



COUNCIL REPORT

From: Brett Pollock, CBO

Date: September 30, 2021

Subject: Development Charges Background Study

RECOMMENDATION:

That Council proceed with the Development Charges background study to be completed by BM Ross at the total budgeted amount of \$30,000 plus HST. And that council pass a motion that the costs associated with the background study may be recovered through Development Charges.

BACKGROUND:

On September 28, 2021, Council heard a presentation from BM Ross on Development Charges. Council directed Staff to bring to a future meeting a report detailing proposed costs of proceeding with a background Development Charges study.

COMMENT:

BM Ross have provided a budget number to the Township in the amount of \$24,500 plus HST, see included memo from BM Ross outlining the details. In addition to the budget number provided, Staff are including an additional \$5,500 plus HST to cover additional costs such as advertising, as recommended by the BM Ross memo. The total budget amount for the completion of the Background Study is proposed to be \$30,000 plus HST.

It is important to note that the Development Charges background study was not included in the 2021 budget however due to anticipated growth within the Township it is felt that delaying this project until the 2022 budget approval would not be in the best interest of the Township.

Some projects that have been discussed in relation to Development Charges include:

- Development Charges Study
- Possible upgrading of Lakeshore Roads
- Upgrades to Westmount Line, MTO Road, and Airport Road
- Expansion of Municipal Water Systems, including the EA
- Public washrooms at Township owned beaches, e.g., Port Albert
- Additional equipment for the Public Works Department
- Official Plan and Zoning By-law updates
- Parks and Recreation Study
- Upgrades to existing infrastructure such as the new bridge being constructed on Birch Beach Road and the potential replacement of the bridge at the end of Zion Road by Ashfield Park.

Before any projects can be included, they need to consider factors such as how does the project benefit growth. Once a project has been determined through the background study that it is an appropriate charge under the Development Charges Act only the portion that benefits the future growth could be applied. This portion would also be addressed by the background study.

It is anticipated that it would take 6-8 months to have a Development Charges By-law in place. Therefore, due to the rapidly increasing interest in the Township, the already anticipated future growth, and BM Ross's extensive knowledge of the Township and its infrastructure Staff recommend proceeding as outlined in this report and the BM Ross memo.

OTHERS CONSULTED:

Mark Becker, CAO

Florence Witherspoon, Clerk

Ellen McManus, Treasurer

Thomas McCarthy, Public Works Superintendent

BM Ross & Associates

Respectfully submitted,

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Brett Pollock, CBO

Approved by:

A handwritten signature in black ink, appearing to read 'Mark Becker', is written over a horizontal line.

Mark Becker, CAO