

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF DEVELOPMENT CHARGES PUBLIC MEETING
AUGUST 11, 2025, AT 2:00 P.M.**

[August 11, 2025 Township of Wellington North Council Meeting \(youtube\)](#)

Members Present: Mayor: Andrew Lennox
Councillors: Steve McCabe
Penny Renken

Members Absent: Councillors: Sherry Burke
Lisa Hern

Staff Present:

Chief Administrative Officer: Brooke Lambert
Director of Legislative Services/Clerk: Karren Wallace
Deputy Clerk: Catherine Conrad
Executive Assistant to the CAO: Tasha Grafos
Director of Finance: Jeremiah Idialu
Human Resources Manager: Amy Tollefson
Deputy Chief Building Official: Brian Corley
Manager of Infrastructure and Engineering: Tammy Stevenson
Manager Environment and Development Services: Corey Schmidt
Community Development Coordinator: Mike Wilson
Development Clerk: Tammy Pringle
Planner: Zach Prince
Planner: Jaime Barnes

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: DC2025-001

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Agenda for the August 11, 2025, Development Charges public meeting be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest was disclosed.

PRESENTATIONS

John Murphy, Municipal Finance Specialist, DFA Infrastructure International Inc.

Derek Ali, President, DFA Infrastructure International Inc.

- 2025 Development Charges Background Study & By-law Review

Mr. Murphy presented the Development Charges By-law Review and Update.

- What Development Charges are, the principle behind them and what they do not pay for.
- Authority for imposing Development Charges

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- Recent Amendments to the Development Charges Act
 - Bill 23 More Homes Built Faster Act
 - Bill 134 Affordable Homes and Good Jobs Act
 - Bill 185 The Cutting Red Tape to Build More Homes Act
 - Bill 17 Protect Ontario by Building Faster and Smarter
- Changes to Development Charges By-law 027-2022
 - Housekeeping in nature with no rate changes
 - Definitions amended/added
 - Exemptions for non-profit housing, inclusionary zoning units, affordable units, and attainable units
 - Discounts on rental housing developments based on the number of bedrooms in each unit
 - Changes to timing of payment of residential development charges
 - Reduction to time period for the determination of a development charge applicable to site plan and zoning by-law amendment applications
- Next steps
 - Approval of Development Charges By-law September 22, 2025
 - By-law comes into force November 1, 2025
 - Appeal period ends November 1, 2025

Council requested clarification on the following:

- Determination of affordable housing. Every municipality is provided with a list of what is affordable. It is considered to be 70% of the average market value. It is challenging for a developer to offer a home at that price just to benefit from the exemption of development charges. The intention is there but it is unlikely to happen. The province published numbers relative to our community on what the threshold is as a dollar amount. If it is below that amount it qualifies, if it is above, it doesn't.
- Timing of payment of development charges. The legislation states that it is due at the time of occupancy, not the issuing of the building permit. Unless it's for larger projects we are unlikely to see that.
- Type of modifications to the by-law not requiring a background study. They were dealing with minor changes to the by-law that would result from trying to comply with the amending legislation. There were so many changes as a result of the legislation that we are catching up. It was decided to follow the process.

RESOLUTION: DC2025-002

Moved: Councillor McCabe

Seconded: Councillor Renken

THAT the Council of the Corporation of the Township of Wellington North receive for information the 2025 Development Charges Background Study & By-law Review presented by DFA Infrastructure International Inc.

AND FURTHER THAT staff be directed to bring the development charges by-law to the September 22, 2025 meeting of Council.

CARRIED

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ADJOURNMENT

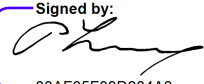
RESOLUTION: DC2025-003

Moved: Councillor Renken

Seconded: Councillor McCabe

THAT the Development Charges public meeting of August 11, 2025, be adjourned at 2:23 p.m.

CARRIED

Signed by:

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MAYOR

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CLERK