



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
10/16/2024

**Date:** 2024-10-07

**Subject:** **Information Report – Request for Relief of Fees and Charges Associated with the Construction of the New St. Patrick’s Church**

**Contact:** Haider Hayat, Advisor, Office of the Commissioner, Planning Building & Growth Management

**Report number:** Planning, Bld & Growth Mgt-2024-817

**RECOMMENDATIONS:**

1. That the report from Haider Hayat, Advisor, Office of the Commissioner, Planning Building & Growth Management to the Council Meeting of October 16, 2024, re: **Information Report - Response to Delegation to September 18, 2024, Committee of Council meeting – Information Report – Request for Relief of Fees and Charges Associated with the Construction of the new St. Patrick’s Church**, be received for information.

**OVERVIEW:**

- **A delegation was made by Monsignor Owen Keenan, Parish Priest, St. Patrick’s Church at the September 18, 2024, Committee of Council meeting.**
- **The delegation requested relief of fees and charges associated with the construction of the new St. Patrick’s Church, which is located at 11873 The Gore Road, Brampton.**
- **Council referred this matter back to staff for investigation and a report back on options for waiving fees or providing support by other means.**
- **This information report contains additional information to guide Council’s decision and direction on the delegate’s request.**

- **Should Council decide to waive Site Plan Application fees and Building Permit fees, this will result in reduced revenue collected by \$127,475 and could put additional pressure on the operating department.**
- **With respect to the Development Charge exemption, the City's practice is to replenish discretionary exemptions through an internal loan over a 10-year period. At the current estimated amount of \$398,898, this would translate to an annual repayment amount of \$51,282 to be collected through an increase in the property tax base. The final DC charge will be determined at the time of submission of the Building Permit Application. Once that has been determined, staff will report back to Council with the final terms of the internal loan.**

## **BACKGROUND:**

St. Patrick's Parish is a place of worship that offers services and support to the vulnerable in the wider community and is a registered charity. St. Patrick's Parish is currently located at 11873 The Gore Road, Brampton, Ontario. The Parish is seeking to construct a new, larger facility to meet current and future community needs.

Monsignor Owen Keenan, Parish Priest, delegated to Committee of Council on September 18, 2024, to seek relief of the fees and charges related to the construction of this facility.

Committee of Council, through motion CW325-2024, referred this request to staff for investigation and directed staff to report back on options for waiving fees or providing support by other means.

## **CURRENT SITUATION:**

### Development Application Fees:

To facilitate the development of the new facility, the Parish has submitted a Site Plan Application. Based on the square footage of the proposed development, the Site Plan Application fees have been calculated to be \$81,828.72.

Section 69(2) of the Planning Act gives Council the authority to reduce the amount of or waive the requirement for the payment of this fee where Council is satisfied that it would be unreasonable to require payment in accordance with the City's fee by-law.

### Building Permit Fees:

The Building Permit Fees to facilitate the construction of the proposed building, based on the submitted Site Plan have been calculated to be \$45,646.53.

### Development Charges:

The estimated Development Charges (DCs) for this facility, based on the Gross Floor Area (GFA) of 2,338.50 square metres amount to \$398,898.11 at current rates. These DCs reflect the City's portion of the charges for the entire proposed GFA, without any allowance for legislatively mandated deductible spaces, or any spaces identified as being used for commercial purposes (e.g. banquet hall, private school, day care facilities etc.) which will be established only upon submission of the building permit application.

Being a discretionary exemption, the amount of forgone DC's must be recouped from the tax base.

### Fee Waivers and Other Options:

Council may consider providing direction to staff to waive the entirety of the fees associated with this development proposal.

Alternatively, Council may also consider a partial reduction or deferral of part or all of the required fees.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

Should Council decide to waive Site Plan Application fees and Building Permit fees, this will result in reduced revenue collected by \$127,475 and could put additional pressure on the operating department.

With respect to the Development Charge exemption, the City's practice is to replenish discretionary exemptions through an internal loan over a 10-year period. At the current estimated amount of \$398,898, this would translate to an annual repayment amount of \$51,282. The final DC charge will be determined at the time of submission of the Building Permit Application. Once that has been determined, staff will report back to Council with the final terms of the internal loan.

## **STRATEGIC FOCUS AREA:**

This report is consistent with the Strategic Focus Area of *Government and Leadership*. Providing information on fee waivers can support Council in making Brampton a more accessible municipality and contributes to service excellence.

**CONCLUSION:**

Following consideration of this information, Council would need to pass a motion advising staff on any direction to reduce or waive any of the required fees associated with this proposed development.

Authored by:

Reviewed by:

---

Haider Hayat, MPA, PMP, BASc  
Advisor, Office of the Commissioner,  
Planning, Building & Growth  
Management

---

Carolyn Crozier, MSc.PI., MCIP, RPP  
Strategic Leader, Office of the  
Commissioner,  
Planning, Building & Growth Management

Approved by:

Approved by:

---

Steve Ganesh, MCIP, RPP  
Commissioner  
Planning, Building & Growth  
Management

---

Marlon Kallideen  
Chief Administrative Officer