

May 20, 2014

**JOINT CAO & COMMISSIONERS CORPORATE SERVICES, DEVELOPMENT
INFRASTRUCTURE SERVICES & COMMUNITY SERVICES REPORT – 2014-08**

TO: Mayor Van Bynen and Members of Council

SUBJECT: 2014 Development Charges Review

ORIGIN: Commissioner, Corporate Services

RECOMMENDATION:

THAT Joint CAO & Commissioners of Corporate Services, Development Infrastructure Services and Community Services Report #2014-08 dated May 20, 2014 regarding the 2014 Development Charges Review be received.

COMMENTS

In 2009, the Town adopted three by-laws under the *Development Charges Act, 1997* ("Act") two of which, the Town-wide and Northwest Quadrant by-laws were adopted August 31, 2009 and the third, related to the Goldstein/Trinison Development Area, was adopted June 22, 2009. The Act states that unless they are expired or repealed earlier, a development charge by-law expires five years after the day it comes into force.

These by-laws impose development charges on residential and non-residential uses and they are levied against new development to pay for the costs of servicing growth. The updated Town-wide and Northwest Quadrant Development Area by-laws will be adopted in advance of the expiry dates. The by-law for the Goldstein/Trinison Development Area is no longer required and will be left to expire as any related charges for this area have been captured in subdivision agreements.

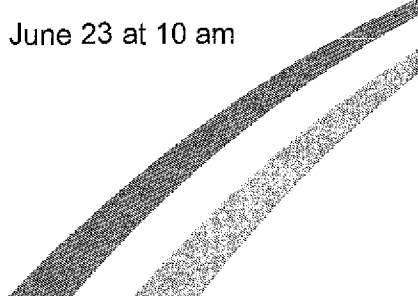
Hemson Consulting Limited was retained to prepare the Town's development charges background study and draft by-laws as part of the Capital Financing Sustainability Strategy and is presenting their draft information to Committee of the Whole on May 26, 2014.

The Town will be undertaking a development charges public process and the timeline is as follows:

Public Information Centre for the development community and interested parties scheduled on June 4 at 1 pm (Cane Room)

Background Study and draft by-law will be available on or before June 9

Statutory Public Meeting (Special Committee of the Whole) scheduled on June 23 at 10 am (Council Chambers)



Adoption of Development Charges by-laws (Special Council) scheduled on July 21 at 1.30 pm
(Council Chambers)

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

This report links to Newmarket's key strategic directions in being Well Equipped and Managed by implementing policies and processes that reflect sound and accountable governance.

CONSULTATION

During the continuing preparation of the background study, consultation has taken place with appropriate departments through staff meetings and via teleconferencing and one on one discussions with the consultant. Consultation will take place with the development community and other interested parties at a Public Information Centre scheduled for June 4, 2014 at 1:00 p.m. It is also staff's intent to have the by-laws and associated documentation reviewed by external legal counsel.

HUMAN RESOURCE CONSIDERATIONS

None.

BUDGET IMPACT

Operating Budget (Current and Future)

None with respect to the recommendations of this report.

Capital Budget

None

CONTACT

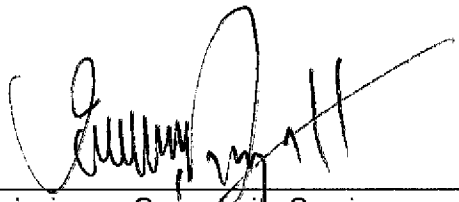
For more information on this report, contact Anita Moore, Commissioner, Corporate Services at 905-955-5300, ext. 2202 or Mike Mayes, Director, Financial Services at 905-955-5300, ext. 2102.



Commissioner, Corporate Services



Commissioner, Development & Infrastructure
Services



Commissioner, Community Services



Chief Administrative Officer