

**Table 1** below includes a summary of the proposed changes proposed in Bill 185, some of which are in the legislation, and some in government releases advising of proposed approaches to non-legislative matters.

Topic/Legislation/ERO Posting	Proposed Changes	Staff Comments
<p><b>Development Charges</b> Development Charges Act, 1997 (<a href="#">Environmental Registry of Ontario 019-8371</a>)</p>	<p>Five-year phase in of increased development charges introduced in Bill 23 would be revoked. Introduction of new subsection 19(1.3), which allows a municipality to amend a DC By-law to increase a development charge imposed during the first four years that the DC By-law was in force to the amount that could have been charged if the mandatory “phase in” had never been in effect. The above-described increase must be passed within six months after Bill 185 receives royal assent and is currently not proposed to be subject to the normal requirements associated with the passage of a DC By-law (i.e., no background study, public notice or appeals to the Ontario Land Tribunal). Subsection 5 (3) of the <i>Development Charges Act, 1997</i> is amended to add the costs of certain studies as capital costs for the purposes of section 5. Specified transition and special rules in section 5 are repealed and new transition rules with respect to the repeal of subsections 5 (7) and (8) are added.</p>	<p><b>Comments:</b> Staff would be in support of growth management related studies being an eligible DC cost again, but it is not clear if these studies would be covered under Subsection 1-4, or 5.</p> <p><b>Phasing-in:</b> The Town had estimated that the revenue loss from mandatory phasing-in would require a 1-2% tax increase to offset it. We support reversing the five-year phase-in introduced through Bill 23.</p> <p><b>Subsection 5(3):</b> The Town had estimated that the revenue loss from excluding services in Subsection 5(3) would require up to a 1% tax increase to offset it. The Town supports a reinstatement of all studies under this section.</p>