



**Date:** August 8, 2023

**To:** Mayor Sherry Senis and Council Members

**From:** R. Lane Vance, Manager of Financial Services

**Subject:** Development Charges Study and By-laws  
Approval

**Status:** For Endorsement

---

## Recommendation

That the report of the Manager of Financial Services called Development Charges Study and By-laws Approval be received for information; and

That the final draft Development Charges Background Study, as amended and completed by Watson Associates Economists Limited be approved; and

That no further public meetings shall be required; and

That the various Development Charges By-laws for each service area be forwarded to the by-law section of tonight's agenda for Council approval.

## Information

In accordance with Council's direction and the requirements of the Development Charges Act, Watson Associates Economists Limited, with input and support from the Township management team, have completed the requisite background study.

The study and proposed charges have been available to the public for comments and feedback for the requisite posting period. No written comments have been received.

As directed by Council at the June 27 regular meeting of Council, Watson has made the various amendments to the draft by-laws as it relates to lot levies, specific clarification regarding agricultural exemptions, and detailed definitions of non-profit housing and affordable unit exemptions. This memo is attached and has been incorporated into the final draft by-laws before Council at this meeting.

The Township's proposed development charges are very competitive with the surrounding Townships and especially so when one considers charges in the serviced areas of the Township. Indeed, the development charges for fully serviced lots in the Lakefield South area are at a competitive advantage in comparison with our neighbours to the South.

## Financial Impact

The above noted recommendation continues the Township practice of charging development charges and ensures that ‘growth pays for growth’. Development charges (DC’s) are one additional piece of the municipal financing strategy that enables orderly growth and equitable investment in the community.

With respect to Residential DC’s, the proposed Township wide charge represents an increase of \$2,079 over the current Township wide development charge when comparing the full DC charge. However, when comparing to the Year 1 80% phase-in charge, the increase is \$875.

The proposed Lakefield South area total charge represents a decrease of \$1,310 over the current total Lakefield South charge. When comparing to the Year 1 80% phase-in charge, the decrease is \$3,473.

Additional comparisons and phase-in details are included in the attached chart from the DC Study.

## Environmental Impact

There are no adverse environmental impacts associated with this report.

## Strategic Plan Reference

*Achieve excellence in governance and service delivery.  
Support a sustainable, balanced and investment-ready community.*

## Attachments

- Watson Associates Economists Limited Memorandum – July 21, 2023
- Development Charges Comparison Chart from Study

*R. Lane Vance*

---

**Prepared By: R. Lane Vance**  
**Manager of Financial Services/Treasurer**

*Janice Lavalley*

---

**Approved By: Janice Lavalley**  
**CAO**