



Staff Report

Finance

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: January 16, 2024
Report Number: FAF.24.007
Title: 2024 Development Charges Background Study
Prepared by: Sam Dinsmore, Acting Director Finance / Treasurer

A. Recommendations

THAT Council receive Staff Report FAF.24.007, entitled “2024 Development Charges Background Study”;

AND THAT Council direct staff to release the draft Development Charges Background Study and By-law to the Public by February 2, 2024, for public comment.

B. Overview

This report introduces Hemson Consulting Ltd (Hemson) who was retained by the Town to complete the legislated update to the Town’s Development Charges Background Study (DCBS) and By-Law. Hemson will be leading an information session on Development Charges (DCs) and then presenting the new information that will be used to create the Town’s updated DCBS.

C. Background

As per the Development Charges Act (DCA) the Town is obligated to update the DCBS and By-Law at minimum every five years, after the passage of this by-law the rules change to every 10-years as per Bill 23. The Town’s current by-law was passed on April 24, 2019, and therefore will expire on April 24, 2024.

D. Analysis

Staff retained Hemson to complete the legislated update on the Town’s DCBS and By-law, at this Committee of the Whole meeting (January 16th) Hemson will be presenting the draft rates (Attachment #1) to Council and the Public which is the kick-off for the public consultation period of the project.

As per the DCA a formal Public Meeting will be held on March 12, 2024, for anyone that wishes to address Council on the draft By-law. In addition, the Town has held an Industry Consultant meeting with the development community, staff are looking to book that meeting for later in January.

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.

F. Environmental Impacts

N/A

G. Financial Impacts

Development Charges are an important funding source for growth related capital projects, having this funding allows growth related costs to be funded by growth rather than by the current tax and rate payer.

H. In Consultation With

None.

I. Public Engagement

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre in accordance with the following schedule:

- January 16, 2024, Committee of the Whole – Initial staff report FAF.24.007 2024 Development Charges Back-ground Study with recommendation to proceed to public consultation;
- January 29, 2024, Council – recommendation from Committee of the Whole considered by Council
- January 30, 2024, Public Meeting Notice posted;
- 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 2, 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

Attachment #1 – Presentation by Hemson Consulting Ltd.

Respectfully submitted,

Sam Dinsmore
Acting Director Finance / Treasurer

For more information, please contact:
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