



Town of Newmarket
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Development Charges Background Study Update Information Report

Report Number: 2018-17

Department(s): Financial Services

Author(s): Kevin Yaraskavitch, Financial Business Analyst

Date: April 30, 2018

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

Purpose

The purpose of this information report is to update Council on the progress of the Development Charge background study.

Background

Development charges are fees imposed on new development to finance development-related capital costs. These charges pay for new infrastructure and facilities to maintain service levels accounting for growth. The principle is "growth pays for growth" so that financial burden is not borne by existing tax and rate payers.

In accordance with the requirements of the Development Charges Act, 1997, development charges by-laws can only be in force for a maximum period of five years. Therefore, the Town needs to periodically update its by-law.

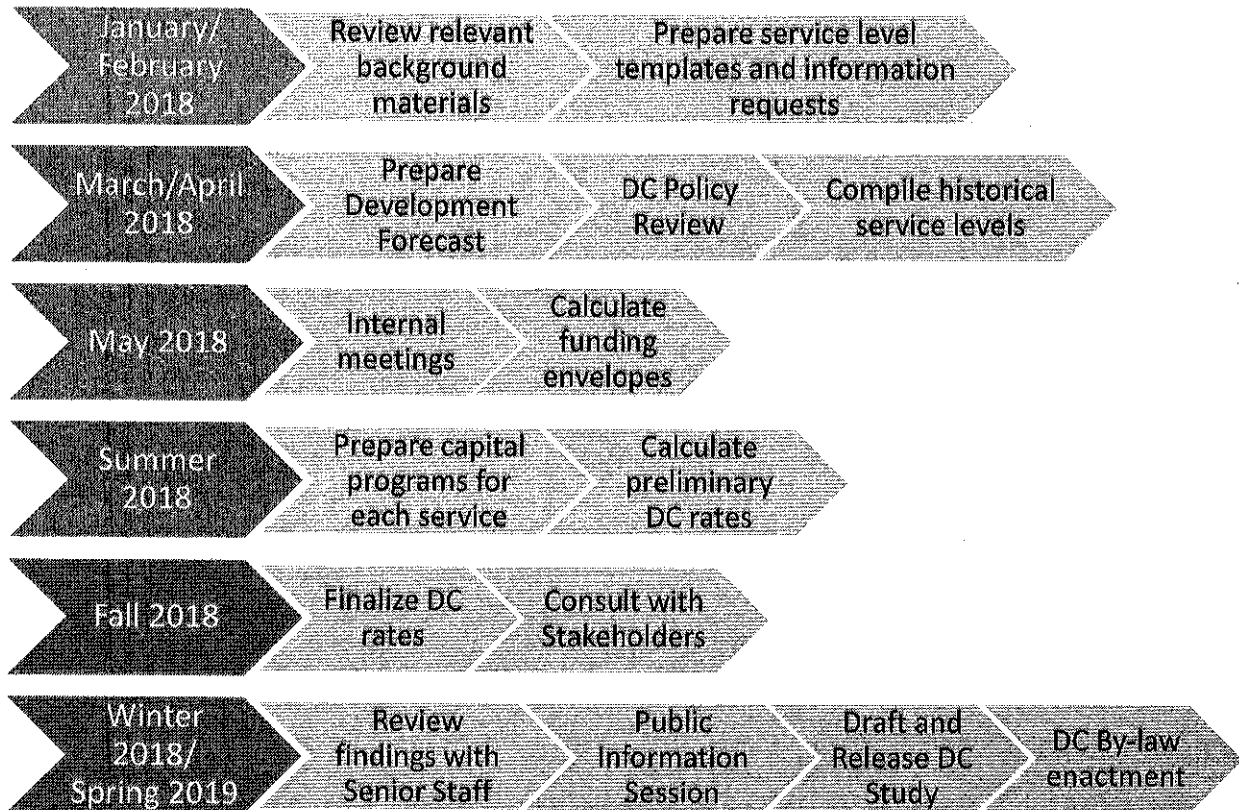
The Town's current Development Charges By-law, 2014-42, came into force and effect on September 1, 2014. This requires that a new development charges background study be completed and a new by-law approved by Council before September 1, 2019.

Discussion

Staff has created a task force in order to complete the Development Charge Background Study. This task force is a multi-disciplinary team and will create stronger ties with the asset management and budgeting processes. This will enable even better financial management for growth related capital projects.

The Town has retained a consultant to provide expert advice with respect to creating a development charge background study and by-law. Three consultants responded to the RFP: Hemson Consulting Limited, Watson & Associates Economists Ltd., and DFA Infrastructure International Inc. Following a thorough, documented evaluation process, Hemson Consulting Limited was awarded the contract.

Below is the proposed project timeline for updating the development charge by-law:



Conclusion

Members of the Hemson Consulting team will provide a presentation at the Financial Sustainability Workshop on April 30, 2018. Staff will continue progress on creating the Development Charge Background Study and proposed By-law.

Business Plan and Strategic Plan Linkages

This report links to Newmarket's key strategic directions in being Well-Managed through fiscal responsibility.

Consultation

In addition to the external research completed, and the retention of a consulting firm, monthly meetings take place with staff member representation from relevant Town departments.

Human Resource Considerations

None.

Budget Impact

The completion of the Development Charge Background Study will allow the Town to collect development charges for the 2019-2024 period to fund growth related capital projects.

Attachments

None.

Contact

For more information on this report, contact: Kevin Yaraskavitch at 905-953-5300 ext. 2106 or kyaraskavitch@newmarket.ca

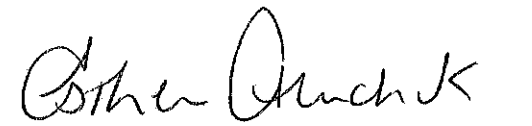
Approval



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