



# Staff Report to Council

**Report From:** Mike Rolph, Building and Planning Services Director/Chief Building Official

**Meeting Date:** February 3 2025

**Report:** BPS- 02-2025  
Amendment to the Development Charges By-law.

## Recommendation

That South Huron Council receives Staff Report BPS02-2025 Amendment to the Development Charges By-Law, for approval; and  
That the By-Law be brought back for the required three readings.

## Report Overview

<b>Purpose of Report</b>	For Approval
<b>Council Priority Alignment</b>	Planning For and Managing Sustainable Growth Infrastructure Investment/Asset Management Plan
<b>Consultations</b>	<b>Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk</b> <b>Don Giberson, Infrastructure &amp; Development General Manager</b>
<b>Attachment(s) to Report</b>	Watson & Associated Development Charges Amendment Report dated December 19 <sup>th</sup> , 2024.

## Report Highlights

- South Huron's current Development Charges By-Law has an expiry date of March 17, 2025.

- Amending the current Development Charges By-Law to remove the existing expiry date will provide the additional time needed to complete the development charges background study for Councils review.

## **Context and Background**

South Huron's current Development Charges By-Law was ratified on March 16, 2020, to impose development charges for certain developments within the municipality.

At that time, the Act permitted a maximum term of five years for Development Charges By-Laws; the current By-Law has an expiry date of March 17, 2025.

However, Bill 185 "*Cutting Red Tape to Building More Homes Act*" amended the Act to permit a maximum of a ten-year term.

To ensure enough time is available for Watson's and Associates to complete their comprehensive background study of our municipal assets, an extension of the current By-Law is required.

Amending the existing By-Law to remove the expiry date will ensure the By-Law stays active and our current Development Charges are able to be collected until such time the updated background study is completed and a new By-Law enacted.

Attached is a report from Watson and Associates outlining the request in detail.

## **Discussion and Staff Recommendation(s)**

If the amendment to the existing By-Law is not approved, the By-Law will ultimately expire, and development charges will not be able to be collected until the background study is completed and a new By-Law is passed.

## **Impact Analysis**

As noted above, if the amendment is not approved, there could be significant financial impacts as the current development charges could not be collected for applicable developments.

There are no foreseen legal, operational nor community impacts due to the preparation of this report.

## **Linkages**

- [Consolidated Development Charges By-Law](#)
- [Development Charges Act, 1997](#)

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**Respectfully submitted,**

**Mike Rolph, Building and Planning Services Director/Chief Building Official**

## Report Approval Details

Document Title:	BPS02-2025 - Amendment to the Development Charges By-law.docx
Attachments:	- DC By-law Amendment.pdf
Final Approval Date:	Jan 17, 2025

This report and all of its attachments were approved and signed as outlined below:

**Alex Wolfe - Jan 17, 2025 - 1:22 PM**

**Erin Moore - Jan 17, 2025 - 3:36 PM**

**Rebekah Msuya-Collison - Jan 17, 2025 - 3:44 PM**