

**The Corporation of the City of Kawartha Lakes**  
**Agenda**  
**Development Charges Task Force Meeting**

**DC2025-013**

**Wednesday, October 1, 2025**

**Meeting to Commence at 9:00 a.m. - In-Person Only**

**Weldon Room**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**

**Councillor Tracy Richardson**

**Bernard Finney**

**Sal Polito**

**Karl Repka**

**Jeff Solly**

**Mark Wilson**

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1. **Call to Order**
2. **Administrative Business**
- 2.1 Adoption of Agenda  
**That** the agenda be adopted as circulated.
- 2.2 Declaration of Pecuniary Interest
- 2.3 Adoption of Minutes 3 - 6  
**That** the minutes of the Development Charges Task Force meeting held on August 6, 2025, be adopted as circulated.
3. **Deputations/Presentations**
4. **Correspondence**
5. **New or Other Business**
- 5.1 DC2025-13-5.1 7 - 8  
Finalization of Recommendations  
**That** the draft recommendations to staff be adopted as circulated.
6. **Next Meeting**
7. **Adjournment**  
**That** the Development Charges Task Force Meeting adjourn at \_\_\_\_ a.m.

**The Corporation of the City of Kawartha Lakes**  
**Minutes**  
**Development Charges Task Force Meeting**

**DC2025-12**  
**Wednesday, August 6, 2025**  
**3:00 P.M.**  
**Weldon Room**  
**City Hall**  
**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**  
**Councillor Tracy Richardson**  
**Bernard Finney**  
**Sal Polito**  
**Karl Repka**  
**Jeff Solly**  
**Mark Wilson**

## 1. **Call to Order**

Chair Polito called the meeting to order at 3:03 p.m. Councillor Richardson, B. Finney, K. Rekpa, and J. Solly were in attendance.

Absent: M. Wilson.

A. Found and L. Peimann were also in attendance.

## 2. **Administrative Business**

### 2.1 Adoption of Agenda

**DCTF2025-054**

**Moved By** J. Solly

**Seconded By** B. Finney

**That** the agenda be adopted as circulated.

**Carried**

### 2.2 Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

### 2.3 Adoption of Minutes

**DCTF2025-055**

**Moved By** Councillor Richardson

**Seconded By** J. Solly

**That** the minutes of the Development Charges Task Force meeting held on July 28, 2025, be adopted as circulated.

**Carried**

## 3. **Deputations/Presentations**

There were no deputations or presentations.

## 4. **Correspondence**

There was no correspondence.

## 5. **New or Other Business**

### 5.1 DC2025-12.5.1

Formulation of Recommendations

The Task Force considered the draft recommendations, being 18 in all, prepared and categorized by staff based upon the issue tracker, Task Force member reports and points of consensus achieved at previous Task Force meetings. No requests to add or delete recommendations were made by Task Force members. Several modifications were suggested and adopted, however, and the resulting revised table of 18 recommendations was consented to in principal, subject to specific wording being finalized with staff after the meeting.

**DCTF2025-056**

**Moved By** J. Solly

**Seconded By** K. Repka

**That** recommendations 1-18 to staff be adopted as amended, subject to specific wording being confirmed for staff by Task Force members via email.

J. Solly requested that staff expand the recommendation table so as to include additional material providing detailed context and rationales for each recommendation as it relates to the issue tracker and Task Force member reports. A. Found declined the request on behalf of staff, citing insufficient time to accommodate the considerable work needed to meet this previously unstated expectation before finalization of DC study inputs. He then reminded the Task Force of its mandate to inform preparation of the DC study, which clearly requires the Task Force to act in advance of finalization of DC study inputs.

A. Found further advised that, since no Task Force meetings are expected to occur before finalization of DC study inputs, Task Force recommendations must be adopted at this meeting if they are to be addressed in the DC study by Watson and Associates. Otherwise, the City would be impelled to publicly release the DC study without the benefit of the recommendations, placing the City in the challenging position of determining how, if at all, the recommendations might be later addressed within the context of the Task Force's mandate.

**Carried**

**6. Next Meeting**

No further meetings have been scheduled.

**7. Adjournment**

**DCTF2025-057**

**Moved By** B. Finney

**Seconded By** K. Repka

**That** the Development Charges Task Force Meeting adjourn at 4:13 p.m.

**Carried**

## 2025 Development Charges Task Force Recommendations

| No. | Category or Issue      | Recommendation                                                                                                                                                                                                                                                                                                                                                                           |
|-----|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | Treasurer's Statements | That the outstanding 2019-2024 Treasurer's statements respecting the DC reserve be presented to Council prior to adoption of the DC study, and that post-2024 statements be incorporated into the annual audit report to Council.                                                                                                                                                        |
| 2   | Capital Forecast       | That the 2025 DC study include a table illustrating cost inflation for a selection of capital projects carrying over from the 2019 DC study.                                                                                                                                                                                                                                             |
| 3   | Capital Forecast       | That a long-term capital forecast, including a financial strategy for funding growth-related capital projects therein, be presented to Council for adoption annually.                                                                                                                                                                                                                    |
| 4   | Capital Forecast       | That the City consider the viability of consolidating police, fire and paramedic headquarters into a single facility to realize potential cost efficiencies and operating synergies.                                                                                                                                                                                                     |
| 5   | Local Service Policy   | That in absence of a regulation issued under Bill 17 defining local services, the City revise its local service policy as needed to align with master plans and to define the required condition of developer-dedicated park land.                                                                                                                                                       |
| 6   | DC Rate Calculation    | That the housing occupancy-related census data causing two-bedroom apartment DC rates to exceed row housing DC rates be reviewed by Watson and Associates for accuracy, and that a recalculation or an alternative approach to calculation of those DC rates be considered so as to better reflect potential future occupancy rates that may not be accurately reflected in census data. |
| 7   | DC Rate Calculation    | That the DC study clearly state the assumptions, inputs and methodologies underlying DC rate calculations.                                                                                                                                                                                                                                                                               |
| 8   | DC Rate Calculation    | That, given the Growth Management Strategy identifies lands for post-2051 development, Watson and Associates review the Growth Management Strategy and master plans to ensure that post-period benefit deductions entering DC rate calculations are fair and appropriate.                                                                                                                |
| 9   | Area-Specific DC Rates | That for the next DC study, consideration be given to area-rating DCs for infill development.                                                                                                                                                                                                                                                                                            |
| 10  | DC Exemptions          | That discretionary DC exemptions respecting commercial and industrial development be discontinued.                                                                                                                                                                                                                                                                                       |
| 11  | DC Exemptions          | That the City obtain a legal opinion respecting whether the DC Act requires municipalities to replenish DC reserves for foregone revenue arising from legislated DC exemptions and discounts.                                                                                                                                                                                            |
| 12  | DC Exemptions          | That should the City elect to provide incentives to development, such incentives be facilitated by the Community Improvement Plan or similar initiatives rather than DC by-laws.                                                                                                                                                                                                         |

## 2025 Development Charges Task Force Recommendations

| No. | Category or Issue     | Recommendation                                                                                                                                                                                                                                                                                                                                    |
|-----|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13  | DC Deferrals          | That the DC by-law enable timing of the calculation and payment of DCs to be determined by policy such that compliance with future regulations under Bill 17 can be achieved without amending the DC by-law.                                                                                                                                      |
| 14  | DC Deferrals          | That the DC by-law be accompanied by a DC deferral policy permitting residential DC payments to occur at time of occupancy until such time the policy is made redundant by certain parts of Bill 17 coming into effect in future.                                                                                                                 |
| 15  | DC Deferrals          | That development agreements implementing the recommended DC deferral policy require developers to include in property transaction agreements a clause warning buyers to confirm prior to transaction closing that DCs in respect of the property have been paid by the developer.                                                                 |
| 16  | DC Deferrals          | That development agreements implementing the recommended DC deferral policy enable the City to (i) require securities equal to the value required for engineering or DC deferral purposes, whichever is greater, and (ii) repurpose engineering securities, once they are no longer required for engineering purposes, as DC deferral securities. |
| 17  | DC Deferrals          | That the City consider the viability of bonds as an alternative to letters of credit as a form of engineering or DC deferral securities provided by developers.                                                                                                                                                                                   |
| 18  | Redevelopment Credits | That the DC by-law enable the City to establish through policy a redevelopment credit system for DCs that accommodates strategic and long-term redevelopment schemes aligned with key objectives set out in the Official Plan or other Council-adopted plans or strategies.                                                                       |