

Report to Council

Report Title: Brockton’s Development Charges Study Update

Prepared By: Sonya Watson, Chief Administrative Officer and, Dalton Stone, Municipal Services Coordinator and Trish Serratore, Chief Financial Officer

Department: Planning

Date: March 5, 2024

Report Number: PLN2024-02 **File Number:** C11PL, D26

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2024-02 - Brockton’s Development Charges Study Update, prepared by Sonya Watson, Chief Administrative Officer, Dalton Stone, Municipal Services Coordinator, and Trish Serratore, Chief Financial Officer for information purposes.

Report:

Background:

On December 12, 2023, staff presented Report FIN2023-37 Development Charges Study – Follow-up to provide Council with additional information in relation to a Development Charges Study to assist Council in deciding about awarding the contract to initiate a Development Charges Study in 2024. At the same meeting, Council moved to award the contract to B.M. Ross and Associates Limited. Work has been initiated on this project and a work schedule for the Development Charges Study has been established. This report will inform Council on some of the highlights of the project schedule and process moving forward.

Analysis:

Development charges are a major source of revenue for cost recovery that funds the infrastructure needed for Ontario’s growing communities. Municipalities are encouraged to impose these charges via the Development Charges Act. The purpose of DCs is to recover the capital costs associated with the residential and non-residential growth within a municipality. The capital costs are in addition to the costs that would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, sidewalks, streetlights, etc.).

At present, development charges only cover about 80% of the costs of growth-related capital. They are used throughout Ontario and are especially lucrative in high growth areas. Without DC’s municipal property taxes are subsidizing the cost of growth and municipalities will be falling short of achieving the principle, “growth should pay for growth.”

A Municipal staff team of Trish Serratore, CFO, Dieter Wertz, Manager of Building & Planning/CBO, Dalton Stone, Municipal Services Coordinator and Sonya Watson, CAO have begun preliminary discussions with B.M. Ross on the Development Charges Study, including gathering required information and finalizing the work schedule and timeline of deliverables for the project. In B.M. Ross' provided work schedule, staff have identified the following events that Council should be aware of:

Brainstorming Session with Municipal Staff

On March 5, 2024 Municipal department heads will meet with B.M. Ross to start reviewing all of Brockton's proposed capital needs for the next 10 years. B.M. Ross will assist municipal staff in determining which capital projects could receive funding through development charges. These discussions will ultimately contribute to the Development Charges Study and further support responsible growth in Brockton.

Development Charges 101 with Council

On March 5, 2024, B.M. Ross are presenting a "Development Charge 101" delegation to council outlining information such as, what are development charges, how DCs are calculated and collected, what type of projects can be funded through DCs and the process for implementing them. Council will have an opportunity to ask questions about DCs or get clarity on the project itself.

Development Charges 101 with Stakeholders

B.M. Ross will be providing an informational presentation, similar to the one provided to Council, to local stakeholders on March 14, 2024, at the Walkerton Clean Water Centre. Staff have composed a list of local developers, contractors, engineers, builders etc. to be invited to attend the informational session. Two follow up sessions with local stakeholders are planned to take place on July 10 and August 27, 2024 as the project advances to gain further input.

Presentation to Council and Public Meeting

The schedule intends for B.M. Ross to present a draft of Brockton's Development Charges by-law to Council on June 5, 2024. A follow up public meeting will then be held on August 27, 2024 regarding the draft by-law, before the regularly scheduled Council meeting.

Passage of By-Law

The plans intends to have the Development Charges By-Law finally considered by Council at the September 10, 2024, Council Meeting. Should the by-law proceed the issuance of the Notice of passage will occur on September 16, and the 40-day appeal period would end on November 11, 2024.

Staff will continue to work diligently with B.M. Ross throughout the course of this project to engage the community stakeholders and bring forward a Development Charges By-Law that positions Brockton well to support future growth.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

The total cost of this project is \$33,089 and has been included in the 2024 General Government budget

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer



Dalton Stone, Municipal Services Coordinator



Trish Serratore, Chief Financial Officer,