

Legislation Text

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PRESENTATION REGARDING AN OVERVIEW ON DEVELOPMENT CHARGES LEGISLATION AND RECENT CHANGES TO *DEVELOPMENT CHARGES ACT*.

Craig Millar, Director of Finance and Treasurer introduced Gary Scandlan and Nancy Neale from Watson & Associates Economists Ltd.

Mr. Scandlan provided a presentation regarding an Overview on Development Charges Legislation and recent changes to the *Development Charges Act*. He discussed slides concerning the following topics:

- An overview of the presentation;
- The study process and timelines;
- The purpose of Development Charges;
- The history of Development Charges;
- An overview of the *Development Charges Act, 1997*;
- The limitations on forms of capital and services that can be included in the Development Charges;
- The definition of Capital Costs;
- The planning horizon in association with future capital needs;
- The changes to the Service Standard measure in the *Development Charges Act, 1997*;
- A summary of the existing and new services under consideration for Development Charges;
- The relationship between the needs to service growth versus the funding available;
- The Annual Housing Growth Forecast to 2040;
- The Growth Forecast for Net Population Increase, Residential Unit Increase and Non-Residential Gross Floor Area Increase;
- The methodology to determine the Development Charges;
- The cash-flow considerations associated with Development Charges;
- The need for the Development Charges Background Study to include a Local Service Policy;
- An update on Bill 73;
- The impact of Bill 73 on the City of Barrie;
- The requirement to examine area-ratings as per Bill 73;
- The area specific Development Charges currently in place;
- The mandatory and discretionary exemptions provided for in the *Development Charges Act, 1997*;
- The exemptions and discounts currently in place for the City of Barrie;
- Other exemptions and discounts that could be considered;
- The items that Council will need to provide input on, including discretionary exemptions and area-ratings; and
- The proposed timelines of the Development Charges Background Study and By-law being presented to Council.

Members of General Committee asked a number of questions of City staff and the consultant and received responses.