



City of Kawartha Lakes

Development Charges Task Force

April 21, 2025

Agenda



1. Review Basis for Growth Forecast
2. Discuss area-specific approaches to development charges
3. Discuss current local service policy

Growth Forecast

Growth Forecast



- Several sections of the D.C.A. provide the framework for establishing the growth forecast:
 - S.5(1)1 – “The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”
 - S. 5(1)2 – “The increase in the need for service attributable to the anticipated development must be estimated for each service”
- Growth forecast will consider first 10-year period, longer term forecasts (e.g., 2051) and buildout demands for water and wastewater services In certain instances, service provision may provide for area-specific determination

Growth Forecast



- City-wide and area-specific growth will be assessed to account for differences in provisions of service
 - Lindsay (Northwest Trunk & MZO area, other)
 - Bobcaygeon
 - Fenelon Falls
 - Omemee
 - Other water and sewer serviced areas
 - Rural
 - MZO development areas (Lindsay)

Growth Forecast



- Growth Forecast from City's GMS

	Population			Housing
Area	2021	2051	2021-2051	2021-2051
Lindsay	24,200	49,800	25,600	11,940
Fenelon Falls	2,800	6,800	4,000	1,650
Bobcaygeon	4,000	8,600	4,600	1,900
Omemee	1,500	2,270	770	310
MZO - Bromont (Lindsay)		3,900	3,900	1,870
MZO - Flato (Lindsay)		6,100	6,100	2,750
Rural	48,700	52,600	3,900	1,200
Total	81,200	130,070	48,870	21,620

Area-Specific Charges

Area-Specific Charges



- Municipalities always had the ability to impose charges on a uniform municipal-wide basis or area-specific basis. Section 10(c.1) of the D.C.A. requires that municipalities must examine the use of area rating.
- While there are no specific “prescribed” services, this section identifies that the background study must consider this to reflect the different needs for different areas.
- Minister maintains the right to prescribe services or municipalities which must be area rated.
- Note that while the background study must consider the option of area rating, it is not mandatory to pass area-specific charge.

Current Approach



- Water treatment and distribution and wastewater treatment imposed uniformly across all water and wastewater service areas
- Wastewater collection imposed in wastewater service areas, excluding the Northwest Trunk area of Lindsay
- Transit imposed in Lindsay
- Police imposed in Lindsay and Ops

Future Considerations



- Application of area-specific charges in MZO area to reflect specific servicing requirements
- Rural vs. Urban Fire protection charges reflecting need for tanker vehicles in rural areas

Local Service Policy

Local Service Policy



- “local services related to a plan of subdivision or within the area to which the plan relates”, may not be included in the by-law
- This suggests the need for a D.C. background study to include a local service policy to distinguish D.C. eligible services and capital costs
- Also informs the provision of credits for works installed directly by developers

Local Service Policy

Roads



- Local Roads – developer responsibility
- Collector Roads – internal to development - developer responsibility
- Arterial and Collector roads - external to development – include in D.C.
- Traffic signals – internal or external - include in D.C.
- Intersection Improvements
 - Within developments or to connect entrances to road way - developer responsibility
 - Other improvements (external arterial, collectors, provincial highways) – include in DC

Local Service Policy

Roads



- Streetlights
 - Internal – Developer responsibility
 - External – linked to funding of road
- Sidewalks
 - Internal or within area to which the plan relates – Developer responsibility
 - External arterial and collectors – linked to funding of road
- Noise Abatement Measures
 - Internal – developer responsibility
 - External to area that the plan relates – Include in D.C.

Local Service Policy

Roads



- Traffic Control Systems
 - Include in D.C.
- Bike routes/lanes/paths, Multi-Use Trails, Naturalized Walkways
 - External – Include in D.C.
 - Internal – Developer responsibility
 - Trail bridges/underpasses – Include in DC
- Land Acquisition
 - Beyond normal dedication requirements – Include in D.C.

Local Service Policy

Stormwater Management



- Quality and Quantity works – developer responsibility
- Oversizing of stormwater management works – external to development
 - City will use best efforts clauses within agreements to assist in cost sharing
 - Could be considered on an area-specific basis for community systems

Local Service Policy

Water



- Supply and treatment
 - Include in City-wide urban serviced D.C
- Pumping Stations and Connections to Trunk Mains
 - Exclusively servicing a specific development – Include in City-wide urban serviced D.C
- Watermains
 - External to the area to which the plan relates – Include in City-wide urban serviced D.C
 - Internal or within the area to which the plan relates
 - Up to 200mm nominal diameter – Developer responsibility
 - Marginal oversizing costs above 200mm nominal diameter – Include in City-wide urban serviced D.C

Local Service Policy

Wastewater



- Discharge and Treatment
 - Include in City-wide urban serviced D.C
- Pumping Stations and Connections to Trunk Mains
 - Exclusively servicing a specific development – Include in City-wide urban serviced D.CD.C
- Sewers
 - External to the area to which the plan relates – Include in City-wide urban serviced D.C
 - Internal or within the area to which the plan relates
 - Up to 200mm nominal diameter – Developer responsibility
 - Marginal oversizing costs above 200mm nominal diameter (which also benefit upstream developers) – Include in City-wide urban serviced D.C¹⁸

Local Service Policy

Parkland Development



- Parkland has not been expressly included in the D.C. local service policy historically
- Policy should set out what are the developer requirements when dedicating parkland
- Common practices summarized on next slide

Local Service Policy

Parkland Development



Dependent on Municipal		
Normally Included	Circumstances	Normally Excluded
Conceptual Park design, including facility fit, grading and drainage	Walkways/Trails	Sports facilities (e.g., soccer fields)
Clearing, grubbing and grading	Signage	Playgrounds & Related Amenities (e.g., shade structures, splash pads)
Topsoil Stripping, screening, stockpiling, seeding, sodding	Parking Lots	Irrigation
Perimeter fencing	Lighting	
Storm water, sanitary, water, electrical service connection to property line	Planting	