

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Mayor and Council Members	Priority:	<input checked="" type="checkbox"/> High <input type="checkbox"/> Low
Submitted by:	Ian D. Davey, BBA CPA CA Treasurer / Director of Corporate Services	Meeting Type:	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
Meeting Date:	June 21, 2021		
Report No.:	[Report Number]		
Submit comments to Council			

Subject/Title: Partial Deferral of Development Charges

RECOMMENDATION:

THAT By-Laws be prepared authorizing the Mayor and Municipal Clerk to enter into agreements with the owners of 1860 Stanton Road and 1963 Workman Road for the deferral of development charges in the amount of \$9,974 and further that a copy of these agreements be registered on legal title of the properties such that the deferred amount will be collected from the owners of these properties at such time as the municipal services of water, wastewater and stormwater are provided to these properties.

1. STRATEGIC PLAN

N/A

2. PUBLIC ENGAGEMENT

N/A

3. PURPOSE

The purpose of this report is to request a partial deferral of the portion of development charges relating to water, wastewater and stormwater until such time as these services are made available to these properties.

4. ORIGIN AND LEGISLATION

Development Charges for the Town of Cobourg are imposed by By-Law 087-2017. Section 3.15 of the DC By-Law states that “the development charges for all services be collected at the time of the issuance of the second stage building permit.

Pursuant to section 27(1) of the Development Charges Act, and section 3.17 of By-Law 087 – 2017, an owner and a municipality may enter into an agreement for the payment of all or any portion of development charges on dates prior to or later than the issuing of a building permit.

5. BACKGROUND

The properties located at 1860 Stanton Road and 1963 Workman Road are both located in the Cobourg East Community. They are two of only a few properties (less than ten in total) that are referred to as “existing lots of record”. In simple terms this means that these are legal lots which were in existence prior to the completion of the secondary plan for this area.

There are no planning reasons why the owners of these parcels should be prevented from building single-family dwellings on these properties even though some municipal services will not be provided to this area well into the future. The services not currently available include water, wastewater and storm water management.

In order to obtain building permits and construct homes on these sites, the owners have had to incur the costs for the construction of both private wells and septic systems in addition to paying the full development charges upfront.

It may be several years if not decades before the full services are provided by the municipality to this area. Therefore it seems reasonable that the municipality enter into agreements with the owners to defer those portions of the development charges currently being collected for water, wastewater and storm water management until such time as these services are provided by the municipality. The Development Charges Act and the municipal by-law allow for this type of deferral agreement.

Finally, a similar deferral agreement was entered into with the owners of 1992 Jarvis Road in 2018.

6. ANALYSIS

A deferral agreement will be registered on title such that any future owners of the properties will be aware that there is a future liability owing to the municipality if and when the services of water, wastewater and storm water management are provided to this area.

The amount of the deferral will be as follows: Water - \$2,948; Wastewater \$3,441 and Storm Water \$3,585 for a total deferral of \$9,974 for each property.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

The full amount of development charges have been paid at the time of building permit issuance as required.

A refund will be provided to each property owner in the amount of \$9,974.

CONCLUSION

The deferral of a portion of the development charges for the properties located at 1860 Stanton Road and 1963 Workman Road will provide a reasonable and consistent approach to the application of development charges to the existing lots of record located in the Cobourg East Community area.

Report Approval Details

Document Title:	Partial Deferral of Development Charges - Corporate Services-069-21.docx
Attachments:	- doc24770420210610081015.pdf
Final Approval Date:	Jun 10, 2021

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

Tracey Vaughan, Chief Administrative Officer - Jun 10, 2021 - 5:27 PM