



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: October 28, 2024

Subject: SRFIN.24.1 Development Charges Background Study

Report from: Emily Dance, Chief Administrative Officer

Appendices: None

Recommendation

Be It Resolved that Council hereby,

1. Approves the inclusion of a Development Charges Background Study in the 2025 Budget.

Report Summary

For municipal governments, property tax is the main source of revenue to support the delivery of services. Staff is looking for approval to explore opportunities to raise more revenue to off-set the increased infrastructure costs and reduce the burden on taxpayers.

Background

For municipal governments, property tax is the main source of revenue to support the delivery of services. Additional revenue sources include, provincial and federal transfers, grants and the implementation of user fees. Municipalities are also allowed to collect Development Charges to recover capital costs associated with infrastructure and services that benefit growth.

Analysis

Staff invited Lisa Courtney, MSc, MCIP, RPP from BM. Ross to provide a presentation to Council on Development Charges: what they are, how they can be used for, and how to implement.

The presentation includes a high-level overview and is an opportunity for Council to ask questions.

Staff is looking for approval to explore opportunities to raise more revenue to off-set the increased infrastructure costs and reduce the burden on taxpayers.

Staff is recommending the inclusion of a Development Charges Background Study in the 2025 budget. Decisions on implementing development charges will come after the background study and public meetings

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

6.4 Leading Financial Management

Financial Impacts/Source of Funding/Link to Procurement Policy

An approximate cost for a Development Charges Background Study is \$35,000. The process would include the Request for Proposal process.

Approved by: Emily Dance, Chief Administrative Officer