

Staff Report

Presented By: Jay Pausner, Manager, Planning and Development

Meeting Date: September 22, 2025

Subject: Introduction to Development Charges Review

Attachment(s): Development Charges Introduction Presentation

Recommendation

That Council receive the Introduction to Development Charges Review report for information.

Report Summary

This report introduces the Development Charges Review project and informs Council of the planned steps in the process to update the Development Charges By-law.

Background/Analysis

On August 26, 2026, the Town's Development Charges By-law (DC By-law) is set to expire. Over the remainder of this year and the beginning of next, the Town will review and update the DC By-law to comply with provincial legislation. Jaclyn Hall, of Hemson Consulting, will present a brief outline to inform Council and the community of Development Charges and of any recent legislative changes which may affect the review.

Next Steps

- Conduct growth forecast to determine population and employment change over the next 20 years. This will include forecasting for the impact of Bruce 'C'.
- Confirm the existing Service Levels. This process outlines the Town's existing assets and their replacement costs and sets the upper-limit on what Charges may be collected.
- Document the growth-related capital program. Although much of this information is delineated in the 10-year capital program, this information goes beyond 10 years and looks to 20 years and beyond.
- Analyze existing implementation policies and identify new implementation policies. This will include an analysis of the existing exemptions, whether they've contributed to the desired outcomes and whether they should be renewed, revised or removed.
- During the review, preliminary rates will be determined for consultation, then refined, and subsequently submitted to Council for the DC By-law.
- Consult with the community and developers/builders and hold the Public Meeting.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Corporate Services Division Highlight

Financial Impacts/Source of Funding

Cost associated with this program are contained within the existing budget.

Prepared By: Jay Pausner, Manager, Planning and Development

Reviewed By: Jim Bundschuh, Director, Corporate Services

Approved By: Kara Van Myall, Chief Administrative Officer