\$ 1,130	\$ 14,740	\$ 1,500
Site Plan Amendment (Minor C)	\$ 2,564	\$ 17,980	\$ 2,600
Site Plan Amendment (Minor D)	\$ 8,997	\$ 52,173	\$ 10,435
Telecommunication Facility	\$ 9,594	\$ 18,649	\$ 18,649
Minor Variance	\$692.90 (Accessory building) \$852.80 (Single, Semi, Duplex, Triplex, Town - 1 Variance) \$1,066 (Single, Semi, Duplex, Triplex, Town - 2+ Variances) \$1,812.20 (Condo, Apartment, or Mixed-Use - 1 Variance) \$2,131.90 (Condo, Apartment, or Mixed-Use - 2-5 Variances) \$319.80 (Condo, Apartment, or Mixed-Use - 6+ Variances, per) \$2,131.90 (Non-Residential - 1 Variance) \$4,050.60 (Non-Residential - 2-5 Variances) \$319.80 (Non-Residential - 6+ Variances, per) \$2,712.90 (Enlargement, Expansion, or Conversion of legal non-conforming)	\$ 3,847	\$800 (Accessory building) \$1,539 (Single, Semi, Duplex, Triplex, Town - 1 Variance) \$1,923 (Single, Semi, Duplex, Triplex, Town - 2+ Variances) \$3,270 (Condo, Apartment, or Mixed-Use - 1 Variance) \$3,846 (Condo, Apartment, or Mixed-Use - 2-5 Variances) \$577 (Condo, Apartment, or Mixed-Use - 6+ Variances, per) \$3,846 (Non-Residential - 1 Variance) \$4,400 (Non-Residential - 2-5 Variances) \$577 (Non-Residential - 6+ Variances, per) \$4,400 (Enlargement, Expansion, or Conversion of legal non-conforming)
Minor Variance (Special Hearing)	\$ 4,381	\$ 11,695	\$ 7,849
Land Division Admin (Processing)	\$ 2,681	\$ 10,334	\$ 3,100
Land Division Admin (Development Agreement)	\$ 213	\$ 7,448	\$ 2,607
Property Info Request (Zoning, Building, Heritage, & By-law)	\$128 (Zoning) \$58.80 (All Others)	\$ 926	\$278 (Zoning) \$128 (All Others)
Property Info Request (Legal Inquiry)	\$ 117	\$ 448	\$ 224
Property Info Request (Release of Agreements)	\$ 267	\$ 883	\$ 442
Sign By-law - Variance	\$ 1,386	\$ 1,065	\$ 1,065
Tree Cutting Permit	\$ 933	\$ 4,698	\$ 1,409
Tree Cutting Permit (Appeal to GGC)	\$ 784	\$ 7,025	\$ 4,215
Street Addressing	\$445 (Base) + \$56 per address	\$ 435	\$342 (Base) + \$19 per address
Street Naming Request	\$ 169	\$ 664	\$ 664
OLT Appeals (Non-CoA)	\$ 1,100	\$ 6,354	\$ 1,100
Pre-Consultation	\$650 (Minor Variance, Land Division) \$2,800 (Phase 1: All excluding Site Plan Amendments Minor A & B, Telecommunication Facility) \$650 (Phase 2: Minor Site Plan, Site Plan Amendments Minor A, B, & C, Telecommunication Facility) \$7,500 (Phase 2: All Others)	\$ 9,178	\$650 (Minor Variance, Land Division) \$2,800 (Phase 1: All excluding Site Plan Amendments Minor A & B, Telecommunication Facility) \$650 (Phase 2: Minor Site Plan, Site Plan Amendments Minor A, B, & C, Telecommunication Facility) \$7,500 (Phase 2: All Others)
Optional Review - Minor	\$ 2,800	\$ 4,820	\$ 2,800
Optional Review - Comprehensive	\$ 7,500	\$ 16,065	\$ 7,500
Heritage Permit	\$ -	\$ 2,803	\$ -
Temporary Patio Permit	\$ -	\$ 1,208	\$ -

**Ajax - 2023 Development Application Fees Review
Building - Preliminary Fee Adjustments**

Costing Category	Current Fee	Charging Parameter	Full Cost	Recommended Fee
Building				
Group A/D/E (Shell)	\$ 10.00	per m ²	\$ 5.20 per m ²	\$ 10.00
Group A (Finished)	\$ 17.00	per m ²	\$ 16.15 per m ²	\$ 16.47
Group B (Finished)	\$ 18.00	per m ²	\$ 13.43 per m ²	\$ 14.95
Group D (Finished)	\$ 14.00	per m ²	\$ 38.52 per m ²	\$ 14.00
Group E (Finished)	\$ 13.00	per m ²	\$ 16,409 per permit	\$ 13.00
Group F (Shell)	\$ 7.00	per m ²	\$ 1.85 per m ²	\$ 5.66
Group F (Finished)	\$ 9.00	per m ²	\$ 4.57 per m ²	\$ 7.52
Group F (Parking, Unserviced Storage, & Farm)	\$5 (Unserviced Storage) \$4 (Parking & Farm)	per m ²	\$ 0.83 per m ²	\$4.4 (Unserviced Storage) \$3.5 (Parking & Farm)
Residential Housing	\$ 13.50	per m ²	\$ 12.41 per m ²	\$ 12.96
Residential Multi-Storey (<5 Storeys)	\$ 13.50	per m ²	\$ 26,811 per permit	\$ 13.50
Residential Multi-Storey (≥5 Storeys)	\$ 13.50	per m ²	\$ 2.11 per m ²	\$ 7.80
Group A/B Alteration	\$8 (Group A) \$6.3 (Group B)	per m ²	\$ 13.42 per m ²	\$8 (Group A) \$6.3 (Group B)
Group D Alteration	\$ 7.10	per m ²	\$ 11.02 per m ²	\$ 7.10
Group E Alteration	\$ 5.14	per m ²	\$ 8.67 per m ²	\$ 5.14
Group F Alteration	\$ 4.74	per m ²	\$ 1.41 per m ²	\$ 4.16
Residential Accessory Apartment	\$ 8.81	per m ²	\$ 2,152 per permit	\$ 8.81
Residential Retrofit Accessory Apartment	\$ 134	Flat	\$ 1,401 per permit	\$ 134
Residential Alterations (incl. finishing basement)	\$ 6.52	per m ²	\$ 2,157 per permit	\$ 6.52
Residential Minor (Garden Shed, Gazebo, Garage, Deck)	\$ 134	Flat	\$ 1,269 per permit	\$ 134
Foundation & Unfinished Basement	\$ 4	per m ²	\$ 578 per permit	\$ 4
Below Grade Entrance	\$ 300	Flat	\$ 916 per permit	\$ 300
Portables, Tents, Temporary Structures, & Electromagnetic Lock	\$300 (Portable, Tent, Temp.) \$200 each (Electromagnetic) \$500 (Temp. Sales Struct.)	Flat	\$ 1,651 per permit	\$300 (Portable, Tent, Temp.) \$200 each (Electromagnetic) \$500 (Temp. Sales Struct.)
Retaining Wall	\$ 11	per linear m	\$ 1,451 per permit	\$ 11
Residential Service Connections & Backflow Prevention	\$ 134	per lot	\$ 405 per permit	\$ 134
Site Servicing Permit	2.50%	% of CV	\$ 1,662 per permit	1.60%
Solar Panels	\$134 (Indiv. Dwelling) \$434 (All Other)	Flat	\$ 1,417 per permit	\$134 (Indiv. Dwelling) \$434 (All Other)
Non-Residential (Other) (Balcony Guard Replacement/ Repair & Parking Structure Repair)	\$1.5 per linear m (Balcony Guard) \$1 per m ² (Parking)	per Unit	\$ 891 per permit	\$1.5 per linear m (Balcony Guard) \$1 per m ² (Parking)
Air Supported Structures	\$ 4.0	per m ²	\$ 2,109 per permit	\$ 4.0
Demolition	\$ 0.2	per m ²	\$ 929 per permit	\$ 0.2
Change of Use	\$ 300	Flat	\$ 1,394 per permit	\$ 300
Signs	\$ 250	per Sign	\$ 714 per permit	\$ 250

**Ajax - 2023 Development Application Fees Review
Development Engineering - Preliminary Fee Adjustments**

Costing Category	Current Fee	Full Cost	Recommended Fee
Development Engineering			
Eng. Review & Inspection of Agreements (Subdivision, Development, and Lot Grading)	% of Value of Securities 7.8% (\$13k to <\$500k) 6.4% (\$500k to \$1m) 5.6% (>\$1m) \$1,045 (<\$13k)	\$ 52,586 per application	% of Value of Infrastructure 6.1% (\$13k to <\$500k) 5.0% (\$500k to \$1m) 4.4% (>\$1m) \$814 per Lot (<\$13k)
Pre-servicing Agreement (sub-process of Subdivision)	\$ 1,919	\$ 1,930 per application	\$ 1,930
Erosion and Sediment Control Permit (Major)	\$607.70 + \$117.40 per ha	\$ 2,841 per application	\$1,962 + \$879 per ha
Erosion and Sediment Control Permit (Minor)	\$ -	\$ 1,903 per application	\$ 1,903
Lot Grading Review (Infill Lots)	\$1,044.70 (Securities <\$13k)	\$ 1,061 per application	\$ 1,061
Eng. Review & Inspection of Site Plan Agreement	% of Value of Securities 6.7% (\$13k to <\$500k) 6.0% (\$500k+) \$1,045 (<\$13k)	\$ 25,707 per application	% of Value of Infrastructure 6.3% (\$13k to <\$500k) 5.6% (>\$500k) \$984 (<\$13k)
Landscape Architectural and Urban Design Review	\$1,001.60 (Value of Securities <\$13k) 6.4% Value of Securities (≥\$13k)	\$ 4,260 per application	% of Value of Urban Design Elements 2.1% (≥\$13k) \$330 (<\$13k)
Request for Traffic Data and Turning Movement Counts	\$ 56	\$ 233 per application	\$ 233
Benchmarks	\$766 per 200 lots	\$ 3,095 per application	\$15.47 per Lot

**Ajax - 2023 Development Application Fees Review
Economic Development - Preliminary Fee Adjustments**

Costing Category	Current Fee	Full Cost	Recommended Fee
Economic Development			
Real Estate - Acquisition of Land	\$ -	\$ 4,034	\$ -
Real Estate - Real Property Agreements (Easements)	\$ 533	\$ 7,503	\$ 1,700
Real Estate - Real Property Agreements (Licence Agreements)	\$ 533	\$ 4,243	\$ 1,700
Real Estate - Sale and Other Disposition of Land	\$ -	\$ 3,127	\$ 1,700
Business Official Opening	\$ -	\$ 933	\$ -
Filming in Ajax	\$ 267	\$ 2,806	\$ 500
Permission to Enter	\$ 160	\$ 844	\$ 250