

The Corporation of the City of Kawartha Lakes
Minutes
Development Charges Task Force Meeting

DC2024-002
Thursday, July 11, 2024
10:00 A.M.
Weldon Room
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Councillor Eric Smeaton
Bernard Finney
Sal Polito
Karl Repka
Jeff Solly
Mark Wilson

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1. Call to Order

Chair Polito called the meeting to order at 10:22 a.m. Councillor Smeaton, K. Repka, J. Solly, M. Wilson, B. Finney, S-M. Stephen (Watson and Associates), A. Found, C. Daynes and L. Peimann (Secretary) were in attendance.

Absent: C. Nigro, J. Rojas

2. Administrative Business

2.1 Adoption of Agenda

DCTF2024-006

Moved By Councillor Smeaton

Seconded By K. Repka

That the agenda be adopted as circulated.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Welcome New Members: Jeff Solly, Mark Wilson and Bernard Finney

Chair Polito introduced the new members and thanked them for joining the Task Force

2.4 Adoption of Minutes

DCTF2024-007

Moved By Councillor Smeaton

Seconded By K. Repka

That the minutes of the Development Charges Task Force meeting held on March 28, 2024, be adopted as circulated.

Carried

3. Deputations/Presentations

There were no deputations or presentations.

4. Correspondence

There was no correspondence.

5. New or Other Business

5.1 Update by Staff

A. Found provided the following updates to the members of the Task Force:

- Bill 185 received Royal Assent
- Bill 185 included a provision that the by-law can be 10 years, not 5 years, which we can extend with an amendment, without doing a full Development Charge study
- It would be ideal to complete a full DC Bylaw update, once the Transportation Master Plan and Water Wastewater Master Plans are complete, which are anticipated to be complete in early Q1 2025

5.2 Update by Watson and Associates

S-M. Micheal from Watson and Associates provided the following update:

Development Charges Act (D.C.A.) Changes - Cutting Red Tap to Build More Homes Act, 2024 (Bill 185)

Recent Changes to the D.C. Legislation

Received Royal Assent on June 6, 2024, and included the following notable changes to the D.C.A.:

- Inclusion of growth studies;
- Removal of the mandatory phase-in;
- D.C. amount for development occurring within two years of a site plan or zoning by-law amendment planning approval, shall be determined based on the D.C. in effect on the day of application of the site plan or zoning by-law amendment, where the application was received between January 1, 2020, and June 5, 2024;
- D.C. amount for development occurring within 18 months of a site plan or zoning by-law amendment, where the application is received on or after June 6, 2024;
- Modernizing public notice requirements for municipalities that do not have local newspapers on municipal website
- Ability to make streamlined amendments to by-laws to: extend the expiry date of by-laws, remove by-law provisions for mandatory phase in*, add costs of growth-related studies*

*Amendments must occur by December 6, 2024 and apply to by-laws passed between November 28, 2022 and June 6, 2024

Affordable Residential Unit Exemption

Definitions:

Affordable Rental Unit - The rent is no greater than the lesser of: income based affordable rent or average market rent

Income-based Affordable Rent - rent that is equal to 30% of the income of a household at the 60th percentile of gross annual incomes for renter households in the applicable local municipality

Affordable Ownership Unit - the price of the residential unit is no greater than the lesser of: income-based affordable purchase price or 90% of the average purchase price

Income-based Affordable Purchase Price - purchase price that would result in annual accommodation costs equal to 30% of the income of a household at the 60th percentile of gross annual incomes for households in the applicable local municipality

Affordable Residential Units Bulletin

Market-based and Income-based Thresholds - Rental Units - based on the Bulletin that is effective as of June 1, 2024, the average market rent sets the threshold for affordable rental units in the Municipality across all unit types with the exception of 3+ bedroom units

Market-based and Income-based Thresholds - Ownership Units - based on the Bulletin that is effective as of June 1, 2024, the income-based affordable price sets the threshold for affordable ownership units in the Municipality

5.3 Other Business

Chair Polito brought forward a few minor administrative recommendations:

- Notify IT in advance of the meeting date to ensure all equipment is functioning properly
- Poll for attendance, a couple days prior to the meeting taking place
- Include names of the new members in eScribe (function of the Clerk's office)

6. Next Meeting

The next meeting is to be determined.

7. Adjournment

DCTF2024-008

Moved By K. Repka

Seconded By M. Wilson

That the Development Charges Task Force Meeting adjourn at 11:20 a.m./p.m.

Carried