



Staff Report

Report No.: CPS-51-2019
Meeting Date: June 19, 2019
Submitted by: Tiffany Farrell, Director of Corporate Services
Subject: Development Charge meeting 2019

Recommendation:

THAT Council deems it necessary to hold a meeting to discuss the 2019 development charge study after the public meeting held June 5th, 2019;

FUTHER THAT Council deems it is not necessary to hold an additionally public meeting to discuss any changes to the 2019 development charge study;

FUTHER THAT Council directs staff to post any addendum(s) to the study on the municipal website and to advertise any change on the municipal social media accounts and in one newspaper;

FURTHER THAT development charge meeting 2019 report be received.

Purpose:

To present to Council additional options for the 2019 Development Charge Study. Additionally, Council will need to endorse the need for an additional council meeting to discuss the 2019 development charge study before the 2019 development charge bylaw is tabled before Council, and that no additional public meeting is required.

Background:

The Municipal Development Charge Study for 2019 was presented in draft form to Council on May 8th, 2019. Between May 9th and May 16th the Development Charge Study was updated and posted on the municipal website as a final document May 17th, 2019. The final document was presented at Council on June 5th, 2019 at a public meeting. During the public meeting there were concerns raised by the public with respect to agricultural development charges and additional questions from Council on the study.

Analysis:

Based on feedback received at the public meeting and through information from Council, staff have requested Watson and Associates look into the following options with respect to the Development Charge Study and for Council to provide direction if there should be any addendum to the study.

Options for Watson and Associates to investigate:

Uniform or Differential Calculation for non-residential.



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Exempt Green Houses
Exempt Green houses with the exception of Cannabis green houses
No Exemption for Green houses

Options for Agricultural Development Charges:

Full Exemption
Exempt to match the current rate changed in 2019 \$3.68/square metre
Exempt to charge \$2.50/square metre
No Exemption

Capital Assets changes:

Remove aerial truck

Financial Implications:

As presented in the Development Charge Background Study
Possible Tax Levy impact for 2019, depending on exemptions decided by Council.

Strategic Plans:

Financial: Maintain Financial Integrity
Financial: Generate Revenue