

REPORT

COUNCIL MEETING

MEETING DATE: FEBRUARY 22, 2021

FROM: Finance Department

DATE: February 9, 2021

SUBJECT: Development Charges Update Study

LOCATION:

WARD: Town wide

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RECOMMENDATION:

That the report regarding *Development Charges Update Study* from Finance dated February 9, 2021 be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Development Charges By-law 2018-001 came into force on February 28, 2018.
- The *More Homes, More Choice Act, 2019* (Bill 108), the *Plan to Build Ontario Act, 2019* (Bill 138) and the *COVID-19 Economic Recovery Act, 2020* (Bill 197) have amended the *Development Charges Act, 1997 (DCA)*. Certain amendments took effect on January 1, 2020, while the remaining amendments took effect on September 18, 2020.
- A Development Charges Update Study and draft By-law were released on January 28, 2021 to amend By-law 2018-001 in order to reflect the changes to the DCA.
- Notice has been placed in the Oakville Beaver newspaper and on the town's website in accordance with the DCA for the public meeting to be held on February 22, 2021.
- The public meeting and a DC Update Study presentation from Watson & Associates Economists Ltd. is scheduled for February 22, 2021.
- Consideration of the DC Update Study and proposed by-law will take place at the Council meeting on March 29, 2021.

BACKGROUND:

Development Charges By-law 2018-001 was passed and came into effect on February 28, 2018. Watson & Associates Economists Ltd. were retained to undertake the associated DC Background Study that was required to implement the Development Charges By-law.

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Bill 108, the *More Homes, More Choice Act, 2019* was introduced on May 2, 2019 and received Royal Assent on June 6, 2019. Through Bill 138, the *Plan to Build Ontario Act, 2019*, some of the changes proposed in Bill 108 amending the DCA came into effect on January 1, 2020. Bill 197, the *COVID-19 Economic Recovery Act, 2020* was introduced on July 8, 2020 and reversed some of the amendments to the DCA that were proposed through Bill 108. On September 18, 2020 the remaining amendments to the DCA introduced by Bill 108 and Bill 197 were proclaimed. A transition period of two years from September 18, 2020 has been established for municipalities to move to the new regime.

This report provides an update on the process followed in order to amend the by-law for the changes now in force, including the meetings scheduled to consider the proposed Update Study and by-law.

COMMENT/OPTIONS:

Over the past several months, staff have been working with Watson & Associates Economists Ltd. to meet the legislative requirements of the DCA for passage of an amendment to the current by-law.

In accordance with the DCA, prior to passing a development charge by-law, Council shall:

- Complete a development charge background study;
- Hold at least one public meeting;
- Give at least 20 days notice of the public meeting;
- Ensure that the background study is made available on the municipalities website at least 60 days prior to passing the DC by-law; and
- Ensure that the proposed DC by-law is made available on the municipalities website at least two weeks prior to the public meeting.

In compliance with the DCA, the following timetable has been set:

- January 28, 2021
 - Notice placed in the Oakville Beaver notifying the public of the public meeting to be held on February 22, 2021.
 - Release of Update Study and proposed by-law on the town's website.
- February 22, 2021
 - Public Information meeting
 - DC Update Study presentation from Watson & Associates Economists Ltd.
- March 29, 2021
 - Public hearing and consideration of proposed by-law

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CONSIDERATIONS:**(A) PUBLIC**

Notice of the statutory public meeting has been completed in accordance with the requirements of the *Development Charges Act, 1997, S.O. 1997. c. 27*.

(B) FINANCIAL

Development charges are a significant source of financing used to fund growth related capital works in a financially sustainable manner. Amending the Development Charge By-law ensures the By-law reflects all applicable legislation, and collects for growth related costs to the maximum extent possible.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Input from various departments has been included to ensure that the information in the Development Charges Update Study is accurate.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:
be accountable in everything we do
be fiscally sustainable

(E) COMMUNITY SUSTAINABILITY

Development charges provide an important source of funding for new capital infrastructure required as a result of growth to ensure facilities and infrastructure are built to maintain existing standards within the community.

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