

The Corporation of the City of Kawartha Lakes

Additional Agenda

Committee of the Whole Meeting

COW2019-10

Tuesday, October 8, 2019

Open Session Commencing at 1:00 p.m.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Andy Letham

Councillor Ron Ashmore

Councillor Pat Dunn

Deputy Mayor Doug Elmslie

Councillor Patrick O'Reilly

Councillor Tracy Richardson

Councillor Kathleen Seymour-Fagan

Councillor Andrew Veale

Councillor Emmett Yeo

Accessible formats and communication supports are available upon request.

		Pages
4.	Deputations	
4.2	<i>COW2019-10.4.2</i>	4 - 23
	Request for Resolution of Support for the "Demand the Right" Coalition Requesting Municipalities have the Right to Approve or Reject Future Landfill Developments in their Communities Ted Comiskey, Mayor of Ingersoll	
5.	Presentations	
5.1	<i>COW2019-10.5.1</i>	24 - 38
	Employment Services Transformation Rod Sutherland, Director of Human Services	
5.2	<i>COW2019-10.5.2</i>	39 - 69
	Draft Development Charges Background Study Findings Adam Found, Manager of Corporate Assets Karl Repka, Member of the Development Charges Task Force Sean-Michael Stephen, Senior Project Coordinator, Watson & Associates	
6.	Consent Matters	
6.2	Correspondence	
6.2.3	<i>COW2019-10.6.2.3</i>	70 - 71
	Memo - Draft Development Charges Background Study Adam Found, Manager, Corporate Assets	
	That the October 7, 2019 memorandum from Adam Found, Manager of Corporate Assets, regarding Draft Development Charges Background Study , be received.	
6.2.4	<i>COW2019-10.6.2.4</i>	72 - 72
	Memo - Full Winter Maintenance for Cul de Sac Accessing Francis Street, Fenelon Falls Doug Elmslie, Councillor	

That the October 8, 2019 memorandum from Councillor Elmslie regarding **Full Winter Maintenance for the Cul de Sac Accessing Francis Street, Fenelon Falls**, be received;

That the cul de sac, encompassing properties 202-210, receive full winter maintenance for 2019-2020 winter season;

That staff report back to Council at the end of Q1 2020, with background regarding this cul de sac and recommendations for municipal maintenance moving forward; and

That this recommendation be brought forward to Council at the next Regular Council meeting.



Request to Speak before Council

Request to Make a Deputation/Presentation to
Council/Committee
City of Kawartha Lakes
City Clerk's Office
26 Francis Street, PO Box 9000
Lindsay, ON K9V 5R8
705-324-9411

Name: *

Paula Toft

Address: *

130 Oxford Street

City/Town/Village:

INGERSOLL

Province: *

ON

Postal Code:

N5C 2V5

Telephone: *

5194850120

Email: *

paula.toft@ingersoll.ca

There can be a maximum of two speakers for each deputation. Please list the name(s) of the individual(s) who will be speaking. The names that are listed here will be included on the Council Meeting Agenda.

Deputant One:

Mayor Ted Comiskey

Deputant Two:

First Name, Last Name

Please provide details of the matter to which you wish to speak: *

Mayor Comiskey of Ingersoll requests to speak to council and request support regarding the Demand the Right Campaign which is a growing number of Municipalities in Ontario seeking Provincial legislation to allow municipalities the right to approve or reject proposed landfill projects within their boundaries. Information is attached to provide more detail on the subject

Please attach any additional supporting documents you wish to provide and submit with this completed form.

Have you discussed this matter with City Staff?

☐ Yes

☒ No

If yes, Which department and staff member(s) have you spoken to?

What action are you hoping will result from your presentation/deputation? *

That Council will pass a resolution (attached) in support of the Demand the Right campaign.

By signing this form you are acknowledging that all of the information you are providing on this form is true, and giving the City permission to collect your personal information for the principal purpose of a request to make a deputation to Committee or Council as outlined below.

Signature:

Paula Toft

Date:

9/17/2019



The personal information is being collected by the City of Kawartha Lakes for the principal purpose of a request to make a deputation to Committee or Council pursuant to the City's procedural by-law. This information, including all attachments submitted may be circulated to members of Council, staff, the general public and posted on the City website. Questions about the collection of this information should be directed to the City Clerk or Deputy Clerk at 705 324-9411 ext. 1295 or 1322.

Do you understand how your information will be used and agree to allow the City to use your personal information provided on this form, including any attachments for the purposes of requesting to make a deputation to Committee or Council? *

☒ Yes

Please complete this form and return to the City Clerk's Office by submitting it online or:
Fax: 705-324-8110 Email: agendaitems@kawarthalakes.ca



TOWN OF INGERSOLL
Town Centre

BRIEFING NOTE
DEMAND THE RIGHT COALITION

**GIVING ONTARIO MUNICIPALITIES THE “RIGHT TO APPROVE”
LANDFILL DEVELOPMENTS IN THEIR OWN COMMUNITIES**

PURPOSE

The purpose of this briefing note is to provide background information on an emerging issue for municipalities, and a campaign to change provincial legislation that would give municipalities the right to approve (or reject) future landfill developments in their communities.

OVERVIEW

Ontario has a garbage problem, and it could be coming to a community near you.

According to a 2017 report from the Environmental Commissioner of Ontario (ECO), the waste that is generated by the ICI sector alone – that is downtown office buildings (like Toronto), factories, institutions, etc – is over 6.7 million tonnes each year.

To put that into context, that’s enough garbage to fill Toronto’s Rogers Centre seventy-four times.

Because Ontario’s landfills are filling up quickly, and as the U.S. border tightens, **several** new mega dumps will be needed to take this unwanted garbage – and soon.

THE ISSUE

Under Ontario’s current Environmental Assessment legislation, municipal governments do not have the right to approve (or reject) landfill developments in our communities. Whether a municipality wants it, or not, makes little difference.

Municipalities have the right to approve most developments in their communities. In fact, municipalities have “exclusive authority” to approve:

- Casino gaming facilities, O.Reg 81/12
- Nuclear waste storage, via the federal NWMO’s siting principles

As well, Ontario recently passed Bill 139, which gives municipalities *additional* authority and autonomy to make decisions for their communities, while replacing the OMB.



TOWN OF INGERSOLL

Town Centre

WHICH COMMUNITIES ARE BEING TARGETTED?

Municipalities that have quarry or mining operations (440 sites), or landfills (880 sites) are the most likely targets, but any municipality – from the 905 belt to the U.S. border – is a potential host for this garbage, whether they like it or not. Several “mega dumps” will need to be approved in the very near future to accommodate the volume of waste that is coming.

The current system allows private landfill operators to essentially ignore the concerns of local residents and municipal Councils. The existing system is based on a 1950's view of municipalities. We believe this needs to change.

ABOUT THE CAMPAIGN: THE DEMAND THE RIGHT COALITION

It is time Ontario passes legislation that gives municipalities the right to approve landfill projects.

The “Demand the Right Campaign”, involves municipal leaders across Ontario, and is calling on all provincial political parties to commit (before the June election) to passing legislation that will give municipalities the right to approve landfill development.

Campaign highlights include:

- 130+ municipalities have formally approved a motion in their Councils, representing over five million Ontarians, calling on the Province to act (and more motions are in the works towards approval);
- 150 municipal leaders have signed a petition, calling on the province to act;
- nearly 8 out of 10 Ontarians feel municipalities should have a say in whether they host landfills, according to a recent Ontario poll found;
- Significant media coverage of the campaign since it launched a few months ago (see attached);
- Several efforts and discussions with MPPs from all parties, including amendments to Bill 139 (defeated), and the introduction of two Private Member's Bills in the Last Legislative Assembly of Ontario by MPP Ernie Hardeman;
- Support from the Ontario PC Party, and Ontario NDP Party, including a letter from Ontario PC Leader Doug Ford committing to implementation of this policy.

OUR ASK

We believe municipalities should have the right to approve or reject landfill projects, and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns, in addition to successfully completing an environmental assessment.



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Landfills are going to be part of Ontario's future – the issue is that individual municipalities **MUST** have the right to say yes or no to these types of projects.

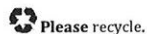
We look forward to working with the Ministry of Environment, Conservation and Parks and other officials across government to implement this important policy commitment.

We ask that you adopt the attached resolution in support of Demand the Right, to help add to the municipalities that want to have control over future proposals.

MORE INFORMATION

To learn more, please visit: www.demandtheright.ca

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**MOTION
COUNCIL FOR THE
[INSERT NAME OF MUNICIPALITY]**

**MUNICIPALITIES CALL ON PROVINCE TO ENSURE ITS
“MADE-IN-ONTARIO ENVIRONMENT PLAN”
INCLUDES MUNICIPAL “RIGHT TO APPROVE” LANDFILL DEVELOPMENTS**

WHEREAS municipal governments in Ontario do not have the right to approve landfill projects in their communities, but have authority for making decisions on all other types of development;

AND WHEREAS this out-dated policy allows private landfill operators to consult with local residents and municipal Councils, but essentially ignore them;

AND WHEREAS Ontario’s proposed “Made-in-Ontario Environment Plan” states that the province will grant municipalities a “greater say in siting of landfills”;

AND WHEREAS municipalities already have exclusive rights for approving casinos and nuclear waste facilities within their communities, whether to host cannabis retail in their communities, AND FURTHER that the province has recognized the value of municipal approval for the siting of power generation facilities;

AND WHEREAS the recent report from Ontario’s Environmental Commissioner has found that Ontario has a garbage problem, particularly from Industrial, Commercial and Institutional (ICI) waste generated within the City of Toronto, where diversion rates are as low as 15%;

AND UNLESS significant efforts are made to increase recycling and diversion rates, a new home for this Toronto garbage will need to be found, as landfill space is filling up quickly;

AND WHEREAS municipalities across Ontario are quietly being identified and targeted as potential landfill sites for future Toronto garbage by private landfill operators;

AND WHEREAS other communities should not be forced to take Toronto waste, as landfills can contaminate local watersheds, air quality, dramatically increase heavy truck traffic on community roads, and reduce the quality of life for local residents;

AND WHEREAS municipalities should be considered experts in waste management, as they are responsible for this within their own communities, and

often have decades' worth of in-house expertise in managing waste, recycling, and diversion programs;

AND WHEREAS municipalities should have the exclusive right to approve or reject these projects, and assess whether the potential economic benefits are of sufficient value to offset any negative impacts and environmental concerns;

THEREFORE BE IT RESOLVED THAT the **[INSERT NAME OF MUNICIPALITY]** calls upon the Government of Ontario, as part of its "Made-in-Ontario Environment Plan" to formally entrench the right of municipalities to approve or reject landfill projects in or adjacent to their communities;

AND THAT in the case of a two-tier municipality, the approval be required at both the upper-tier and affected lower-tier municipalities;

AND FURTHER THAT the **[INSERT NAME OF MUNICIPALITY]** encourage all other municipalities in Ontario to consider this motion calling for immediate provincial action;

AND THAT the MOTION adopted by Council be forwarded to the DEMAND THE RIGHT COALITION OF ONTARIO MUNICIPALITIES.



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GTA Garbage:

Coming soon to a
site near you!



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“Businesses, such as factories, restaurants, shopping malls, and property developers, and schools, hospitals and universities, are generating far more waste than they should.”

“They only recycle 15 per cent of their waste and send 6.7 million tonnes to landfill sites each year.”

Diane Saxe
Ontario's Environmental Commissioner



6.7 Million tonnes a year!





**Private
Sector
Managed**

**MOECC
Approval
Process**

**Willing
Host Not
Required**

• **6.7 Million tonnes a year!**






Ontario's Demand The Right Coalition

“Municipalities demand the right to approve any proposed landfill sites within or adjacent to their communities.”





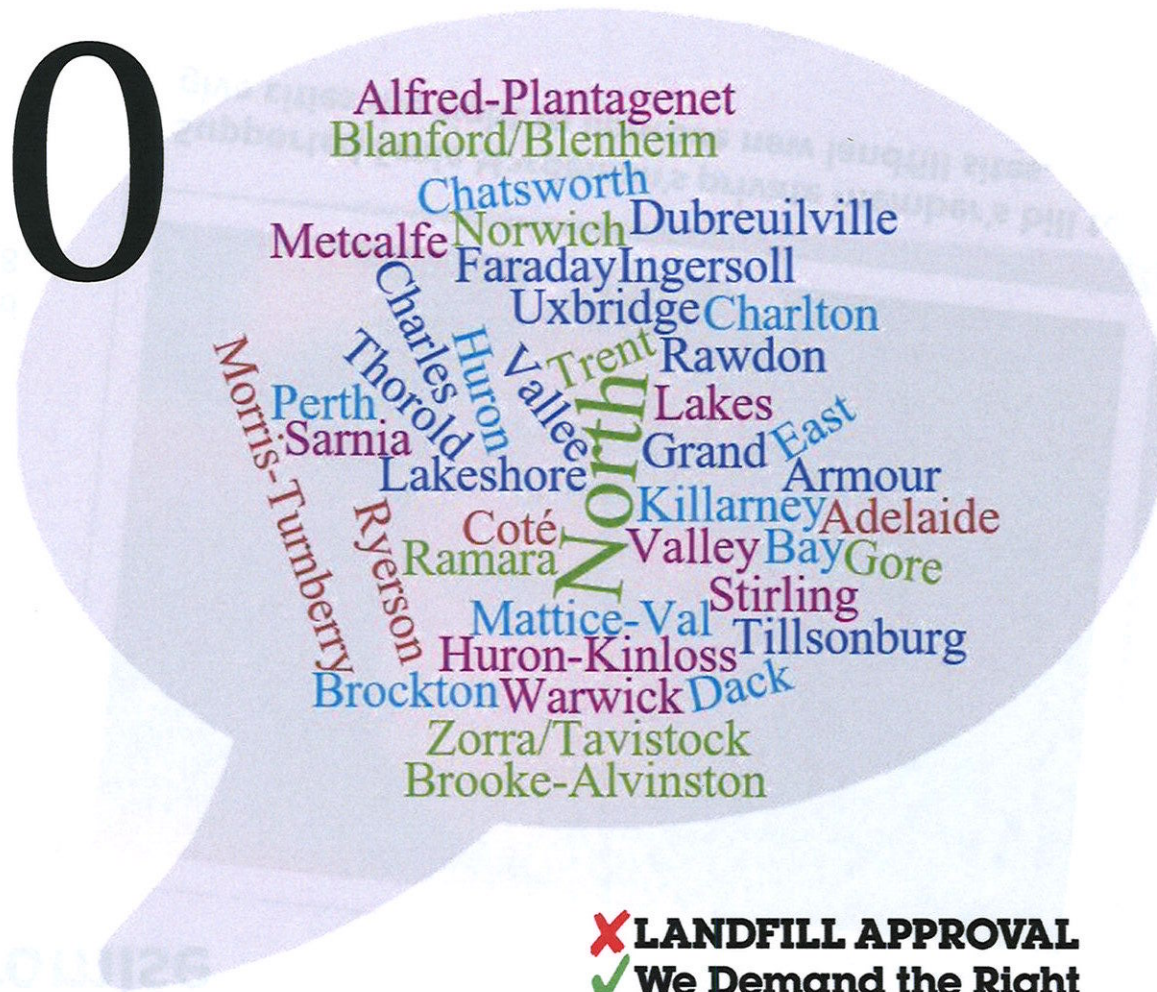
**Respect for municipal
rights and authority**

**Municipalities have local approval over
development, casinos, wind farms, and even
nuclear waste disposal sites.**



**We almost got there
with Bill 139!**

Today over **120**
municipalities
have passed
motions to
Demand The
Right.



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Election Campaign Promise

"As a former city councillor, I respect the right for local municipalities to make the decisions best for their communities."

Speaking as PC Leader, Doug Ford
May, 2018



Supported Ernie Hardeman's private member's bill to give cities the right to approve new landfill sites.



May 26, 2018

Dear Mayor Comiskey,

Thank you very much for your congratulations, and for bringing this local issue to my attention.

Over the last couple of months, I have had a number of conversations with Ernie Hardeman where he has raised the importance of this issue for your community. Ernie is a champion for the people of Oxford, and if re-elected, he will continue to ensure they have a voice at the table at Queen's Park.

As a former city councillor, I respect the right for local municipalities to make the decisions best for their communities.

Landfills should not be rammed down the throats of communities who have legitimate environmental concerns. It should be those on the ground - who understand the ins and outs of the community - who should be making these decisions, not the bureaucrats with a rubber stamp in Downtown Toronto.

I am fully supportive of Ernie Hardeman's Private Member's Bill, and if elected Premier, I look forward to giving municipalities a voice in planning decisions.

Please do not hesitate to reach out if you have any questions, concerns, or recommendations.

Regards,

Doug Ford
Leader of the Ontario PC Party

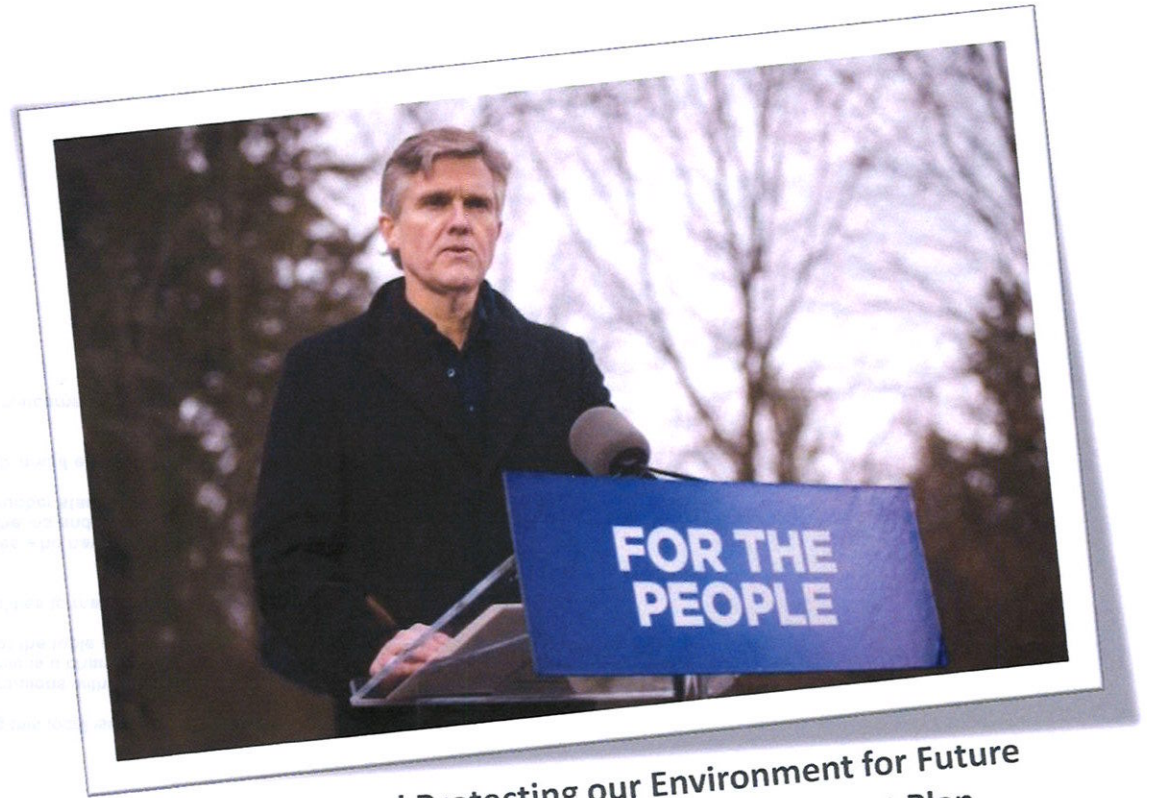
A handwritten signature in blue ink, appearing to read 'D Ford'.

Doug Ford

c. Ernie Hardeman

“Municipalities to
have a greater say
on landfill sites.”

Previous Environment Minister, Rod
Phillips @ November 29, 2018



Preserving and Protecting our Environment for Future
Generations: A Made-in-Ontario Environment Plan

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What your municipality can do.

1. **Pass the Demand the Right motion at council.**
 - Available for download a www.demandtheright.ca
 - Copies available here
2. **Write to Minister Yurek and express your support**
 - Jeff.yurek@pc.ola.org
 - Copy your local MPP
 - Remind them that Doug Ford made this an election promise
3. **Call or meet with your local MPP**
4. **Discuss with your local media and on social media**
 - Hashtag #demandtheright
 - Twitter @ApprovalRights

Let's ensure
"greater say"
becomes
"the right to
approve".

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Employment Service System Transformation

Background

- In February 2019 the government announced its plan to transform Ontario's Employment Services by introducing a new model to manage the system more effectively
- The transformation will integrate employment programs under Employment Ontario, Ontario Works and the Ontario Disability Support Program into one system

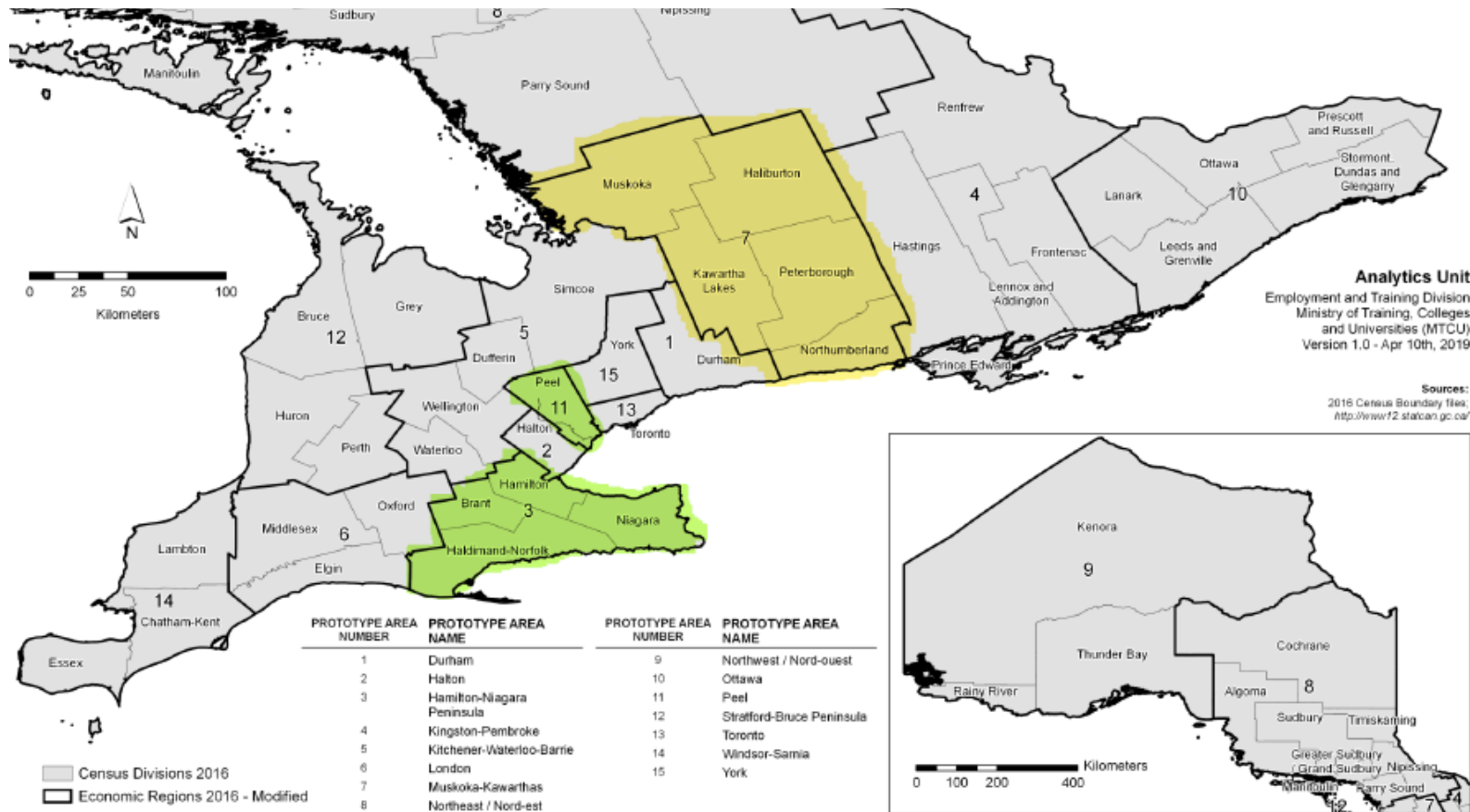
Provincial Vision

- Locally responsive and community based
- Outcomes focused
- Client-centred
- Provides simplified and effective pathways to find sustainable employment for individuals and businesses
- Led by the Ministry of Training, Colleges and Universities (MTCU)

Prototypes

- Gradual implementation of the new system, starting with three prototypes in fall 2019. Full implementation will be phased-in over the next several years, learning from the prototypes.
- In July 2019 three prototype regions were announced.

Prototype Regions



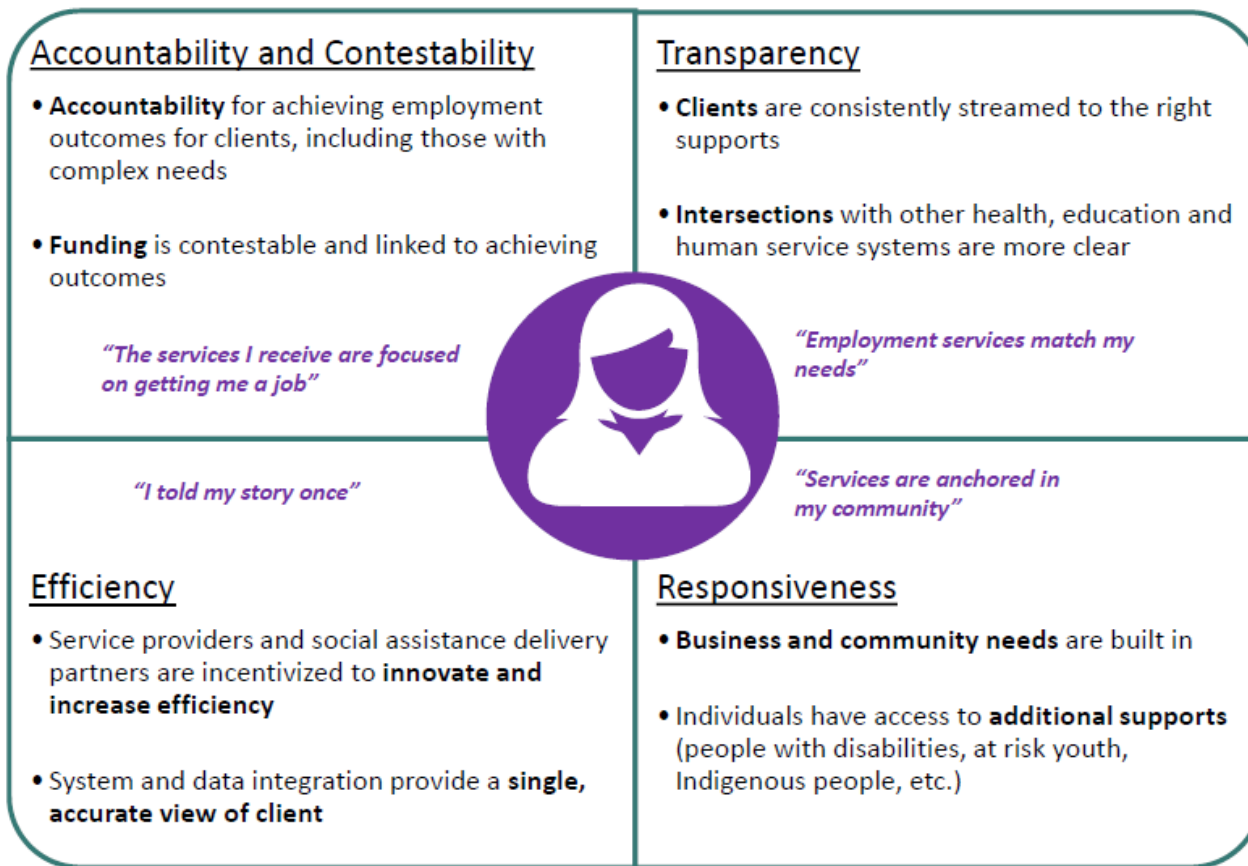
Current System

- Mix of providers – in Muskoka-Kawarthas there are:
 - 4 Consolidated Municipal Service Managers (CMSM) delivering Ontario Works Employment Services
 - 10 Employment Ontario service provider contracts
 - 10 Ontario Disability Support Program Employment Services providers

Service System Management

- New Service System Managers (SSMs) are being established to plan and manage the system to meet the needs of their local communities. Not a service provider role.
- Employment SSMs will be selected based on those best positioned to manage the system and deliver results.

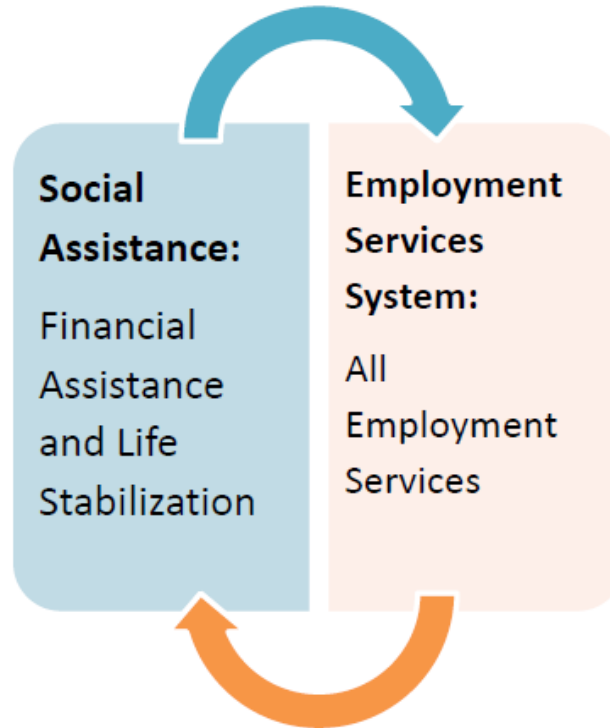
Principles of the New System



New Service Delivery Model

- Move from many client assessment tools to one **Common Assessment tool** that will identify client needs, abilities, and barriers from Life Stabilization to Employment.
- **Funding will be targeted** to clients with the highest needs (e.g. persons with disabilities and other inclusion groups).
- Integrated case management of Social Assistance clients – **integrated action plans** that incorporate Life Stabilization and Employment milestones and outcomes developed by clients, caseworkers, and providers.
- Information sharing and **coordination between employment and social assistance** caseworkers to better deliver a seamless client experience.
- Consistency in **data collection** across employment and social assistance allows for better system planning, measurement of outcomes, and enables outcomes based funding.

New Service Delivery Model



SSM Selection Process

Two-step competitive selection process to determine the SSM:

1. A qualifying “Request for Qualification (RFQ)” process to establish capacity. Deadline was July 23, 2019.
2. A Call for Proposals (CFP) restricted to only qualifying entities in Phase 1. Proposal deadline October 31, 2019.

Open to any public, not-for-profit and private sector organization, including CMSMs and district social services boards.

Call for Proposals Process

The City of Kawartha Lakes submitted an RFQ as part of a municipal consortium application with the District of Muskoka, Northumberland County and City of Peterborough (Consortium Lead). Each of the four members is also a Consolidated Municipal Service Manager.

The Consortium qualified at Phase 1 to submit a proposal at Phase 2.

As part of the full proposal, a formal Consortium Agreement must be executed prior to the CFP closing date (October 31) – clarifies roles and limitations (locally driven; community-focused; no municipal cost).

Proposal Schedule

- Deadline for proposals:
 - October 31, 2019
- CFP Evaluation, Negotiation and Execution of Agreements:
 - November, 2019 to mid-January, 2020

Prototype Phases

- Planning Period (January 2020 to March 2020):
 - The successful SSM establishes themselves within the defined Catchment Area.
- Transition Period (April 2020 to September 2020):
 - During the Transition Period, responsibility for managing EO and ODSP employment supports service delivery will be transferred to the SSMs. However, SSMs will not be able to make changes to the Service Provider network during this period.
- Full Integrated Delivery Period (beginning October 2020):
 - In the Integrated Employment Services Delivery period, transition is complete, and responsibility for employment support services for Ontario Works will be transferred to SSMs.

Questions?



City of Kawartha Lakes

Committee of the Whole – Draft Findings

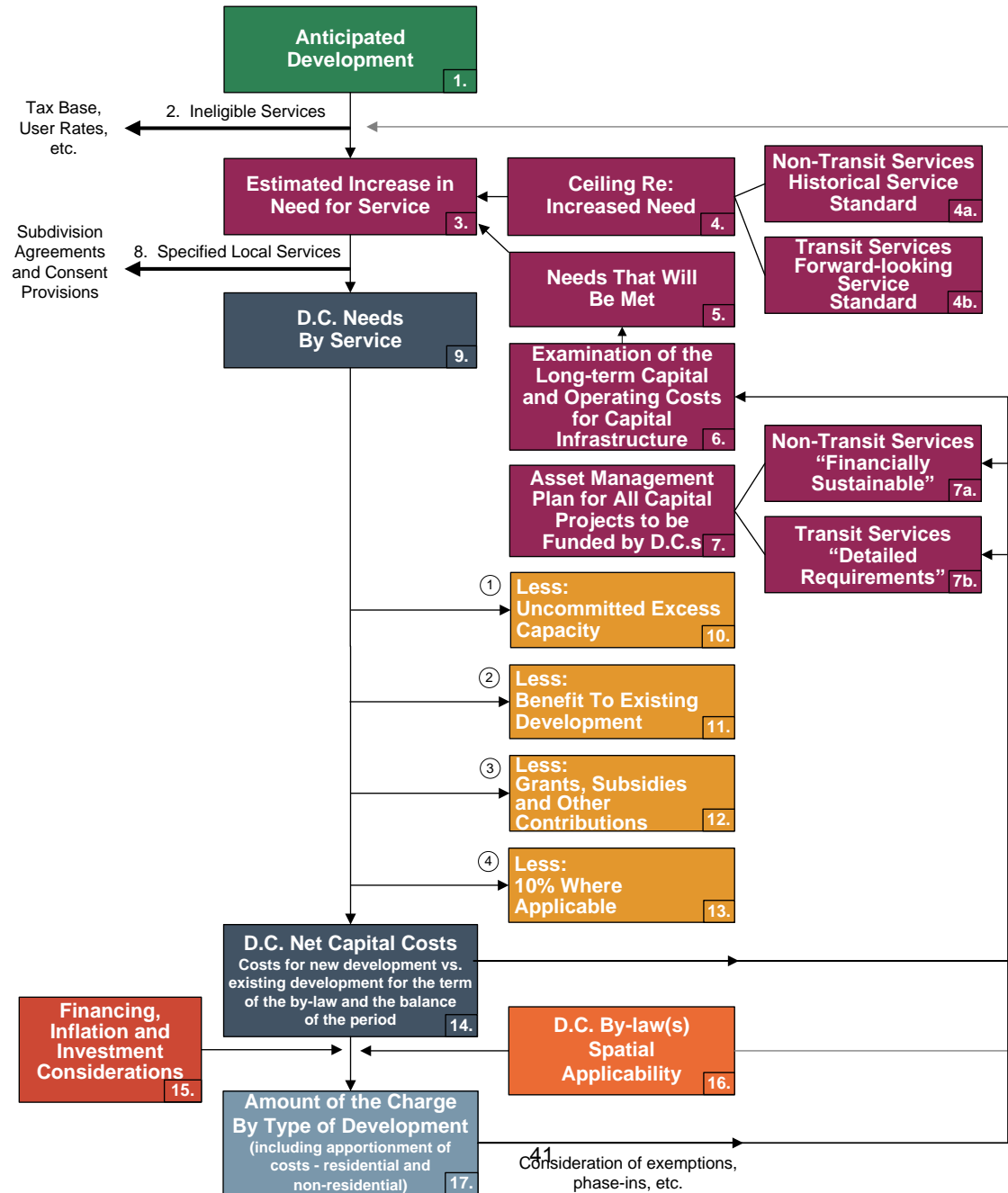
October 8, 2019

Development Charges



- Purpose of Development Charges (D.C.) is to recover the capital costs associated with residential and non-residential growth within the municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the *Development Charges Act* (D.C.A.)

The Process of Calculating a Development Charge under the Act that must be followed



More Homes, More Choice Act

Status of Legislation



- Bill 108, *More Homes, More Choice Act*, was introduced in the Ontario Legislature on May 2, 2019 and received Royal Assent on June 6, 2019
- Schedule 3 of the Act, amends the D.C.A.
- Many of the amendments to the D.C.A. do not come into effect until they are proclaimed by the Lieutenant Governor, however, transitional provisions with respect to soft services to the prescribed date (currently anticipated to be January 1, 2021) are provided

More Homes, More Choice Act

D.C.A. Amendments



- D.C.A. amendments include:
 - Changes to Eligible Services
 - “Soft Services” will be removed from the D.C.A. and considered as part of a Community Benefit Charge under the authority of the *Planning Act*
 - Eligible services include:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services;
 - Storm water drainage and control services;
 - Services related to a highway;
 - Policing services;
 - Ambulance services;
 - Fire protection services;
 - Transit services; and
 - Waste diversion services
 - Waste Diversion and Ambulance, removal of 10% statutory deduction

More Homes, More Choice Act

D.C.A. Amendments



- D.C.A. amendments (continued):
 - Determination of the D.C.
 - D.C. for developments proceeding through Site Plan or Zoning Bylaw Amendment will be determined based on the charges in effect on the day of the application
 - Proposed to apply if building permit issuance occurs within 2 years of planning application approval
 - D.C. for developments not proceeding via these planning approvals will be determined at the earlier of building permit issuance or occupancy
 - Payment in installments
 - Rental housing, commercial, industrial, and institutional developments would pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
 - Non-profit housing would pay D.C.s in 21 equal annual payments, commencing from the date of occupancy

More Homes, More Choice Act

D.C.A. Amendments



- D.C.A. amendments (continued):
 - Statutory exemption for secondary residential dwelling
 - Exemption for the creation of additional dwelling units, in prescribed classes of existing residential buildings or structures ancillary to existing residential buildings, and
 - The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings

Growth Forecast

Summary



- City of Kawartha Lakes Growth Management Strategy, May 2011 Update;
- City of Kawartha Lakes Growth Management Strategy and Municipal Master Plan Project, February 2012;
- A review of historical residential and non-residential development activity; and
- Discussions with City staff regarding the anticipated residential and non-residential development trends for the City of Kawartha Lakes

Growth Forecast

Residential



Time Horizon	Residential ¹	
	Net Population	Dwelling Units
City-Wide		
2019	89,113	36,224
2029	107,017	45,479
2031	110,152	47,036
Incremental Change		
Urban (Lindsay)		
2019-2029	11,646	5,553
2019-2031	13,664	6,510
Urban (Other)		
2019-2029	3,305	1,645
2019-2031	3,878	1,920
Rural		
2019-2029	2,487	2,057
2019-2031	2,958	2,383
City-Wide		
2019-2029	17,438	9,255
2019-2031	20,500	10,813

1. Excluding Institutional Population and including 50% seasonal population

Growth Forecast

Non-Residential



Time Horizon	Industrial		Commercial		Institutional		Total	
	Employment ¹	Sq.ft. of G.F.A.	Employment ¹	Sq.ft. of G.F.A.	Employment ¹	Sq.ft. of G.F.A.	Employment ¹	Sq.ft. of G.F.A.
City-Wide								
2019	3,170	N/A	7,623	N/A	6,314	N/A	17,107	N/A
2029	3,610	N/A	9,297	N/A	6,804	N/A	19,711	N/A
2031	3,678	N/A	9,574	N/A	6,891	N/A	20,143	N/A
Incremental Change								
Urban (Lindsay)								
2019-2029	389	466,800	1,230	615,000	363	254,100	1,982	1,335,900
2019-2031	449	538,800	1,434	717,000	428	299,600	2,311	1,555,400
Urban (Other)								
2019-2029	39	46,400	431	215,500	127	88,900	597	350,800
2019-2031	45	53,900	503	251,400	149	104,300	697	409,600
Rural								
2019-2029	12	14,800	13	6,500	-	-	25	21,300
2019-2031	14	16,900	14	7,100	-	-	28	24,000
City-Wide								
2019-2029	440	528,000	1,674	837,000	490	343,000	2,604	1,708,000
2019-2031	508	609,600	1,951	975,500	577	403,900	3,036	1,989,000

1. Excluding WAH and NFPOW



Increase in Need for Service

City-Wide (10-year)

- Parking Services
- Airport Services
- Parks and Recreation
- Library Services
- Administration Studies
- Municipal By-law Enforcement
- Paramedic Services
- Health & Social Services
- Waste Diversion

Lindsay (10-year)

- Transit Services

Lindsay and Ops (10-year)

- Police

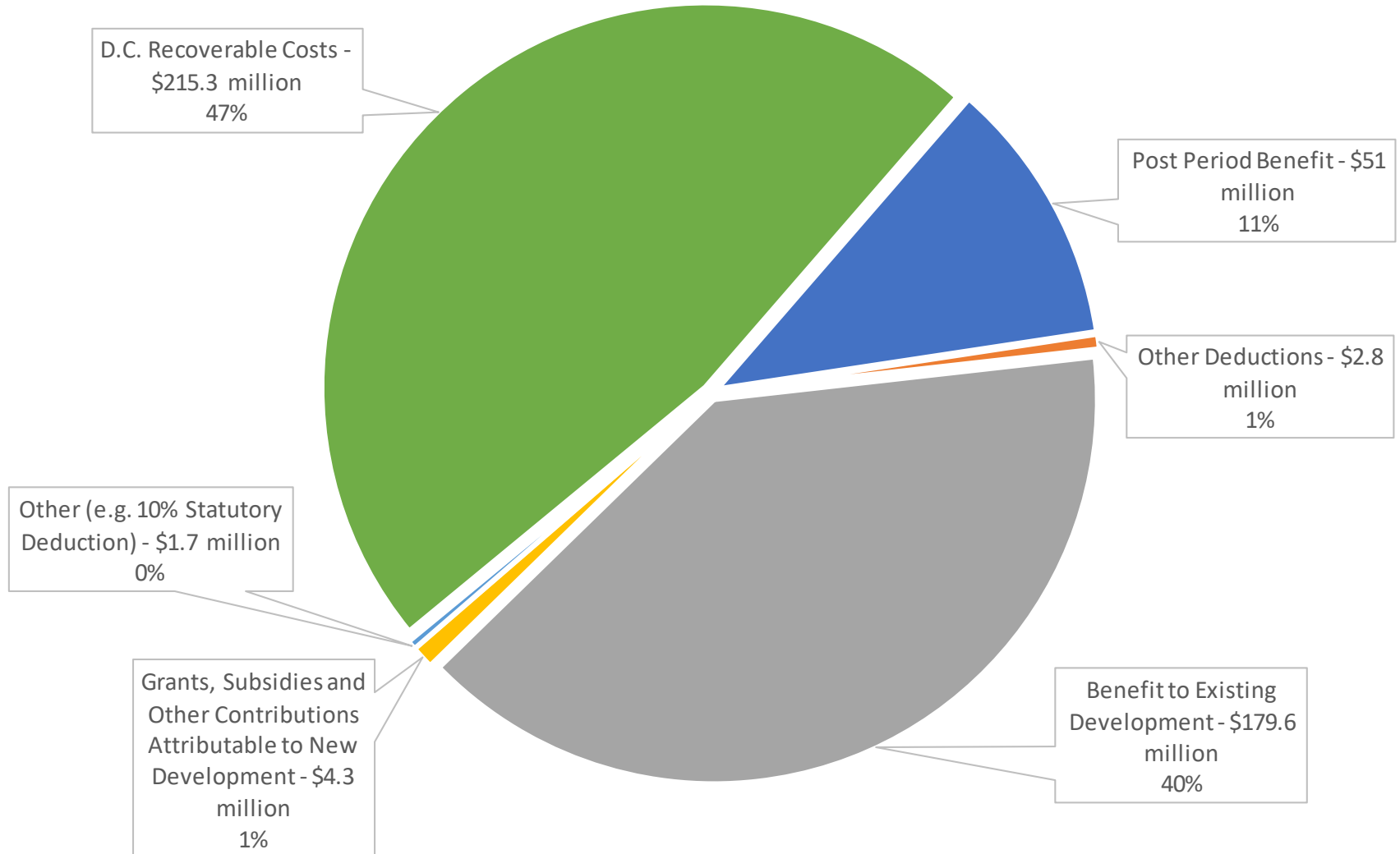
City-Wide (12-year)

- Roads and Related Services
- Fire Services

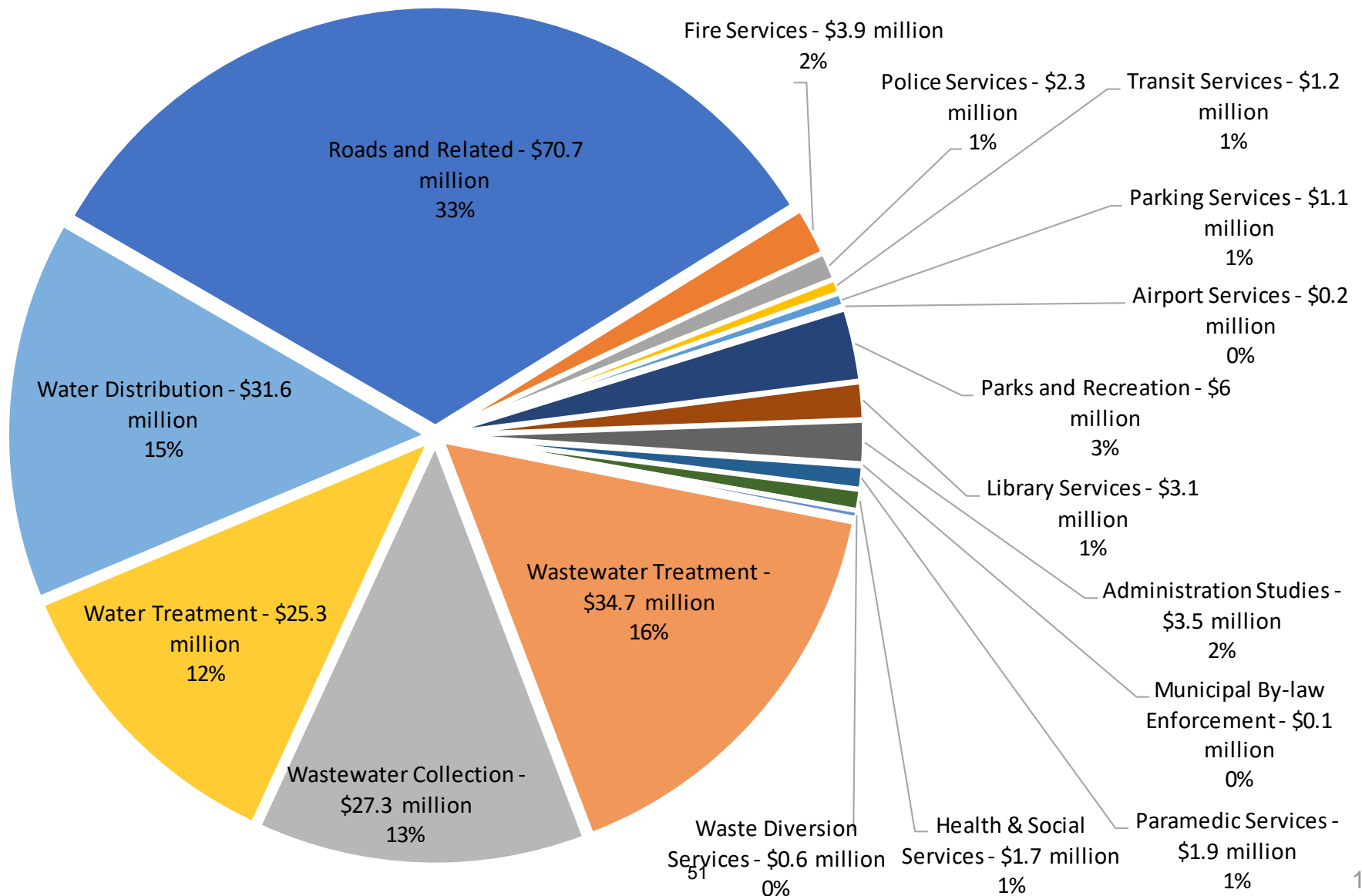
Urban Serviced Area (12-year)

- Wastewater Treatment
- Wastewater Collection (excl. Northwest Lindsay Development Area)
- Water Treatment and Distribution

Gross Capital Costs – \$446.6 million



D.C. Recoverable Costs – \$215.3 million



Calculated Schedule of D.C.s

Residential



Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Row or Multiple
Municipal Wide Services:				
Fire Services	341	205	154	304
Police Services ¹	393	236	178	350
Roads and Related	6,027	3,615	2,724	5,361
Transit Services ²	240	144	108	213
Parking Services	111	66	50	98
Airport Services	22	13	10	20
Parks and Recreation	664	398	300	590
Library Services	340	204	154	303
Paramedic Services	190	114	86	169
Municipal By-law Enforcement	14	9	6	13
Health & Social Services	206	123	93	183
Waste Diversion Services	64	38	29	57
Administration Studies	362	217	164	322
Total Municipal Wide Services	8,974	5,382	4,056	7,983
Urban Services				
Wastewater Treatment	4,057	2,433	1,834	3,609
Wastewater Collection ³	5,890	3,533	2,662	5,240
Water Treatment	3,185	1,910	1,439	2,833
Water Distribution	3,302	1,981	1,493	2,938
Total Urban Services	16,434	9,857	7,428	14,620
Urban - Lindsay	25,408	15,239	11,484	22,603
Urban - NWT	19,518	11,706	8,822	17,363
Urban - Other	24,776	14,859	11,198	22,040
Rural - Ops	8,734	5,238	3,948	7,770
Rural - Other	8,341	5,002	3,770	7,420

1. Polices services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

Calculated Schedule of D.C.s

Non-Residential



Service	NON-RESIDENTIAL (per sq.m. of Gross Floor Area)				NON-RESIDENTIAL (per 500kW nameplate generating capacity)
	Uniform	Industrial	Commercial	Institutional	
Municipal Wide Services:					
Fire Services	2.79	1.54	3.66	2.59	341
Police Services ¹	2.69	1.51	3.62	2.59	393
Roads and Related	49.21	26.86	64.48	46.06	6027
Transit Services ²	1.71	0.96	2.30	1.65	
Parking Services	0.90	0.49	1.18	0.84	
Airport Services	0.18	0.10	0.24	0.17	
Parks and Recreation	1.91	1.91	1.91	1.91	
Library Services	0.98	0.98	0.98	0.98	
Paramedic Services	1.55	0.85	2.03	1.45	190
Municipal By-law Enforcement	0.12	0.06	0.15	0.11	
Health & Social Services					
Waste Diversion Services	0.52	0.29	0.68	0.49	
Administration Studies	2.95	1.61	3.87	2.77	362
Total Municipal Wide Services	65.50	37.15	85.11	61.59	7,314
Urban Services					
Wastewater Treatment	28.24	15.32	36.76	26.26	
Wastewater Collection ³	51.90	28.15	67.56	48.26	
Water Treatment	22.41	12.30	29.52	21.07	
Water Distribution	23.24	12.76	30.61	21.85	
Total Urban Services	125.79	68.53	164.44	117.45	-
Urban - Lindsay	191.29	105.68	249.55	179.04	7,314
Urban - NWT	139.40	77.53	181.99	130.78	7,314
Urban - Other	186.90	103.21	243.62	174.81	6,921
Rural - Ops	63.79	36.20	82.81	59.95	7,314
Rural - Other	61.10	34.69	79.18	57.36	6,921

1. Polices services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

City D.C. Comparison

Residential



Single and Semi-Detached Dwelling	Current	Calculated	Change (%)	Change (\$)
Urban - Lindsay	20,179	25,408	26%	5,229
Urban - NWT	14,354	19,518	36%	5,164
Urban - Other	19,594	24,776	26%	5,182
Rural - Ops	7,037	8,734	24%	1,697
Rural - Other	6,529	8,341	28%	1,812

City D.C. Comparison

Non-Residential



Differentiated

Service	Industrial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	89.54	105.68	18%	16.14
Urban - NWT	66.13	77.53	17%	11.40
Urban - Other	87.18	103.21	18%	16.03
Rural - Ops	36.50	36.20	-1%	(0.30)
Rural - Other	34.45	34.69	1%	0.24

Service	Commercial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	202.97	249.55	23%	46.58
Urban - NWT	149.85	181.99	21%	32.14
Urban - Other	197.35	243.62	23%	46.27
Rural - Ops	81.20	82.81	2%	1.61
Rural - Other	76.30	79.18	4%	2.88

Service	Institutional			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	145.98	179.04	23%	33.06
Urban - NWT	107.87	130.78	21%	22.91
Urban - Other	141.97	174.81	23%	32.84
Rural - Ops	58.76	59.95	2%	1.19
Rural - Other	55.25	57.36	4%	2.11

Uniform

Service	Industrial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	89.54	191.29	114%	101.75
Urban - NWT	66.13	139.40	111%	73.27
Urban - Other	87.18	186.90	114%	99.72
Rural - Ops	36.50	65.50	79%	29.00
Rural - Other	34.45	62.81	82%	28.36

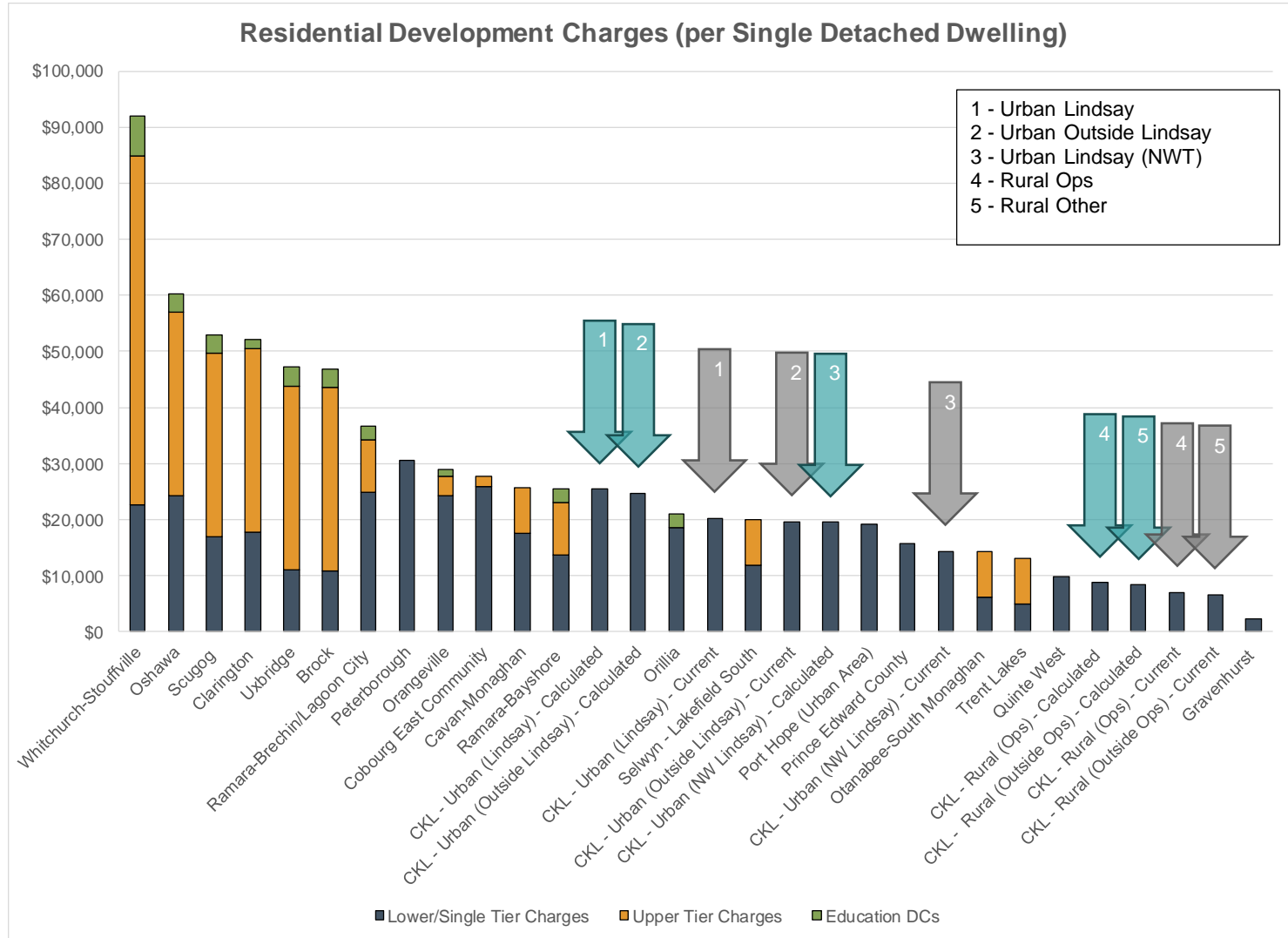
Service	Commercial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	202.97	191.29	-6%	(11.68)
Urban - NWT	149.85	139.40	-7%	(10.45)
Urban - Other	197.35	186.90	-5%	(10.45)
Rural - Ops	81.20	65.50	-19%	(15.70)
Rural - Other	76.30	62.81	-18%	(13.49)

Service	Institutional			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	145.98	191.29	31%	45.31
Urban - NWT	107.87	139.40	29%	31.53
Urban - Other	141.97	186.90	32%	44.93
Rural - Ops	58.76	65.50	11%	6.74
Rural - Other	55.25	62.81	14%	7.56



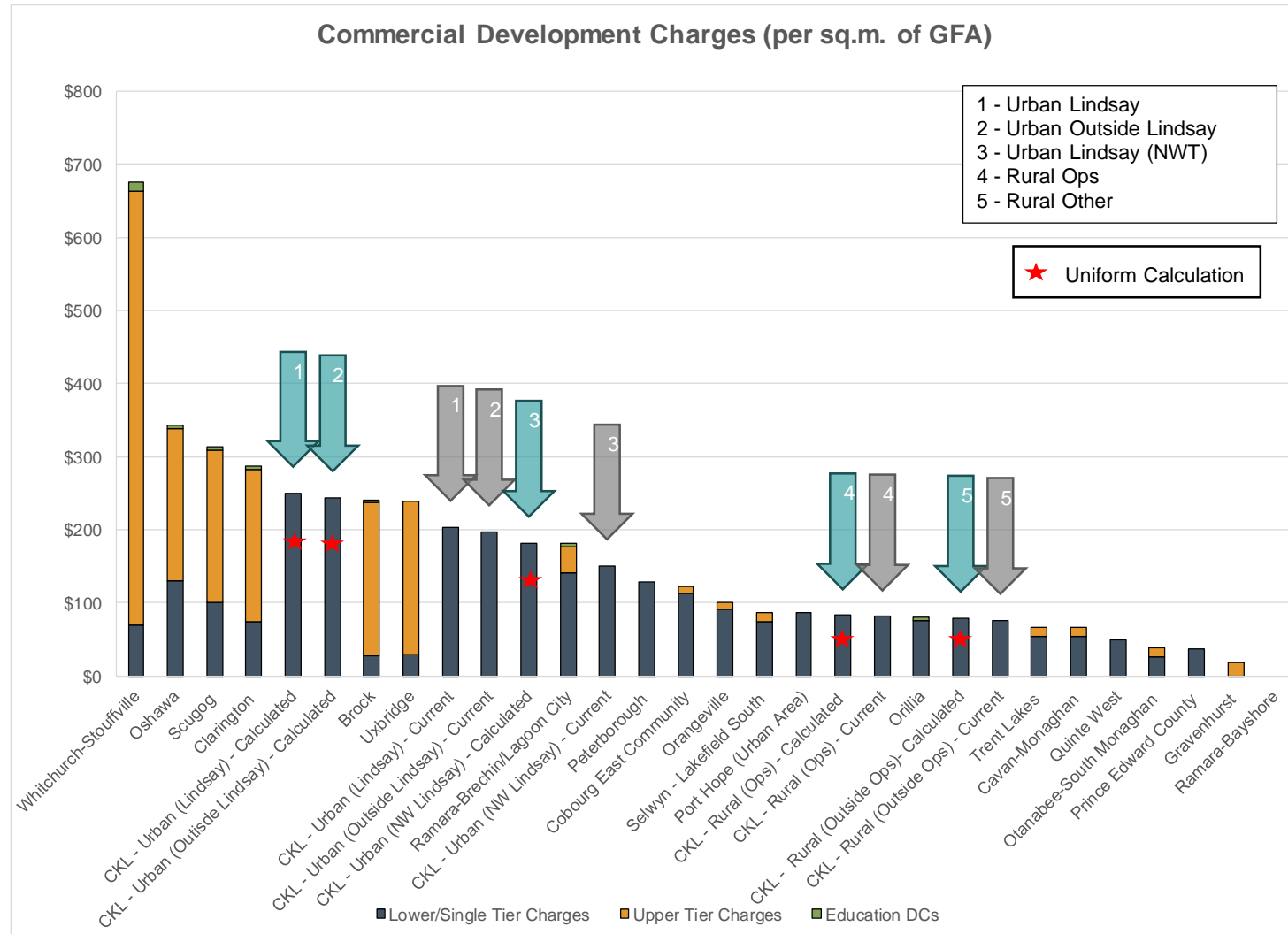
Municipal D.C. Comparison

Residential – Single and Semi-Detached Dwelling Units



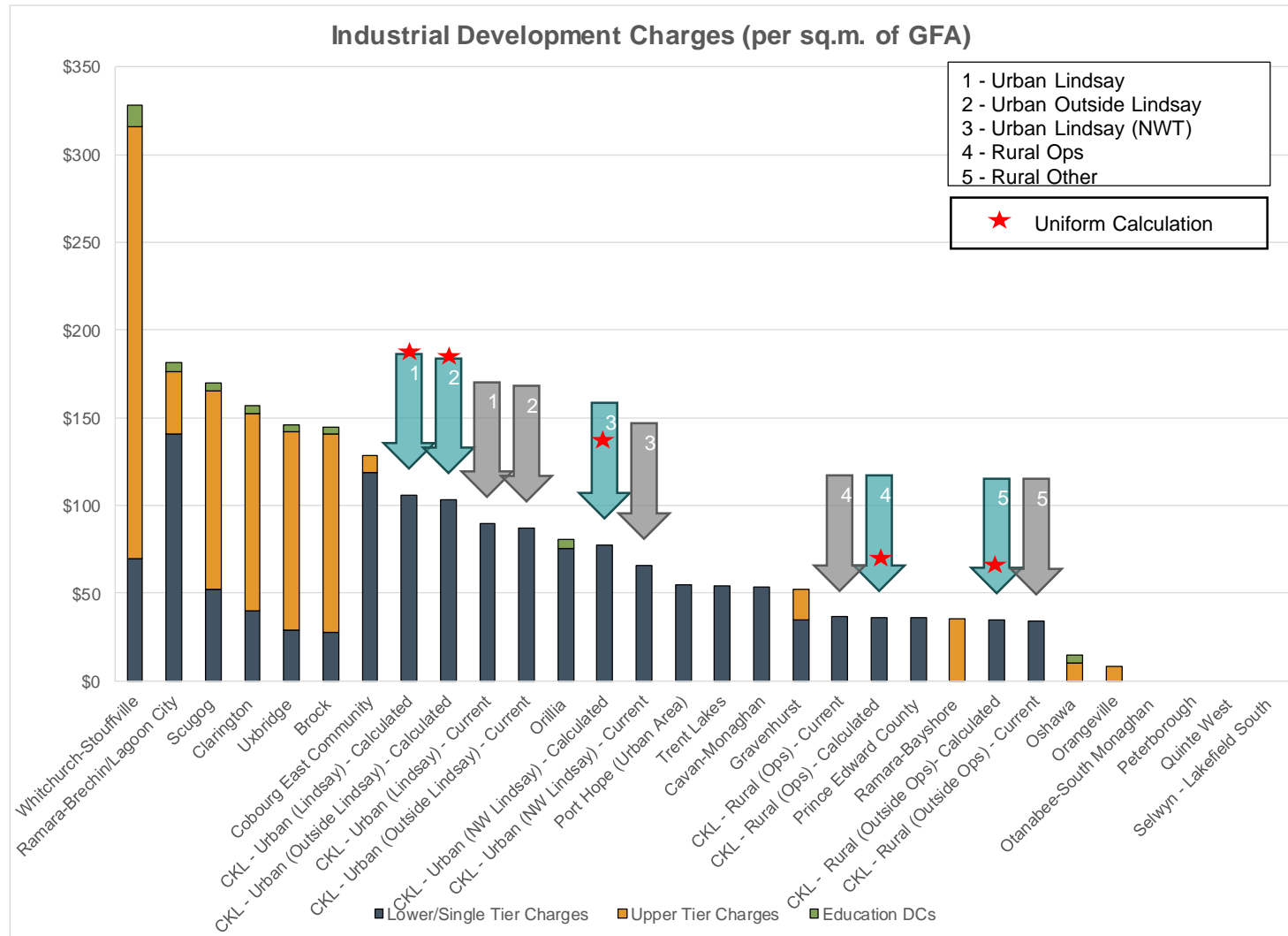
Municipal D.C. Comparison

Non-Residential - Commercial



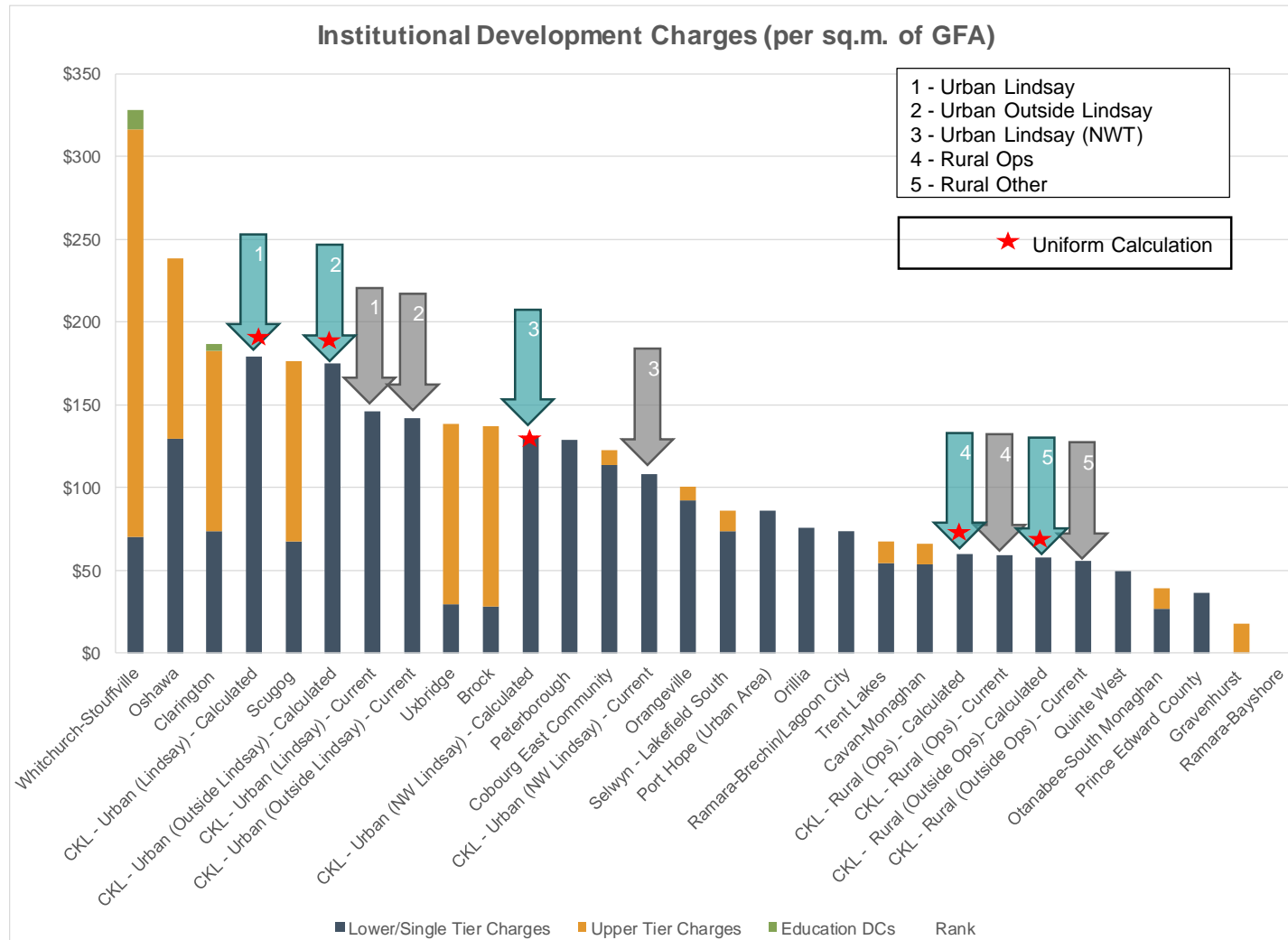
Municipal D.C. Comparison

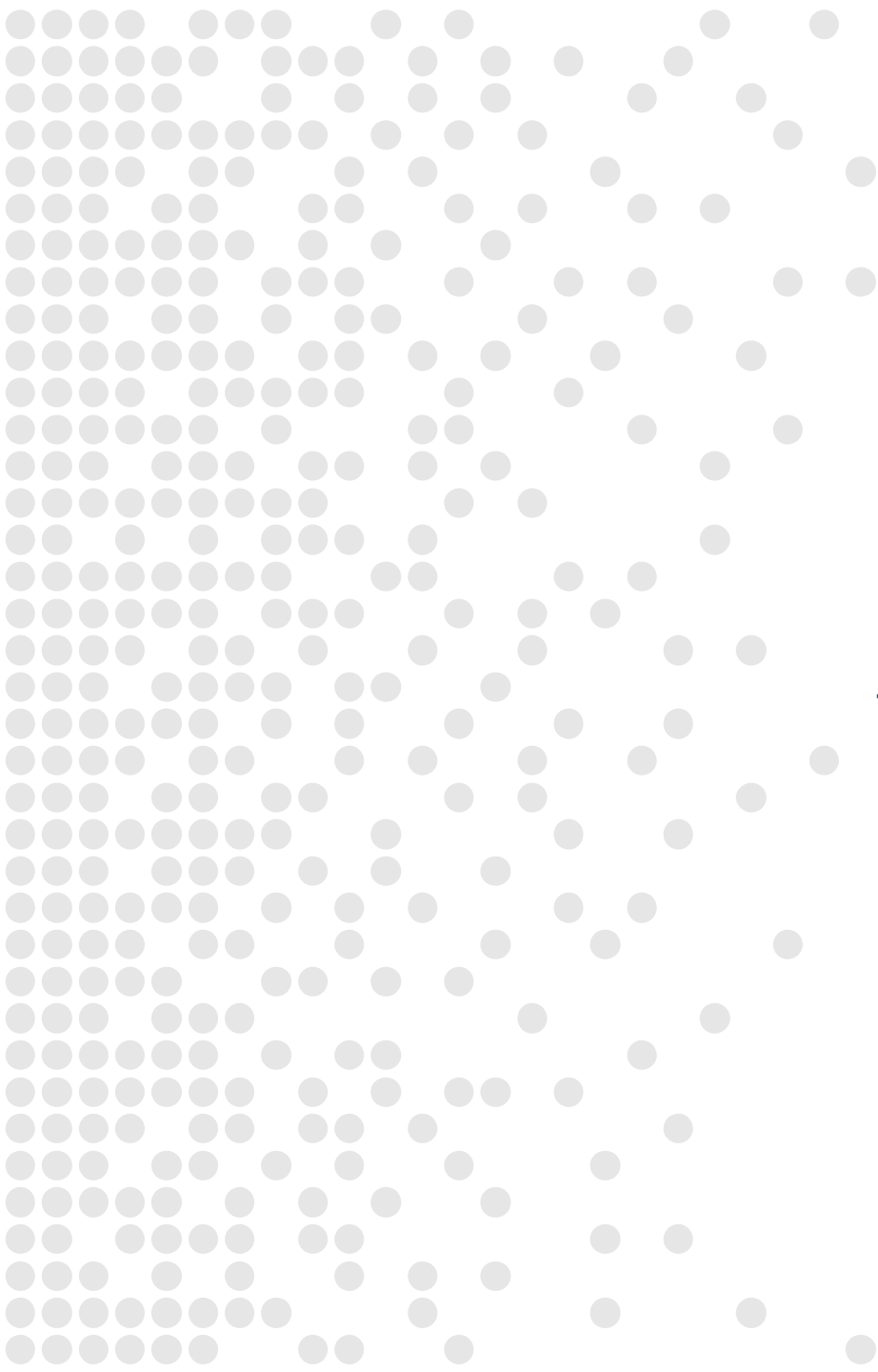
Non-Residential – Industrial



Municipal D.C. Comparison

Non-Residential - Institutional





Development Charge By-Law Policies

Development Charges Assistance Policy



- The City's “***D.C. Assistance Policy***” proposes to address specific D.C. implementation policies
- The policy establishes guidelines for the implementation of the D.C., with respect to:
 - Deferred D.C. payments
 - Defrayal/exemptions of D.C. payments
 - Extensions for the eligibility of redevelopment credits
- *D.C. Assistance Policy* approach is being utilized to allow the City to monitor the effectiveness of the policy and provide increased flexibility to amend the policy as required



D.C. By-Law Policies

Timing of Collection

- D.C.s can be calculated and payable at the time of building permit issuance or at subdivision registration for hard services
 - Municipality may enter into agreement for the D.C. to be paid before or after it would otherwise be payable
- A municipality is not required to issue a building permit for development to which a D.C. applies unless the charge has been paid
- If a D.C. or any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes



D.C. By-Law Policies

Timing of Collection – Proposed Policies

- Calculation and payment of D.C.s for roads, water, and wastewater services may be required at the time of subdivision or consent agreement, in accordance with Council policy
- All other D.C. are calculated and payable at the time of building permit issuance
- D.C. Deferral Policies to be addressed in City's *D.C. Assistance Policy*:
 - Deferral to condominium registration or occupancy
 - Deferral for high density residential development (50% payable at 1.5 years from agreement and 50% at 3 years from agreement)
 - Deferral to date of occupancy for residential development only
 - Deferral for specified period
 - Non-residential development (up to 3-year maximum deferral)



D.C. By-Law Policies

D.C. Exemptions

- The Act provides for some mandatory exemptions but also allows municipalities the ability to provide it's own exemptions
- Exemptions set out certain classes of development that will not be required to pay D.C.s. These exemptions may be determined by:
 - Use (e.g. places of worship, farm buildings)
 - Geographic area
 - Development type
 - Service exemption
- The Act is specific in identifying that the revenue forgone may not be made up by increasing the D.C.s for other classes of development
- In effect, it is a loss of revenue to the municipality which will have to be funded via taxes, rates, reserves or other financial resources

D.C. By-Law Policies

Statutory Exemptions



- The D.C.A. provides statutory exemptions for:
 - Industrial building expansions (may expand by 50% with no D.C.)
 - Residential intensification:
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium and high density buildings
 - Upper/Lower Tier Governments and School Boards



Current D.C. Policies

Non-Statutory Exemptions

- Non-statutory exemptions proposed:
 - Place of worship, non-profit hospice, public hospital, cemetery, burial site, or crematorium
 - Agricultural development
 - Park model trailer
 - Municipal housing dwelling unit



D.C. By-Law Policies

Redevelopment Credits

- Redevelopment credits on conversions or demolitions of existing buildings or structures are generally granted to recognize what is being replaced on site (not specific in the Act but provided by case law)
- Redevelopment credits granted for conversions/demolitions
- Building/structure must have been capable of being occupied within 3-years prior to the date of redevelopment
- *D.C. Assistance Policy* proposes:
 - Maximum 3-year extension where commitment to redeveloping in timely manner has been demonstrated
 - Maximum 7-year extension where timely demolition of a derelict building is, in Council's determination, in the public interest



D.C. By-Law Policies

D.C. Indexing

- D.C.A. allows for adjustment of charges to reflect underlying cost increases and reduces municipal cash flow impact between statutory by-law reviews
- Indexing can be:
 - Mandatory – implemented annually commencing from the date the by-law comes into force, in accordance with the Statistics Canada Quarterly, Construction Price Statistics
 - Discretionary – index presented to Council annually for direction
- The City's current D.C. by-law provides for mandatory indexing of the charge on January 1st of each year

Next Steps



- Receive direction from Council on non-residential charge structure and D.C. Assistance Policy
- D.C. Public Meeting (November 5, 2019)
- Consideration of D.C. by-law and background study by Council (December 10th, 2019)
- January 1, 2020 – D.C. By-law effective date



The Corporation of the City of Kawartha Lakes
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October 7, 2019

Dear Mayor Letham and Members of Council

Re: Draft Development Charges Background Study

I am writing to update you on the ongoing DC by-law update process. As of October 7, 2019, the draft DC study, along with the corresponding DC by-law and DC assistance policy, are published on the City's website. In mid-2018, the DC by-law update commenced with the retaining of Watson and Associates and the writing of Report EA2018-012. That report reflected the following rationale for updating the DC by-law as soon as practicable:

1. DC Reserve Solvency: The DC Reserve continues to be challenged by (i) financing many investments in infrastructure to service growth on an upfront basis; (ii) the repayment of significant growth-related debt; (iii) the deferral of revenues via the DC Deferral Policy; (iv) the foregone revenue resulting from the phase-in of DC rates during 2014-2016; and (iv) the foregone revenue resulting from the several legislated and discretionary DC exemptions. Timely updating of the DC by-law is expected to help improve the solvency of the DC reserve.
2. Growth-Related Capital Needs Updates: Required updates to the timing, scope and costs of growth-related capital needs are sufficient to warrant a DC by-law update. Generally speaking, growth-related capital costs incurred or quantified since 2015 have been higher than as projected in the 2015 DC study. For example, the Lindsay Water Pollution Control Plan upgrade and expansion is now estimated to cost \$22.4M instead of the \$11.9M based on its EA study. Moreover, new major growth-related capital needs, such as redevelopment of Bobcaygeon Beach Park, have been identified subsequent to enactment of the 2015 DC by-law.
3. Master Planning Coordination: The Growth Management Strategy was originally planned for 2016, but changes in provincial direction have delayed its commencement considerably. The study is now slated to begin in 2020, and is to be followed in 2021-2022 by the Transportation Master Plan and Water-Wastewater Capacity Study as these depend critically on the Growth Management Strategy for input. All three documents are essential inputs into the DC study, but the DC by-law will expire on November 25, 2020, well before their completion. To prevent inopportune expiration of the DC by-law and to ensure

the post-2019 DC study reflects the latest master plans, replacement of the DC by-law as soon as practicable is prudent and strategic.

As recommended by Report EA2018-012, Council directed staff to assemble a DC Task Force to help guide the DC by-law update by providing advice and recommendations to staff regarding the formulation of the new DC study and by-law. The DC Task Force was established by Council on January 15, 2019. As a product of highly productive meetings during February 1-September 27, 2019, the DC Task Force made 27 recommendations, each of which staff has implemented, is in the process of implementing or is planning to implement. Many of the recommendations are reflected directly in the DC study, by-law and or assistance policy.

As of the writing of this memorandum, the balance of the DC by-law update process planned to January 1, 2020 in can be summarized as follows:

1. October 7: The draft DC study, by-law and assistance policy are published on the City's website in accordance with the DC Act (i.e. at least 14 days prior to the first public meeting and at least 60 days prior to DC by-law enactment).
2. October 8: Staff, the DC Task Force and Watson present to Committee of the Whole, with a focus on apprising the committee on the draft DC study findings.
3. October 10: Notice of the November 5 public meeting is given in accordance with the DC Act (i.e. at least 20 days prior to the first public meeting).
4. November 5: Council holds a public meeting on the draft DC study and by-law in accordance with the DC Act. Recommendations of staff and the DC Task Force are shared with Council, and further direction is obtained from Council.
5. November 26: Publication of the proposed DC study, by-law and assistance policy if revised from the respective draft versions.
6. December 10: Council adopts the DC study, by-law and assistance policy (assuming no further public meetings are required as determined by Council).
7. January 1: The DC by-law and assistance policy take effect.

Staff looks forward to continuing the DC by-law update process with Council as 2019 draws to a close.

Sincerely,

Adam Found, Ph.D., PLE
Manager of Corporate Assets



Council Memorandum

Date: October 8, 2019

To: Council

From: Doug Elmslie, Councillor Ward 3

Re: Full Winter Maintenance for Cul de Sac accessing Francis Street, Fenelon Falls.

Recommendation

That the memorandum from Councillor Elmslie regarding **full winter maintenance for the cul de sac, accessing Francis Street**, be received;

That the cul de sac, encompassing properties 202-210, receive full winter maintenance for 2019-2020 winter season;

That staff report back to Council at the end of Q1 2020, with background regarding this cul de sac and recommendations for municipal maintenance moving forward.

That this recommendation be brought forward to Council at the next Regular Council meeting.

Rationale

Prior to amalgamation, to accommodate a Hydro right of way, and to enhance the street for better traffic flow, Francis Street was moved. In this move, six properties were cut off from individual road access. To remediate this issue, a cul de sac was created. Public Works has recently ceased the provision of municipal services to this cul de sac.

The owners of these properties neither asked for, nor wanted, Francis Street to be reconfigured. Throughout its history, this cul de sac has received full municipal services. Given that residents were informed of the service changes in August 2019, it is asked that full winter service is provided for the 2019-2020 winter season while staff prepare a report to Council.