



Staff Report

Finance

Report To: Council Meeting
Meeting Date: April 2, 2024
Report Number: FAF.24.046
Title: Development Charges Timeline Update
Prepared by: Sam Dinsmore, Acting Director of Finance / Treasurer

A. Recommendations

THAT Council receive Staff Report FAF.24.046, entitled “Development Charges Timeline Update” for information purposes.

B. Overview

The original timeline for the passage of the Development Charges background study and by-law was April 2, 2024. In working with the Town’s consultant and the development industry staff, this is being delayed until April 15, 2024.

C. Background

The Town’s current Development Charges By-law expires on April 24, 2024. As per the Development Charges Act, the Town’s current by-law cannot be extended and will expire on this day. Having the updated by-law approved on April 15 still meets all required timelines.

D. Analysis

Public consultation is an integral part of updating the Development Charges background study and by-law. Since the March 12 Public Meeting, staff received two requests for meetings from the development community. As a result, staff and the consultant felt that it was important to not just proceed with the meetings but give some time to make any potential changes that might come out of those meetings.

Staff will have a follow-up report on April 8, 2024, before the by-law is passed, outlining any changes to the rates for Council and the public.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

None.

G. Financial Impacts

Development Charges are an important funding tool for the Town, especially given the amount of growth that has happened in the past 10 to 15 years and what is forecasted to happen in the next 10 to 15 years.

H. In Consultation With

None.

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting in accordance with the following schedule:

- March 12, 2024, Public Meeting
- March 18, 2024, Committee of the Whole – Follow-up report to the Public Meeting, attaching comments received in response to the Public Meeting;
- April 15, 2024, Council – recommendation from Committee of the Whole considered by Council, and related By-law, if any.

Any comments regarding this report should be submitted to Sam Dinsmore, Acting Director of Finance/Treasurer directorfit@thebluemountains.ca.

J. Attached

None

Respectfully submitted,

Sam Dinsmore
Acting Director of Finance/Treasurer

For more information, please contact:
Sam Dinsmore, Acting Director of Finance/Treasurer
directorfit@thebluemountains.ca
519-599-3131 extension 274

Report Approval Details

Document Title:	FAF.24.046 Development Charges Timeline Update.docx
Attachments:	
Final Approval Date:	Mar 25, 2024

This report and all of its attachments were approved and signed as outlined below:

Sam Dinsmore - Mar 25, 2024 - 9:14 AM