

**TOWNSHIP OF WILMOT**  
**2024 Capital Budget Request Form # 62**

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**Department:** Corporate Services - Finance  
**Project Name:** Development Charges Background Study  
**Project Type:** Studies and Other

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**Project Description**

The Township’s Development Charges (“DC”) By-law 2019-42, as amended by By-Law 2021-38, sets out the terms and conditions of the Township’s DC regime, rates and local polices as permitted and in compliance with the then prevailing Development Charges Act of Ontario and its related regulations. The Act puts a five-year life on all DC bylaws passed under the Act. Accordingly, the Township’s DC bylaw expires August 31, 2024. To prepare a replacement DC Bylaw, the Township must undertake a comprehensive DC Background Study, and prepare a new bylaw in accordance with updated legislation and regulations. Development Charges are the foundational approach to financing the expansion of infrastructure and services to facilitate growth and deliver services to such growth in our community. Without DC’s, the existing taxpayer would be required to fund through increased taxes the growth infrastructure needed in our community.

**Justification**

With the scheduled expiry of the DC bylaw, the Town must complete a Background Study and pass a bylaw prior to the expiry of the existing bylaw. A Background Study is normally prepared with the assistance of outside specialist consultants, working directly with Township staff from all departments with planned growth-related capital projects. The process involves complete review of the projects listed in the existing background study, the uses of DC funds since the last bylaw, and a detailed forecast of the growth-related capital projects for the next outlook period.

Since the last update, much has changed in the provincial DC regime, and adjustments will need to be made to ensure full compliance with the updated requirements. Consultation and review of the draft study details with the development community is a requirement of the legislation. Some projects and costs previously eligible for DC funding have been removed from eligibility, and mandatory exemptions are now in place for certain types of development.

A project estimate of \$30,000 is provided based on past experience and indexing of costs in preparing DC background studies.

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**Financial Considerations:**

Development Charges	\$30,000
<b>TOTAL ESTIMATED PROJECT COST</b>	<b><u>\$30,000</u></b>

**Estimated Start and Completion Date:** Q1 2024 – Q3 2024

**Submitted By:** Dan Elliott, Interim Treasurer/Chief Financial Officer