



STAFF REPORT ACTION REQUIRED

Development Charges-Background Study and Proposed By-law

Date:	February 19, 2009
To:	City Council
From:	City Solicitor
Wards:	All
Reference Number:	

SUMMARY

This report is a supplementary report to an item on the current Council Agenda (EX29.8) regarding the proposed Development Charge By-law. It recommends a minor amendment to the proposed DC by-law to clarify the treatment of partial development charge payments previously made pursuant to subdivision agreements with the City.

RECOMMENDATIONS

That the City Solicitor be authorized to amend the proposed Development Charge By-law, attached to the report (January 19, 2009) from the City Manager and the Acting Deputy City Manager and Chief Financial Officer, by adding the following clause to Section 415-8 of the by-law:

“The amount of the development charge payable upon the issuance of a building permit shall be reduced by an amount equal to the applicable percentage of charge by service, as set out in Schedules A and B at the end of this chapter, for each service for which payment has previously been made under the terms of a subdivision agreement entered into with the City pursuant to Section 51 of the *Planning Act*.”

And that Council determine that no further public meeting is necessary in order to deal with this modification made to the Development Charge By-law, pursuant to section 12 of the *Development Charges Act, 1997*.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The proposed amendment to the DC By-law will clarify that where partial payments of development charges have been previously made pursuant to a subdivision agreement for the “hard service” components (water, sanitary sewer, roads and stormwater management), then at building permit issuance the development charges payable will be reduced by an amount equal to the respective service categories for which development charges have already been paid.

CONTACT

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SIGNATURE

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