

Municipality Of Chatham-Kent
Community Development
Building Development Services

To: Mayor and Members of Council
From: Paul Lacina, C.B.O.
Director, Building Development Services
Date: May 30th, 2020
Subject: Multi-Residential Building Permit Fee's

Recommendation

1. The Municipality of Chatham-Kent set a maximum amount of \$20,000.00 per permit fee for residential buildings containing up to 20 dwelling units.
2. The User Fee By-law 19-2020 be amended to add an additional residential line to include a maximum permit fee amount of \$20,000.00 for residential buildings containing up to 20 dwelling units.

Background

At the council meeting of February 10, 2020, Councilor Thompson brought forth the following Notice of Motion:

“That a cap fee schedule be developed for small scale multi-residential units and that report brought to Council no later than August.”

Comments

At the February 10, 2020 Council meeting, Municipal Council approved a maximum amount of \$50,000.00 per building for residential building permit fees.

During deliberation, Councilor Thompson's request asked that staff look at a cap for small scale multi-residential development.

Similar to large multi-residential development Chatham-Kent has only recently seen the development of small multi-residential developments.

In keeping with the strategic planning session held on January 12, 2020, Building Development Services suggest that similar to the \$50,000.00 cap for new residential

buildings, a maximum limit on building permit fees per multi-residential buildings containing up to 20 dwelling units.

The User Fee By-law (Appendix A) will require the following amendments:

Division	Business	Issue	2020 Fees
Building Development Services	Building Services	Building Permits (New Residential – of up to 20 Dwelling units) Permit fee maximum amount set at \$20,000.00 per building	\$16.90

Conclusion

The proposal has been reviewed by the Community Development Leadership Team. It is the department's position that this initiative will help to contribute to future growth.

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

Consultation

Internal

Community Development Leadership Team

The Community Development Leadership Team has reviewed the proposal and is in support of the building permit fee change.

Financial Implications

A 20 unit multi-residential development has construction value of approximately \$5,000,000.00 dollars. Based on our current fee structure, the building permit fee would be \$84,500.00.

Should the Municipality receive a building permit application for a multi-residential development which includes 3 buildings, each with 20 residential units, the permit fee would be \$20,000.00 for each building totaling \$60,000.00 for the building permit fee. In such a scenario the loss of revenue will be absorbed within Building Development Services base budget.

Prepared by:

Reviewed by:

Paul Lacina
C.B.O., Director
Building Development Services

John Norton
General Manager
Community Development

Attachments: Appendix A – Amending User Fee Bylaw Multi-Residential Building Permit Fees

p:\rtc\community development\2020\building development services\multi-residential building permit fees june 3.docx

By-Law Number 2020
Of The Corporation of the Municipality of Chatham-Kent

A By-law to amend By-Law Number 19-2020,
 A By-law to Establish Certain User Fees

Finally passed the 15th day of June 2020.

Whereas the Corporation of the Municipality of Chatham-Kent did enact By-law 19-2020 for the purpose of establishing certain user fees in the Municipality of Chatham-Kent.

And Whereas the Corporation of the Municipality of Chatham-Kent now deems it expedient to amend certain provisions contained in Schedule "A" of said By-law 19-2020.

Now Therefore the Municipal Council of the Corporation of the Municipality of Chatham-Kent enacts as follows:

1. Schedule "A" 2020 Comprehensive User Fee/Deposits Review the following fees be and the same are hereby added:

Division	Business	Issue	2020 fee
Building Development Services	Building Services	Building Permits (New Residential – of up to 20 Dwelling units) Permit fee maximum amount set at \$20,000.00 per building	\$16.90

2. By-law 19-2020 of the Corporation of the Municipality of Chatham-Kent as heretofore amended from time to time is hereby ratified and confirmed in all respects save and except as amended hereby.

This By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second, and Third Time, this 15th day of June 2020.

 Mayor – Darrin Canniff

 Clerk - Judy Smith