

<b>Development Charges Task Force Committee Recommendations</b>						
<b>Theme Code</b>	<b>Theme</b>	<b>Identifier</b>	<b>Recommendation</b>	<b>Applicability</b>	<b>Target</b>	<b>Date of Adoption</b>
P	Planning and Consultation	P-1	A master planning policy be adopted to ensure master plans are undertaken with adequate funding, expertise, frequency and regard for the increase in need for service attributable to development.	General	Council	31-Aug-15
P	Planning and Consultation	P-2	Capital and operating budgets be consistent with DC studies and that a DC reserve reconciliation be undertaken as part of each DC study.	General	Council	31-Aug-15
P	Planning and Consultation	P-3	A process be established to ensure DC studies are prepared with adequate funding, expertise, frequency and consultation with stakeholders and the public.	General	Council	31-Aug-15
P	Planning and Consultation	P-4	DC studies and proposed DC by-laws be made available for public review for a period of at least four (4) months prior to the corresponding public meeting(s) legislated under the Development Charges Act.	General	Council	31-Aug-15
P	Planning and Consultation	P-5	Council consider forming a DC Task Force, with stakeholders as members, twelve (12) months before the City intends to amend or replace its DC by-law(s).	General	Council	31-Aug-15
B	By-Law Administration	B-1	Council consider the timing of payment of DCs (e.g. occupancy for residential and building permit for non-residential).	2015 DC Study	Council	31-Aug-15
B	By-Law Administration	B-2	Council consider reducing non-residential DCs, or exempting non-residential uses from DCs, in order to stimulate employment growth.	2015 DC Study	Council	31-Aug-15
C	Capital Forecast	C-1	The DC Task Force present arguments to Council in support of considering inclusion of the Northwest Trunk Sanitary Sewer Works in the 2015 Development Charge Background Study to address the potential inequities arising from the implementation of a Municipal Act capital charge, at the next available opportunity.	2015 DC Study	Council	27-Jul-15
C	Capital Forecast	C-2	Council adopt the Colborne Street location option for the Scugog River Crossing to address the current crossing deficiency and accommodate growth.	2015 DC Study	Council	27-Jul-15
C	Capital Forecast	C-3	The DC study use capital works and associated costs that are substantiated and reasonably accurate given current information.	2015 DC Study	Staff	31-Aug-15
M	Methodology	M-1	The DC study preparation give consideration to the various documents developed by and submitted to the DC Task Force, including in particular the Issue Chart developed by the DC Task Force.	2015 DC Study	Staff	31-Aug-15

M	Methodology	M-2	The DC study provide clarity and supporting data on the methodology adopted to estimate benefit to existing development and post-period benefit to growth for water and sewer capital projects.	2015 DC Study	Staff	31-Aug-15
M	Methodology	M-3	The DC study consider the impact of area-rating DCs, including the sewage collection DC being area-rated to account for the Northwest Trunk Sanitary Sewer Works capital charge.	2015 DC Study	Staff	31-Aug-15
M	Methodology	M-4	The DC study provide clarity on the rationale for the inclusion of replacement capital works in the capital forecasts, particularly for roads, water, sewer and fire services.	2015 DC Study	Staff	31-Aug-15
M	Methodology	M-5	The DC study provide a detailed account of the DC reserve reconciliation incorporated into the reserve fund adjustment figures.	2015 DC Study	Staff	31-Aug-15
M	Methodology	M-6	Solar, wind and other electricity generation development be included as part of the industrial development forecast in the DC study.	2015 DC Study	Staff	31-Aug-15
M	Methodology	M-7	The DC study include a policy on local service definitions to ensure a clear delineation between services to be provided directly by developers and those to be funded by the DC reserve.	2015 DC Study	Staff	31-Aug-15