



GEORGINA

REQUEST FOR FEE WAIVER/DEFERRAL

HABITAT FOR HUMANITY
E/S DALTON ROAD, SUTTON

September 18, 2019

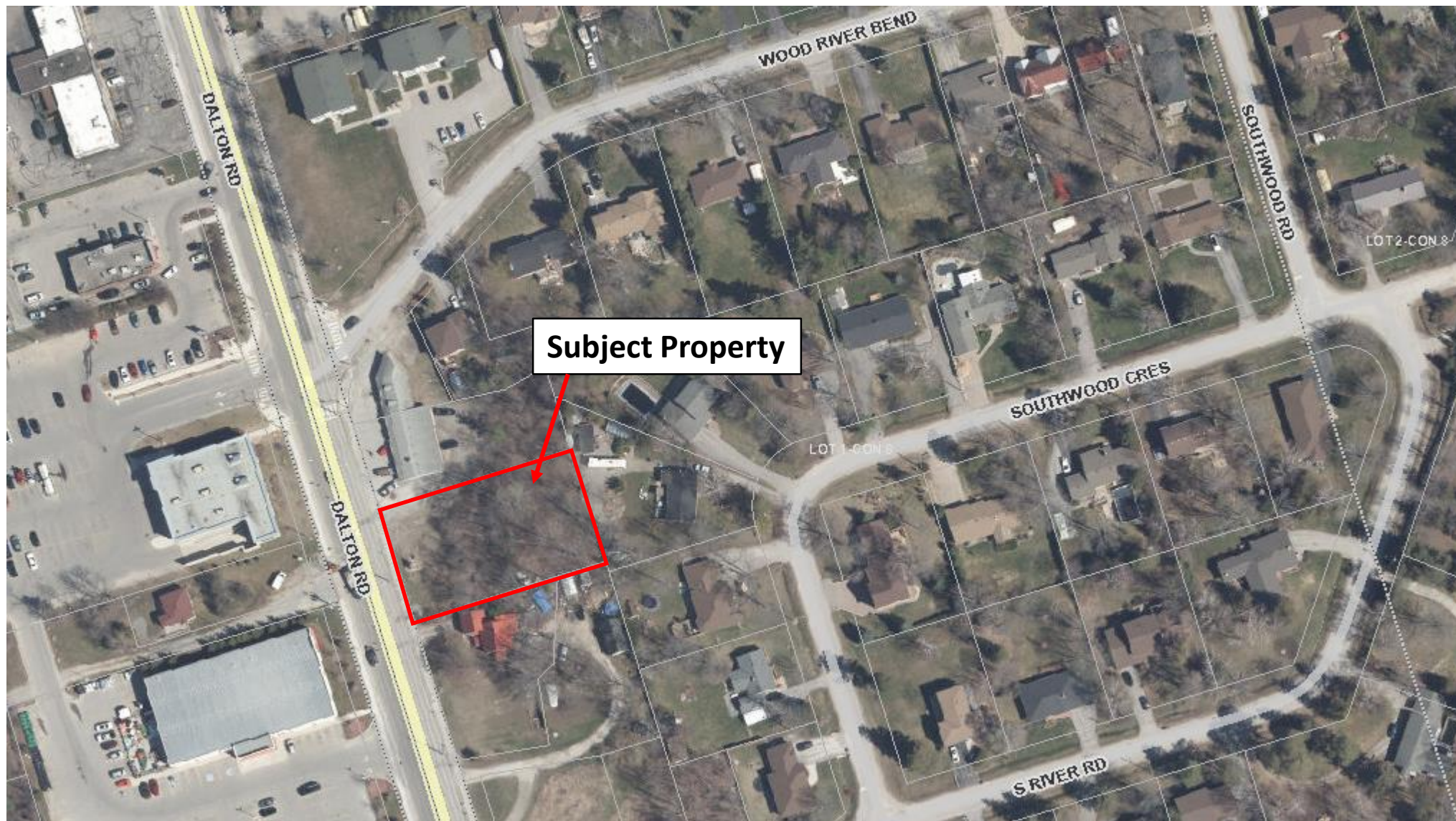
Town of Georgina

Report No: DS-2019-0102



GEORGINA

SUBJECT PROPERTY





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SUBJECT PROPERTY



Revised Site Plan (March 15, 2017)

SCALE = 1:200
MARCH 15TH 2017
PLOT # 15862

HABITAT FOR HUMANITY
SITE CONCEPT - DALTON ROAD - GEORGINA

GUTRIE MUSCOVITCH
ARCHITECTS





PROJECT BACKGROUND

- April 19, 2017 – Zoning By-law Amendment approved by Council
- June 19, 2019 – Exemption from Approval of Draft Plan of Condominium approved by Council
- June 24, 2019 – Minor Variance Applications and Consent Applications approved by the COA



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ASSOCIATED COSTS

Application	Associated Fee
Minor Variance Applications (6x)	\$8,400.00
Consent Applications (6x)	\$27,300.00
Site Plan	\$7,070.00
Condominium Exemption	\$8,900.00
Zoning By-law Amendment	\$6,618.00
Building Permit Applications	\$16,821.83
Development Charges	\$57,618.00
Cash-in-lieu of Parkland	To be determined
Total	\$132,727.83



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DEVELOPMENT CHARGES

- Town practice has been to defer DCs for Habitat for Humanity projects
- Six (6) past projects have had DCs deferred, totaling \$38,343.00
- Deferral Agreement is for the maturity of a mortgage or if the dwelling is transferred to a third party not approved by the Applicant
- Habitat is currently working with the Town Treasurer to finalize the agreement



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TOWN OF WHITCHURCH-STOUFFVILLE

- In 2018, Council passed a resolution to permit the deferral of DCs for up to three (3) Habitat units annually
- The deferral period shall not exceed 20 years, or expires upon the sale of the dwelling
- No other associated fees are waived or deferred



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TOWN OF NEWMARKET

- Policy Plan-02 introduced in 2018 to assist not-for-profits and charitable organizations
- Allows for the deferral of DCs, cash-in-lieu of parkland, and building permit fees for 10 years
- Deferred fees are waived after 10 years if the land has not been transferred more than once



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CITY OF BRAMPTON

- Has provided grants to cover the cost of:
 - DCs;
 - Building permits;
 - Development applications; and,
 - Cash-in-lieu of Parkland

<u>Year</u>	<u>Project</u>	<u>Grant Amount</u>
2008	Torbram Road (20 Units)	\$467,478.00
2011	Hoskins Square (3 Units)	\$82,746.00
2016	McLaughlin Road (13 Units)	\$399,200.00



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CONCLUSION

- Staff do not have the authority to waive or reduce the outlined fees and respectfully request Council's direction on the matter.



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