



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Development Charges Background Study 2024

Date: Sep. 4, 2024

Report Number: CAO-2024-09-27

Department: CAO

File Number: C11 CAO 24

Prepared By: Jodi MacArthur, Chief Administrative Officer

**Attachments: Draft Development Charges Background Study, Draft 2024
Development Charges By-Law**

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report CAO-2024-09-27 prepared by Jodi MacArthur, Chief Administrative Officer,

AND FURTHER instructs Staff to schedule the statutory public meeting and bring forward the draft by-law for Council's consideration based on the Development Charges Background Study 2024,

AND FURTHER authorizes a by-law coming forward to amend By-Law 2019-133 to remove the expiry date.

Background:

In December 2023, Council authorized B.M. Ross and Associates Limited to prepare an updated background study under the *Development Charges Act*. Lisa Courtney will be present to give an overview of the draft background study and next required steps to implement.

Discussion/Analysis/Overview:

Staff have been working with B.M. Ross to determine what projects to include in the study. The population and growth forecasts have been applied to calculate the updated charges for each service area.

Since the study was initiated, there have also been some relevant updates to the Act. Most notably, the phase-in of any increases are no longer required, growth related studies and plans are once again eligible for inclusion, and the expiry date of the current by-law can be extended beyond the 5-year lifespan.

We are recommending amending By-Law 2019-133 to remove the expiry date until the new by-law comes into effect.

Financial Impacts:

The proposed changes to the fees, for a single detached dwelling are as follows:

Service Area	Current Charge	Proposed Charge
Lucknow	\$4,104.16	\$4,879.00
Ripley	\$4,499.72	\$5,596.00
Finlay St.	\$58,247.71	\$62,104.00
Lakeshore	\$2,086.55	\$2,095.00
Rural Huron	\$1,123.74	\$1,342.00
Rural Kinloss	\$377.64	\$1,662.00

The charges for other types of developments, semi-detached, apartments, etc. are slightly lower based on occupancy. There is a 70% reduction for seniors' care facilities. No development charges apply to non-residential development. These provisions are all carried forward from the previous by-laws.

Performance Measurement:

Amount of development charges collected for each growth-related project as reported annually under Section 43 of the *Development Charges Act, 1997*.

Strategic Area:

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

Strategic Goal: Ensure municipal systems support future growth

Respectfully Submitted By:

Jodi MacArthur, Chief Administrative Officer

Report Approved By:

Jodi MacArthur, Chief Administrative Officer