

Weatherill, Tannis

Subject: FW: Development Fee and Building Fee Bylaw

From: Hamilton, Don
Sent: Tuesday, December 01, 2015 8:28 PM
To: Bavington, Kitty
Subject: Fwd: Development Fee and Building Fee Bylaw

For the record Item #1 tonights Planning meeting

DON HAMILTON

Your Unionville Ward 3 Councillor
101 Town Centre Boulevard
Markham | Ontario | L3R 9W3 | 905 415-7549 | dhamilton@markham.ca

Working with the community, for the community!

Begin forwarded message:

From: J Cimer
Date: December 1, 2015 at 2:01:28 PM EST
To: Don Hamilton <DHamilton@markham.ca>
Subject: Development Fee and Building Fee Bylaw

Hi Don,

I understand that Council will hear public comment on the matter referenced above this evening. I am not able to attend, but ask that you consider the following:

As a practicing development approvals planner, I have represented landowners in Markham with typically small interests (minor variance, severances, zoning bylaw amendments, site plans, etc.). These owners are burdened with high planning fees in Markham and the increases sought will only add to that burden.

The staff report for this agenda item references the Frazer Institute Report where it was cited that Markham's overall development fees are "slightly lower than the average for the municipalities surveyed". What that report did not accomplish is an itemized fee structure which would have shown that Markham's planning approval fees for planning applications such as Official Plan and Zoning Bylaw Amendment are the highest among all GTA municipalities.

The staff report also recognizes that a consultant will be completing a comprehensive review of the Planning and Engineering application processes early in 2016.

I would ask that Council consider deferring the increase in fees until the review is complete. That review may find efficiencies that would render the fee increases unnecessary. I would also hope that the review would include costs that can be borne by the applicant (i.e. delivery of statutory notices, delivery of material to agencies, records management), rather than staff undertaking them directly. In this manner, landowners can better control their own costs.

Regards,

Joseph J Cimer, RPP AICP
Land Use Advisor
The Grand Circus