

November 18, 2013

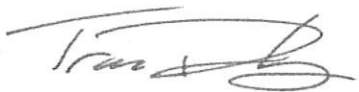
Report To: Mayor and Council

From: Travis Rob, CBO, Facilities/Special Projects Coordinator

RE Building Permit Fee Proposal for 2014 User Fees

At the November 12, 2013 Council meeting a report and proposed permit fees were discussed where the cost for residential permits would be transitioned from a cost of construction model to a cost per square foot model. Council's discussion was to revisit the matter at the executive committee with recommendations put into the user fees for the 2014 year. Three proposed fee scenarios in addition to the initial proposed fees were provided to the Planning and Development Executive Committee at their November 18, 2013 meeting and discussed. The three scenarios used different costing schemes to obtain a 1% increase in overall revenue by changing the fees charged on different categories of permits. The rationale used was the same as the initial proposal, decrease the fees for the construction or addition to Residential Single Detached Dwellings to help spur the construction of more new houses to strengthen our tax base while slightly increasing the cost for sheds, decks and garages which account for most of our building activity in the Town of Fort Frances. The decision of PDEC was to accept the fees as proposed in Scenario #3 in preparation for the 2014 user fee by-law.

Respectfully Submitted



Travis Rob, EIT
CBO, Facilities/Special Projects Coordinator

Council Approval of this report will accept Building Permit Fee Scenario #3 for inclusion in the 2014 Town of Fort Frances User Fee By-Law.

TOWN OF FORT FRANCES
SCHEDULE OF FEES
SCHEDULE "A"

		2013 Rates	PROPOSED 2014 Rates
2.0	Planning & Development (Plus applicable taxes) Effective January 1		
2.1	Building/Demolition Permits		
	2.1.1. New Residential Construction or Addition to:		
	2.1.1.1 Garages, Accessory Use Buildings, Covered Decks		0.40/sq. ft.
	2.1.1.2 Uncovered Decks, Sheds, Temporary Structures		0.25/sq. ft.
	2.1.1.3 Residential Construction (Single Detached Dwellings, Attached Garages, Factory Built Structures)		
	Main Floor		0.80/sq. ft.
	Basement		0.64/sq. ft.
	Each Additional Floor		0.40/sq. ft.
	All Other Construction Not Conforming to the Above Fee Schedule		
	2.1.1 1st \$1,000 of Value (Minimum Permit Fee)	54.00	54.54
	2.1.2 Each Additional \$1,000 of Value or Part Thereof	10.80	10.91
	2.1.3 Progress Reports	86.40	87.26
	2.1.4 Conditional Permit	228.75	231.04
	2.1.5 Re-Inspection Fee	86.40	87.26
	2.1.6 Special Call Out Services	Applicable Rates (Time & OH)	Applicable Rates (Time & OH)
2.2	Plumbing Inspection Fee		
	2.2.1 Per Fixture	10.80	10.91
2.3	Change of Use	57.20	57.77
2.4	Residential Demolition		54.54
2.5	Administration Fee		
	2.5.1 Construction/Demolition Commenced Prior to Issuance of Building Permit	114.40 Greater of \$114.40 or 10% of Building or Demolition Permit Fee	115.54 Greater of \$115.54 or 10% of Building or Demolition Permit Fee
2.6	Transfer of Permit Fee	57.20	57.77
2.7	Application for Deferral of Revocation	57.20	57.77
2.8	Refund of Fees		
	2.8.1 Permit Issued but Construction Not Commenced	50%	50%
	2.8.2 Reduction of Refund for Each Field Inspection Performed After Issuance of Permit	5%	5%
2.9	Moving Permit Fees		
	2.9.1 Single Trip	86.40	87.26
	2.9.2 Single Short Term Job	114.50	115.65
	2.9.3 Single Job - 6 Months	228.90	231.19
	2.9.4 Annual Permit	457.75	462.33
2.10	Sign Permit Fee		
	2.10.1 Permanent Sign Fee	57.20	57.77
	2.10.2 Mobile Sign - 30 Day Permit	10.40	10.50
	2.10.3 Mobile Sign - 90 Day Permit	26.00	26.26
	2.10.4 Mobile Sign - 180 Day Permit	52.00	52.52
2.11	Swimming Pool Permit Fee	57.20	57.77
2.12	Animal Control		
	2.12.1 2.12.1.1 Dog License - Spayed/Neutered	23.75	23.99
	2.12.1.2 Dog License - Unspayed/Non-Neutered	34.50	34.85

	2013 Rates	PROPOSED 2014 Rates
2.12.1.3 Replacement for Lost Tag	17.30	17.47
2.12.2 Impound Fee	74.50	75.25
2.13 Private Parking Spaces (Rented)		
2.13.1 Annual Fee Each	367.00	370.67
2.14 Portage Avenue Municipal Parking Lot		
2.14.1 Rental of Reserved Parking Space 1st One Per Month	35.60	35.96
2.14.1.1 Each Per Year	356.00	359.56
2.14.2 Unreserved Parking Spaces - Daily	2.00	2.00
2.15 Metered On-Street Parking	1.00/Hr	1.00/Hr
2.16 Loading Zone - Annual Fee Each	367.00	370.67
2.17 Church Loading Zone - Annual Fee Each	69.00	69.69
2.18 Planning Fees		
2.18.1 Official Plan Amendment	2,290.00	2,312.90
2.18.2 Zoning By-Law Amendment	1,716.00	1,733.16
2.18.3 Removal of "H" Symbol	1,144.00	1,155.44
2.18.4 Temporary Use By-Law	1,144.00	1,155.44
2.18.4.1 Extension to Temporary Use By-Law	343.20	346.63
2.18.5 Application for Subdivision/Condominium	2,860.00	2,888.60
2.18.5.1 Amendment to Subdivision/Condominium	572.00	577.72
2.18.6 Consent (i.e. new lot, easement, lot addition, etc.)	516.00	521.16
2.18.6.1 Successive Applications (related property)	259.00	261.59
2.18.6.2 Additional Fee if easement, ROW included	259.00	261.59
2.18.7 Minor Variance / Special Permission	286.00	288.86
2.18.8 Acknowledgement, Undertaking & Indemnification	56.60	57.17
2.18.9 Site Plan Agreement	917.30	926.47
2.18.9.1 Amendment to Site Plan Agreement	286.00	288.86
2.18.10 Letters of Compliance and/or Information		
2.18.10.1 Letter of Compliance	57.20	57.77
2.18.10.2 Requests for Information Relative to Building Permit Activity,	57.20	57.77
2.18.11 Encroachment Agreement or other land use agreement not listed elsewhere	343.20	346.63
2.18.12 Validation of Title / Power of Sale	286.00	288.86
2.18.13 GIS. maps (each)	12.00	12.12
2.18.14 Reschedule Public Meeting (at applicant's request) all planning applicatio	286.00	288.86
2.18.15 Deeming By-Law (applies to second and successive lot)	57.20	57.77
2.18.16 Land Titles, Ontario Municipal Board, Solicitor or Planner's Fees if applicable, excessive staff time	Cost Recovery Basis	Cost Recovery Basis
2.18.17 Pre-consultation fee pertaining to 2.18.1, 2.18.2, 2.18.3, 2.18.4, 2.18.5 "applied to applicable fee as noted upon receipt of completed application"	10% of applicable fee	10% of applicable fee
2.18.18 Assign Property Address	57.20	57.77

Scenario #3 - 1% Increase Shared

	Residential SDD New	Square Foot	2013 Permit Cost	2014 Cost per Sq Ft	2014 Permit Cost
1	Basement	1264	\$ 475.20	\$ 0.64	\$ 808.96
	Main Floor	1264	\$ 1,684.80	\$ 0.80	\$ 1,011.20
	Residential SDD Addition				
2	Main Floor	980	\$ 496.20	\$ 0.80	\$ 784.00
3	Main Floor	40	\$ 72.84	\$ 0.80	\$ 54.54
	Total		\$ 2,729.04		\$ 2,658.70
	Change in Revenue		-3%		
	Residential Sheds, Tents, Temporary Structures				
4	Gazebo	113	\$ 64.20	\$ 0.25	\$ 54.54
5	Tent	243	\$ 54.00	\$ 0.25	\$ 60.75
6	Tent	336	\$ 54.00	\$ 0.25	\$ 84.00
7	Tent	336	\$ 54.00	\$ 0.25	\$ 84.00
8	Shed	55	\$ 59.88	\$ 0.25	\$ 54.54
	Residential Uncovered Deck				
9		121	\$ 69.06	\$ 0.25	\$ 54.54
10		210	\$ 64.20	\$ 0.25	\$ 54.54
11		192	\$ 75.00	\$ 0.25	\$ 48.00
12		241	\$ 25.92	\$ 0.25	\$ 60.25
	Total		\$ 520.26		\$ 555.16
	Change in Revenue		7%		
	Residential Accessory Use Building				
13		672	\$ 258.60	\$ 0.40	\$ 268.80
14		1116.2	\$ 409.80	\$ 0.40	\$ 446.48
15		1008	\$ 366.60	\$ 0.40	\$ 403.20
16		896	\$ 323.40	\$ 0.40	\$ 358.40
17		672	\$ 204.60	\$ 0.40	\$ 268.80
18		780	\$ 291.00	\$ 0.40	\$ 312.00
19		576	\$ 212.88	\$ 0.40	\$ 230.40
20		1024	\$ 366.60	\$ 0.40	\$ 409.60
	Residential Covered Deck				
21		112	\$ 183.00	\$ 0.40	\$ 54.54
22		135	\$ 75.00	\$ 0.40	\$ 54.54
23		217	\$ 93.96	\$ 0.40	\$ 86.80
	Total		\$ 2,785.44		\$ 2,893.56
	Change In Revenue		4%		
	TOTALS:		\$ 6,034.74		\$ 6,107.42
	% Increase in Revenue		1%		

*Minimum Permit Fee Applied

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*Minimum Permit Fee Applied

*Minimum Permit Fee Applied

Category	Fee
New SDD	
Main Floor	\$ 0.80
Basement	\$ 0.64
Additional Floors	\$ 0.40
Garages, Acc Bld, Covered Decks	\$ 0.40
Uncovered Deck, Sheds, Temp Struc	\$ 0.25