



Staff Report

Finance and IT Services

Report To: Council
Meeting Date: April 24, 2019
Report Number: FAF.19.054
Subject: Development Charges Payment Window Period
Prepared by: Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

A. Recommendations

THAT Council receive Staff Report FAF.19.054, entitled "Development Charges Payment Window Period";

AND THAT Council upon enactment of the 2019 Development Charges By-law, approve a deferral period of the new development charges to May 31, 2019 for the following:

- 1) Parties with development application(s) approved as of the date of the passing of the Development Charges bylaw provided that a subdivision/ condominium agreement or site plan agreement is fully executed no later than May 31, 2019; and
- 2) Parties with building permit applications deemed complete as of the date of the passing of the Development Charges bylaw provided that the building permit is issued no later than May 31, 2019.

B. Overview

Historical practice for the Town is to offer a deferral window after the enactment of a new Development Charges By-law. This report looks at what this would look like for both the Town and the developer/home owner. Staff are sending this report in conjunction with the by-law as this decision is time sensitive and tied to the approval of the by-law.

C. Background

The Town is currently close to finalizing four subdivision/condominium agreements and there are 63 building permits in the queue. This one month deferral would see the Town charge the lower rate between the two by-laws for the development charges that become due and payable.

D. Analysis

The Town currently has several approved developments where subdivision/condominium agreements are in the process of being finalized for execution. These include the following:

- 1) Windfall Mountain House – 230 units (Craigleith)
- 2) Second Nature Block 153 –18 units (Craigleith)
- 3) Sleepy Hollow – 16 units (Craigleith)
- 4) Clarksbury – 47 units (Camperdown)

If such agreements are signed by May 31, 2019, the Town will levy the lower Development Charge for the Hard Services. If they pull any building permits within the month they would also be levied the lower rate; however, any permit pulled after May 31, 2019 will be levied the current rate.

The majority of the 63 building permits are in the Camperdown and Craigleith areas with a few in the Lora Bay and Rural areas. In addition, the majority of these permits are tied to development agreements and therefore only the Soft Developments Charges are going to be owing at permit issuance.

E. The Blue Mountains Strategic Plan

The Blue Mountains Strategic Plan

Goal #4: Promote a Culture of Organizational and Operational Excellence

Objective #4: To Be a Financially Responsible Organization

F. Environmental Impacts

None.

G. Financial Impact

There is no true financial impact to the Town as the Development Charges are collected in accordance with either the new by-law (2019) or the previous by-law (2014). From the developer/home owner it is a fair approach to charge the lower rate over this one month period as they have either been advised of what the charge is (2014 by-law) however if the charge is reducing they should be given that benefit.

It is hard to calculate an exact number due to the change from gross floor area (Residential A, B, C, and D) to the built form charge (house, townhouse, apartment) as some of the developments many not have settled on exactly what is being built.

H. In consultation with

Ruth Prince, Director of Finance and IT Services

Nathan Westendorp, Director of Planning and Development Services

Tim Murawsky, Manager of Building Services and Chief Building Official

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets at finance@thebluemountains.ca.

J. Attached

None.

Respectfully Submitted,

Sam Dinsmore
Deputy Treasurer/Manager of Accounting and Budgets

Ruth Prince
Director of Finance and IT Services

For more information, please contact:
Sam Dinsmore
finance@thebluemountains.ca
519-599-3131 extension 274