

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
<b>Submitted by:</b>	Ian D. Davey, BBA CPA CA Treasurer / Director of Corporate Services	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	January 3, 2022		
<b>Report No.:</b>	Corporate Services-159-22		
<a href="#">Submit comments to Council</a>			

**Subject/Title:** Development Charges - 2022

## RECOMMENDATION:

THAT Council authorize the preparation of a resolution to adopt the Development Charges Background Study dated November 5, 2021 along with Addendum dated November 23, 2021 and Addendum #2 dated December 15, 2021 as prepared by Watson & Associates Economists Ltd. as well as the preparation of a Development Charges By-Law for presentation to Council on January 3, 2022 to be effective as of January 3, 2022, and

FURTHER THAT Council direct staff to continue to work with the development community in order to update all information required to ensure that the current Development Charge calculation is accurate and complete, and

FURTHER THAT Council direct staff to incorporate any additional or revised information by way of a formal Development Charges addendum process with a deadline of having an updated Development Charges Background Study and By-Law complete by September 30, 2022 at the latest.

## 1. STRATEGIC PLAN

Places – Manage sustainable and balanced growth.

## 2. PUBLIC ENGAGEMENT

The Development Charges Background Study was posted to the town website on November 5, 2021 with an addendum posted on November 23, 2021 and a second addendum posted on December 15, 2021.

A public meeting was held on December 6, 2021 and two additional meetings have been held with representatives of the development community to receive comments and concerns.

### **3. PURPOSE**

The purpose of this report is to summarize the work that has been completed to date and request that Council adopt the Background Study and implement a new DC By-Law to be effective January 4, 2022.

### **4. ORIGIN AND LEGISLATION**

The Town of Cobourg contracted with Watson & Associates Economists Ltd. to prepare an updated DC Background Study as required in accordance with the Development Charges Act, 1997 as amended. This study is required in order to support the implementation of a new DC By-Law to replace By-Law 087 – 2017 which expires on January 4, 2022.

### **5. BACKGROUND**

The draft Background Study has been prepared based on the most current information available at this time specifically with respect to servicing in the Cobourg East Community however discussions are ongoing with the development community and changes may result which could impact the calculation of the charge. It is expected that these plans will be finalized within the next several months with construction to commence in the Cobourg East Community in the late fall of 2022 or spring of 2023.

### **6. ANALYSIS**

The Development Charges Act requires that a Background Study be prepared and made available for public review and comment at least 60 days prior to the passing of a DC By-Law. The Draft Background Study was published on the Town website on November 5, 2021 and the required Public Meeting was held on December 6, 2021.

The results of the Background Study were presented to Council and the Public at the meeting on December 6, 2021. The proposed new DC for a single family

dwelling in the Existing Urban Services Area (EUSA) is \$22,260 and in the Cobourg East Community (CEC) is \$31,840.

The charges are higher in the CEC as a result of some very specific servicing requirements for that area with respect to water, wastewater and storm water services.

During the Public Meeting on December 6, 2021 some concerns were raised by Jeff Solly representing Tribute Communities who are developers of over 250 acres in the Cobourg East Community located at Elgin Street and Brook Road North. Mr. Solly spoke at the meeting representing some of the other developers in the CEC and expressed a “shared desire to ensure that the DC By-Law and the background information that forms the basis of the DC charge is accurate, comprehensive, fair and appropriate.” A copy of Mr. Solly’s comments have been appended to this report.

While we are confident that the study is comprehensive and complete based on the most current information available as of this date, we also can appreciate that some changes may be required as decisions are made and plans are finalized in the coming months.

In summary, questions and concerns were raised during the December 6, 2021 public meeting from the development community which require further consideration and discussions however it is critical that a new by-law be passed as of January 3, 2021 to replace the existing by-law which is set to expire. Therefore, it is the staff recommendation that the draft by-law as presented be passed by Council with the new rates which have been calculated in accordance with the information available at this date and that Council commit to amending the charges prior to September 30, 2022 should additional information become available that would materially alter the charges as calculated.

## **7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS**

The questions and concerns raised by the development community are mainly with respect to the Cobourg East Community and the area specific charge related to that area. The timeline for development in that area suggests that it will be later in 2022 before developers are in a position to proceed with construction and therefore it is unlikely that development charges will be imposed in that area before the late fall of 2022 or early 2023. This allows time to finalize the servicing plans and make any adjustments that may be required to the development charges.

The draft by-law has been attached to this report for your review and consideration.

## **8. CONCLUSION**

The existing Development Charges By-Law will expire on January 4, 2022 and therefore it is important that a new by-law be in place as of that date.

Staff will continue to work with the development community to update all information required to ensure that the information and calculations are accurate and complete and that any additional or revised information will be incorporated into an updated Background Study and By-Law which will come back to Council no later than September 30, 2022.

### Report Approval Details

Document Title:	Development Charges - 2022 - Corporate Services-159-22.docx
Attachments:	- doc27356120211222125043.pdf - doc27356220211222125116.pdf
Final Approval Date:	Dec 22, 2021

This report and all of its attachments were approved and signed as outlined below:

**Tracey Vaughan, Chief Administrative Officer - Dec 22, 2021 - 2:23 PM**