



MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Jinsun Kim, Senior Manager of Financial Planning & Budgets

DATE: April 11, 2022

MEMO NO.: CORPSERV-2022-0003

SUBJECT: Release of the 2022 Development Charges Background Study and Community Benefits Charges Strategy

PURPOSE OF THE MEMORANDUM:

The purpose of this memo is to inform Council of the release of the 2022 Development Charges (DC) Background Study and the Community Benefits Charges (CBC) Strategy on April 15, 2022.

BACKGROUND:

As discussed at the council workshop held on February 22, 2022, the Town has undertaken the DC background study and the CBC strategy processes since April 2021. The studies are in response to the requirements of the amended *Development Charges Act* (DCA) and *Planning Act* (PA) resulting from Bill 108 (More Homes, More Choice Act, 2019), Bill 197 (COVID-19 Economic Recovery Act) and to replace the Town's current DC by-law that will expire on September 1, 2022.

COMMENTS:

Pursuant to the DCA, section 10(4), a municipality must prepare and ensure that a development charge background study is made available to the public prior to the passing of the DC by-law. Also, under the PA, section 37(9), a community benefits charges strategy must be prepared before passing the CBC by-law.

Accordingly, the Town's 2022 DC background study and the CBC strategy have been prepared and will be released to the public on April 15th, 2022 through the Town's website (<https://www.haltonhills.ca/en/business/planning-and-development.aspx>).

These studies will set out detailed information (including assumptions, project costs and timing, policies) that support the proposed by-laws, in accordance with the requirements set out in the DCA and PA.

Public consultation on the studies will continue until the new DC and CBC by-laws are approved by Council in July 2022 as follows:

- Public meeting under the DCA (Council meeting) – May 2, 2022
- Consultation process – May/June, 2022
- Final DC & CBC proposals and passage of the new DC & CBC By-laws by Council – July 4, 2022

CONCLUSION:

Once completed, these studies and by-laws will allow the Town to address the statutory requirements of the amended DCA and PA, to incorporate updated capital costs, and to further support Council objectives for affordable housing, the Community Improvement Plan (CIP), and building the complete community.

Reviewed and approved by,

Moya Jane Leighton, Director of Finance and Town Treasurer

Laura Lancaster, Commissioner of Corporate Services

Chris Mills, Chief Administrative Officer