

Re: Item No. 11.1.1

**HALIFAX**

**Waiving Municipal Related  
Construction Fees for Registered  
Non-Profit and Charitable  
Housing Developments**

Regional Council  
November 10, 2020

# Background

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- 1,250 residential units / managed by 50 non-profit and charitable organization
- December 2017 Regional Council waived the building permit application fee
- March 2019 Regional Council requested a report considering waiving all municipal related construction fee



# Municipal Related Construction Fees

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Includes fees related to:

- Construction
- Subdivision
- Discretionary Approval
- Variances
- Site Plan Approval





# Municipal Related Construction Fees

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Does not include:

- Halifax Water Regional Development Charge
- Security Deposits and Liability Insurance
- Pavement Impact Charge
- Parkland Dedication and Incentive or Bonus Zoning Public Benefit
- Area Local Improvement Charges



# Criteria for Eligible Developments

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- Applicant must be registered not-for-profit or charity for at least 1 year;
- Provision of affordable housing must be included in the mandate or programs and activities of the registered non-profit or charity;
- 60% or more of the development must be for housing;
- Subject property must be owned by registered not-for-profit or charity or government body; and
- Applicant must have fully paid all taxes owing, or all installments or all interim payments due to the Municipality.

# Impact of Waiving Construction Related Fees

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- Historically HRM has collected approximately \$7000 annually on fees related to construction of non-profit/charitable housing;
- In 2019/20 Planning and Development collected \$6,694,116.00 in permit fees;
  - ❖ Transportation and Public Works annually collects approximately \$1 million through the Solid Waste Capital Cost Charge
- Typical residential projects ranging from 75 to 100 are charged \$65,000 and \$147,000, not including the Halifax Water Regional Development Charge.
  - ❖ The Solid Waste Solid Waste Capital Cost Charge (included in the value above) ranges from \$18,500 to \$25,000

# Staff Recommendation

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It is recommended that Halifax Regional Council adopt amendments to the noted Administrative Order and By-laws to waive municipal related construction fees for non-profit and charitable housing developments.

# Staff Recommendation

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1. Administrative Order 15 the License, Permits and Processing Fees;
2. Adopt By-law F-201, amending By-law F-200, the Fees By-law;
3. Adopt By-law P-401, amending By-law P-400, the Plumbing By-law;
4. Adopt By-law B-204, amending By-law Number B-201, the Building By-law;
5. Adopt By-law C-601, amending By-law C-600, Capital Cost Charges By-Law; and
6. Adopt By-law C-801, amending By-law C-800, the Capital Cost Charges for Solid Waste Facilities By-law.



**HALIFAX**

**Thank You**