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STAFF REPORT: Finance & IT Services



REPORT TO: Council
MEETING DATE: Wednesday, September 3 2014
REPORT NO.: FIT.14.50
SUBJECT: Development Charges By-law Amendment
PREPARED BY: Sam Dinsmore, Financial Analyst

A. Recommendations

THAT Council receive Staff Report FIT.14.50, entitled “Development Charges By-law Amendment” for information purposes;

AND THAT Council direct staff to provide Council with a By-law to amend By-Law 2014-51, being a By-law to establish development charges for the Town of the Blue Mountains; in order to revise Schedule C;

AND THAT Council approve the 2014 amended Development Charge Background Study prepared by Hemson Consulting;

AND THAT having considered the submissions received at the Public Meeting held on September 3, 2014 in connection with the amended Development Charges Background Study and the proposed amended Development Charge By-law, and taking into consideration any changes made to the proposed Development Charge By-law following the said Public Meeting, Council hereby determines that no further Public Meeting under Section 12 of the Development Charges Act, 1997, S.O. 1997, c. 27 is necessary with respect to the Development Charges Background Study or the Development Charge By-law.

B. Background

After By-law 2014-51 for Development Charges was enacted, Staff found a calculation error with the Camperdown Service Area Water and Wastewater charges. The Water Distribution charge of \$2,171 and the Wastewater Collection charge of \$6,546 had been prorated based on the equivalent factor for Residential units A, C and D.

According to the Agreement the Town signed with the Camperdown Developers Group, who front-ended the Highway 26 sewer trunk and water works; the Town must collect and flow back \$2,171 for Water and \$6,546 for Wastewater, regardless of the size of the unit being built.

As per the *Development Charge Act, 1997*, the Town has complied with the public meetings and notifications required for updates to the Development Charge Background Study. The Town advertised the public meeting being held on September 3, 2014 on the Town’s website on August 5, 2014. At the same time the updated Development Charge pamphlet was made available which outlines the charges by Service Area.

C. The Blue Mountains' Strategic Plan

To ensure long-term financial sustainability of the Town of The Blue Mountains.

D. Environmental Impacts

N/A

E. Financial Impact

There have not been any Development Charges collected in the Camperdown Service Area since the enactment of By-Law 2014-51; at this point the Town is not require to refund or get additional funds from any applicants.

F. In Consultation With

N/A

G. Attached

Respectfully submitted,

Sam Dinsmore
Financial Analyst

Ruth Prince
Interim Director Finance & IT Services

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