

DC Complaint – 820 Lagoon Drive, Georgina

Presentation to
Council

Bola Ogunmefun

January 18, 2018



Background

- The Complainant, Alan Erwood has filed a complaint under section 20 of the *Development Charges Act*
- The complaint relates to the redevelopment credit applied his property
- The Complainant demolished an existing cottage/seasonal dwelling and intends to construct a single detached dwelling

Background

- The demolished dwelling was serviced by a septic system and received non-potable water from a nearby water body
- The new single detached dwelling will be connected to municipal water and wastewater system

Development Charges Bylaw

- Development charges for a residential use development as defined in the Region's Bylaw were applied to the proposed new dwelling
- Staff determined that the complainant was entitled to a partial redevelopment credit under Region's Bylaw

Redevelopment Credit

- To calculate the redevelopment credit, the development charges otherwise payable for the redevelopment **is reduced** by development charges applicable to the building or structure being demolished or converted

Redevelopment Credit

- The demolished cottage was not connected to municipal water/wastewater, which meant the Complainant was entitled to a redevelopment credit for roads and general services
- The Complainant was required to pay development charges in the amount of \$28, 023

Redevelopment Credit

- The Complainant contends that he is entitled to a full redevelopment credit because water and wastewater capacity has already been allocated to the property and so there are no increased costs resulting from the proposed development

Redevelopment Credit

- The complaint confuses the availability of servicing capacity with the obligation to pay for the costs of the infrastructure that delivers those services
- Servicing capacity allocation refers to the amount of space available within the Regional water/wastewater system to support new development
- Development charges are levied to pay for growth-related capital costs

Redevelopment Credit

- Servicing allocation for a particular development does not eliminate the requirement to pay development charges
- The proposed development represents an increase in the need for services and a corresponding increase in capital costs

Recommendation

- Council dismiss the Development Charge Complaint lodged by Alan Erwood.