

Meeting Date: December 4, 2023
Department: Building, By-law and Planning
Report No.: BBP-2023-143
Submitted by: Jennifer Huff, Director, Building and Planning
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Revised Local Service and Oversizing Policy - December 2023

RECOMMENDATION: THAT: Report BBP-2023-143 be received by Council for information, and further;

THAT: Council approves the Local Services – Oversizing Policy, and further;

THAT: Bylaw 86-23 Local Service – Oversizing Policy be referred to the Bylaw section of the Agenda for approval.

BACKGROUND:

Council has received two previous report on the recommendation to develop a local service and oversizing policy ([September 5, 2023](#) and [November 6, 2023](#) – both reports appended to the subject report).

Staff presented the recommended policy at the November 6 Council Meeting during which Council recommended a number of revisions to the policy. In response to Council’s suggested changes to the policy, staff have revised the policy as follows:

- Throughout the policy, the following statement has been revised from “The costs of the following shall be payable through development charges, if identified in a development charges background study” to

“The costs of the following shall be payable through development charges, if identified in a development charges background study and in accordance to the identified growth-related proportion of costs in the background study.”

The purpose of this change is to clarify that the costs of the project payable from Development Charges are only the growth related costs of a development charge project and not the 'benefit to existing' costs (which are typically covered by taxes). While the development charge background study specifically identifies what portion of project costs are growth related versus 'benefit to existing', the wording change to this policy will emphasize this fact.

- Reference to 'without gates or access points' has been removed from Section 1.10.

Removing this section will allow staff to rely on the Municipality's development standards by-law to provide direction on whether fences are to have gates and access points, depending on the purpose and location of the fences. The subdivision agreement in turn contains clauses that identify the location, material, height and whether fences have gates or not and the developer's obligation to pay for these costs.

- Added reference to fences on private lands.

This change provides clarity that the developer is obligated to cover fence costs related to fences on both public and private lands.

CONSULTATION:

The 'Local Servicing – Oversizing Policy' has been discussed with and reviewed by the Director of Engineering and Public Works, Director of Community Services, Senior Development Coordinator, Hemson Consulting (development charge consultant), RV Anderson (servicing master plan consultant) and legal counsel. All support, including legal counsel, the policy as drafted.

FINANCIAL IMPLICATIONS:

The 2023 Planning budget includes a 'Consulting' operating account (Account 12-710-07100-62300 which contains \$70,000.00) that has sufficient funds to cover the expenses related to the review of the policy. The Municipality has received an invoice from legal counsel for \$438.08 for the review of this policy.

Having a local service – oversizing policy will save the Municipality time and money in the staff-developer negotiations, as well as setting expectations to developers early in the development process on what is a developer cost and what is a DC cost / taxation cost.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.
- Economic Development: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.

ATTACHMENTS:

Red-lined Revised Local Service – Oversizing Policy

BBP-2023-102 September 5 Oversizing Report

BBP-2023-121 November 6 Oversizing Report