



Staff Report

Report Title: Finlay Street Development Charges

Prepared By: Mary Rose Walden, CAO and Jodi MacArthur, Treasurer

Department: CAO

Date: Sep. 8, 2021

Report Number: CAO-2021-09-25

File Number:

D26 DEV16

Attachments: Finlay Street Development Charges Memo: BM Ross

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby reviews and receives Report Number CAO-2021-09-25, prepared by Mary Rose Walden, CAO and Jodi MacArthur, Treasurer and accepts the recommendation that no amendment to By-Law 2019-133, being a by-law with respect to the imposition of development charges, be considered at this time.

Background:

When the 2019 development charges study was completed, the specific area of Ripley, known as Finlay Street was included and charges set based on the probable cost estimates to install municipal services. The services were constructed through a development agreement and if the actual costs of construction were lower, the development charges could be amended.

Discussion:

BM Ross and Associates have reviewed the actual construction costs to the probably cost estimates that were used in the 2019 background study and they are slightly higher than the charge established in By-Law 2019-133. Due to the extensive administrative work required to amend the by-law, BM Ross is recommending that no amendments to the existing charges be made at this time and we will review in conjunction with the next update in 2024.

Financial Impacts:

The existing charge based on estimated construction costs is \$58,247.71 per lot. The charge, recalculated using actual costs is \$59,063.86 per lot; a difference of \$816.15.

The total financial impact will depend on the timing of the development of the remaining lots. If all lots are developed before 2024, the total financial impact is \$16,323.00

Strategic Alignment / Link:

This project assists staff in achieving P5.5 Subdivision Development, as identified in the Strategic Plan Action Plan.

The information provided in this report is consistent with and keeping with the municipality's Vision & Mission

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure;

We are an accessible community that offers opportunities for everyone by ensuring people have a place to live and having amenities and services nearby.

Respectfully Submitted By:

Mary Rose Walden, Chief Administrative Officer and Jodi MacArthur, Treasurer

Approved By:

Mary Rose Walden, Chief Administrative Officer