

Other Development Charges By-law Policies

Policy and Reference in the 2019 DC By-law	Recommendation
The Parking Exemption, other than Commercial Parking (Section 25(a) of By-law 19-142)	<p>Maintain</p> <p>Parking associated with residential or non-residential development, whether ground or structure, is accessory to the principal use and, therefore, the cost of growth infrastructure for that parking can reasonably be assumed to be factored into the DC rate for the principal use. Commercial parking is a separate business use and, therefore, is charged the non-residential DC rates.</p>
The Temporary Building or Structure Exemption (Section 25(b) of By-law 19-142)	<p>Maintain</p> <p>A building that will be constructed for under one year may be exempt from DCs. Security shall be held and drawn upon in the event the temporary building remains after a year.</p>
The discretionary Deferral Agreement Policy (Section 34(a) & (c) of By-law 19-142)	<p>Modify</p> <p>The <i>More Homes, More Choice Act, 2019</i> (Bill 108) introduced statutory instalment plans for some forms of development. Currently, if a developer that meets the instalment plan criteria wants to pay their DCs at building permit issuance instead of by instalments, staff is unable to accept payment. Therefore, it is recommended that this Section be modified such that staff can accept payment at building permit issuance for developments which are legislated to pay in instalments.</p>
The discretionary ERASE Deferral Agreement Policy (Section 34(b) of By-law 19-142)	<p>Maintain</p>
The discretionary Public Hospitals Deferral Policy (Section 34(d) of By-law 19-142)	<p>Maintain</p>

Policy and Reference in the 2019 DC By-law	Recommendation
<p>The discretionary Post-Secondary Deferral Policy (Section 34(e) of By-law 19-142)</p>	<p>Maintain</p> <p>Universities such as McMaster University are exempt from DCs under the <i>Ministry of Training, Colleges and Universities Act, 1990</i>. This discretionary deferral would allow Council to approve a payment plan for a Post-Secondary Institution such as Redeemer College. Council would need to approve the terms of such deferral.</p>
<p>The Indexing Policy (Section 38 of By-law 19-142)</p>	<p>Modify such that the initial indexing occurs on the date that the by-law is implemented and annually thereafter.</p> <p>The DC Background Study was completed in 2023 and, therefore, all project costs are in 2023 values. The by-law will be adopted in 2024 and, therefore, the rates will need to be brought up to 2024 values at the date of implementation.</p>
<p>The Date By-law Effective (Section 44 of By-law 19-142)</p>	<p>Staff recommends having the new DC By-laws come into effect on June 1, 2024.</p>