



Staff Report

Report Title: Collection of Capital and Development Charges Policy

Prepared By: Emily Dance, Clerk

Department: Clerk

Date: Jul. 12, 2021

Report Number: CLK-2021-07-84

File Number: xx

Attachments:

Recommendation:

THAT the Township of Huron-Kinloss Council hereby approves Report CLK-2021-07-84 prepared by Emily Dance, Clerk AND approves a Collection of Fees Policy AND FURTHER authorizes the appropriate By-Law coming forward.

Background:

Under the Municipal Act, Municipalities are provided with different avenues that they may collect various fees. For example, Section 11 provides that a municipality may pass by-laws respecting matters within the sphere of public utilities; Section 391 authorizes a that a municipality to pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of it, and that fees or charges for capital costs related to services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time.

Discussion:

With the recent developments in the Township on older Plans of Subdivisions including Finlay Street and Point Clark Subdivision development charges and capital costs have been renegotiated and may apply at time of building permit.

These development charges and capital costs are calculated based on the assumption that the all the lots will be singly developed to help pay for the capital costs of infrastructure that is needed to service development.

If a property owner were to make an application to "deem" lots or request for a lot reconfiguration and not apply for a building permit, the development charges and capital charges may be difficult to recoup.

Staff is recommending that Council pass a policy clarifying that all associated development charges or capital costs etc. still apply and be required prior to any by-law or development application approval and that any capital charges already applied are non-refundable.

Financial Impacts:

There is no financial impacts related to this report.

Strategic Alignment / Link:

We are a vibrant community by creating places people want to be.

Respectfully Submitted By:

Emily Dance, Clerk

Approved By:

Mary Rose Walden, Chief Administrative Officer