

Staff Report to Council

Title: 9 – 21 Business Park ASDC
Background Charge Update

Report Number: Development Services-2025-05

Director: Infrastructure &
Development

Manager: Development Services

Meeting Date:
Wednesday, February 26, 2025

Date to be considered by Council:
Wednesday, February 26, 2025

Recommendation:

That Council receive report Development Services-2025-05 for information.

Executive Summary:

Staff initiated an update to the 9 - 21 Business Park following direction of Council in late 2024. Hemson has completed the study and to comply with legislated steps Council will receive a presentation in the form of a public meeting to position Council to later consider the passage of an updated By-law. The By-law and the Area Specific Development Charges (ASDC) are essential to provide staff a mechanism for cost recovery from the existing servicing works completed by the Municipality to the lands.

Strategic Priorities:

A.2-Improve investment readiness

Financial Considerations:

The Municipality approved \$15,000 in 2024 to proceed with the ASDC review. Costs for completed infrastructure construction will be recouped through an updated and ratified ASDC By-law.

Policy:

By-law 2020 - 48

Context and Background Information:

Council gave staff direction through report Development Services-2024-18 to update the current ASDC by-law that is set to lapse at the end of March 2025. Staff engaged Hemson to complete an updated study and to support us through the legislated process for development charges. Council was advised it would take approximately 4 months to complete a new study and to pass a new By-law. To consider passage of a By-law a study must be posted for a period of 60 days. These By-laws can also be appealed at the Ontario Land Tribunal (OLT).

The study and draft By-law were released January 24, 2025 followed by notice of the public meeting on February 6, 2025. By hosting a public meeting on February 26th we will be in a position to consider passage of a By-law at the March 26th regular meeting of Council. The appeal period will then end May 5, 2025.

Consultation Overview:

Municipal staff worked closely with Hemson and BMROSS to ensure all costs were captured within the updated ASDC inclusive of future intersection improvements. This public meeting initiates the public engagement process aligning with the Development Charges regulations.

Origin:

Council direction due to existing By-law expiration.

Implementation Considerations:

Should Council pass a future By-law, the Municipality will have a mechanism to recover costs incurred during previous works to service the Business Park over the next 10 years. During development our staff will calculate the applicable ASDC to be paid by the developer at the time of development.

Risk Analysis:

If a By-law is not updated and enacted, the existing costs incurred for servicing will have no active mechanism to be recovered as development occurs, which would result in the taxpayers of the Municipality covering the costs to service the lands.

Attachments: Hemson ASDC Report

Prepared by: Adam Weishar, Director of Infrastructure & Development

Submitted by: Adam Weishar, Director of Infrastructure & Development