



Regular Council Meeting

To:	Mayor and Council
Date:	April 20, 2020
From:	Kimberley Pope, Director of Finance
Report Number:	Finance 2020-08
Subject:	Draft Regulations for Development Charges (D.C.) and Community Benefits Charges (C.B.C)

Recommendation:

That Council receives for information the updated draft Regulations for development charges (D.C.) and community benefits charges (C.B.C.)

Overview:

On February 8, 2020 The Province released updated draft Regulations for development charges (D.C.) and community benefits charges (C.B.C.) in relation to the proposed changes to the Development Charges Act (D.C.A.) as proposed by Bill 108.

This regulation was posted on the Environmental Registry of Ontario for public comment which is open until April 20, 2020 (amended from original deadline of March 30, 2020) for comments to the Province received at the following website
<https://ero.ontario.ca/notice/019-1406>

Watson & Associates Economists Ltd has provided clients a letter, as attached, that provides the highlights of what is contained within the draft Regulations and a high-level overview of the regulation proposed for the D.C.A. and the Planning Act (as it relates to the C.B.C.).

The management team has reviewed the letter and regulations and the following items will have a direct impact on our current Development Charges;

- The mandatory 10% deduction may be removed,
- The proposed would move our current Community Benefit Related Services (Schedule B-2, Bylaw No. 2019-69) into our Development Charges (Schedule B-1),
- The proposed would remove most of the Admin Studies, identified as projects 1,3,4,6,7 & 8 (Page 5-9, Infrastructure Costs DC's) and leaving only #2-Parks & Recreation Master Plan and #5-Trails Master Plan,
- The municipality will have one year after the CBD authority is in effect to revise our DC's,
- If a municipality has a community benefits charge by-law in place it cannot apply the basic parkland dedication provision of the Planning Act.

In addition, the Director of Planning expressed further concerns indicating that; some of the time frames will be tight, we do not have some information (i.e. a Parks Plan) at this time and that it's unlikely we can complete the required plan in the time frame suggested.

Financial Impact:

There is no financial impact at this time

Attachment:

Watson & Associates Bill 108 Regulations Letter, February 28, 2020 including proposed regulation ERO 019-1406

Respectfully Submitted by,

Reviewed by,

Kimberley Pope
Director of Finance/Treasurer

Yvette Hurley
Chief Administrative Officer