

The Corporation of the City of Kawartha Lakes

Minutes

Development Charges Task Force Meeting

DC2025-008
Monday, June 23, 2025
2:30 P.M.
Weldon Room
City Hall
26 Francis Street, Lindsay, Ontario K9V 5R8

Members:
Councillor Tracy Richardson
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 2:39 p.m. Councillor Richardson, K. Repka, J. Solly and M. Wilson were in attendance.

A. Found, D. Horvath, J. Hood, S. Murchison and S-M. Stephen from Watson and Associates were also in attendance.

Absent: B. Finney.

2. Administrative Business

2.1 Adoption of Agenda

DCTF2025-031

Moved By Councillor Richardson

Seconded By M. Wilson

That the agenda be adopted as circulated.

Carried

2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

2.3 Adoption of Minutes

Development Charges Task Force Meeting, May 26, 2025

DCTF2025-032

Moved By Councillor Richardson

Seconded By M. Wilson

That the minutes of the Development Charges Task Force meeting held on June 23, 2025, 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 DC2028-08.5.1

Draft Development Charge Study Findings Presentation

Sean-Michael Stephen, Watson and Associates

S-M. Stephen presented the draft DC study findings, giving rise to discussion of various topics:

- the considerate anticipated increase in DC rates;
- persons per unit (PPU) assumptions and their implications for residential DC rates;
- the PPU incline projected for after 2045 only;
- confirmation that the health unit merger has no bearing on the DC study;
- confirmation that the City plans to continue its practice of funding DC payments in respect of City-owned developments from the capital budgets of the projects for those developments;
- confirmation that timing of water-wastewater capital projects is consistent between the master plan and DC study;
- the potential of estimating water-wastewater capital cost inflation by comparing identical or otherwise comparable projects in the 2019 and draft 2025 DC studies.

5.2 CC2025-08.5.2

Update by Staff on Municipal Sector Response to Bill 17 (Protecting Ontario by Building Faster and Smarter Act).

A. Found informed the Task Force that the municipal sector finds itself disappointed with Bill 17, which further erodes DCs and increases administrative burden and complexity for municipalities.

5.3 CC2025-08.5.3

Update by Staff on Provincial Letter Concerning Funding of Development Charge Exemptions and Discounts

A. Found informed the Task Force that the letter in question reflects the Provincial Government's interpretation of the relevant provision of the DC Act; it is not a legal opinion. The City will monitor the municipal sector's response to the letter.

5.4 CC2025-08.5.4

Review of the 2019 Development Charges Task Force Recommendations

The Task Force deferred this item to the next meeting.

5.5 CC2025-08.5.5

Update by Staff and Task Force Members on Issue Assignments

The Task Force deferred this item to the next meeting.

6. Next Meeting

The Task Force scheduled the next three meetings as follows:

Monday July 7 at 2:30 p.m.

Monday July 14 at 9:00 a.m.

Monday July 21 at 2:30 p.m.

Each of these meetings will occur in the Weldon Room at City Hall, unless otherwise indicated in the respective agendas. The intent of these meetings is to formulate and finalize the Task Force's recommendations.

7. Adjournment

DCTF2025-033

Moved By M. Wilson

Seconded By K. Repka

That the Development Charges Task Force Meeting adjourn at 5:38 p.m.

Carried