



Memorandum

Date: April 9th, 2019

To: Council

From: Mayor Letham

Re: Development Charge Review for new 2020 By-Law

Recommendation:

That the April 9th, 2019 memorandum from Mayor Letham regarding a **development charge review** be received; and

That the development charges task force consider the following issues when making recommendation on the new development charges by-law (and supporting background study) to take effect in January 2020:

- Payment deferral options currently in place for residential developments, and their effectiveness;
- Affordable housing incentive options for private sector development;
- The appropriateness of discounting commercial and industrial development charges (from 50% to 100%) where job creation goals are met;
- Mechanisms for deferring development charge- support projects that are “population serving” vs “growth incenting” to ensure stability;
- Look at derelict buildings and extend the development charge waiver up to ten years to encourage demolition and protect development rights;
- Consider development charges being charged within the existing zone category (for example, storage units);
- Reduce the development charge supported projects to specific user groups if appropriate (for example, transferring a portion of growth related costs from non-residential to residential for parks);



- Create a long term development charges plan that affordably funds growth related projects over a realistic timeline without relying on deficit funding to meet projected growth;

Rationale:

The City of Kawartha Lakes continues to invest heavily in growth inciting projects and has so, for over ten years. The foundation of the municipality and the required resources are now in place to realize that growth. A task force will assist us in determining whether or not the municipality should look at incentivizing potential development to aid in meeting projected growth targets.

The focus of this council term needs to be jobs and affordable housing for young, working families. Our residential growth is moving forward with success. That growth needs to be matched with commercial and industrial expansion to have an impact on our tax, water, and waste water rates. Through staffing and a focus on increased capacity projects, council has spent the last four years putting all of the pieces in place to realize that growth. Our goal should be to expand the tax base for young families and existing business. Increased revenues from taxation can then be invested back into population supporting assets.

By exploring these issues through the task force and consultant, and bringing back these recommendations through staff in the fall, I believe council will then have the proper information in front of them to make informed decisions regarding growth and investment in our community for the foreseeable future.