



## **Report to Council**

**Report Number:** REP-AD-05-2025

**Subject:** [St-Viateur presentation Follow-up report]

**Date of the meeting:** [March 24, 2025]

**Prepared by:** [Pierre Leroux, CAO]

**Circulated to and/or collaborated with:** [Directors]

**Approval:** [N/A]

*In agreement with the recommendation based on the contents of this report.*

## Recommendation

[That Council receives the St-Viateur presentation for information purposes only, with no further action required. The project should proceed as any other project, adhering to standard municipal policies and regulations. While the municipality welcomes this facility, no additional incentives or considerations will be provided.]

## Financial Considerations

[NOT APPLICABLE]

## Context

[Council received the St-Viateur presentation at its February 24th meeting, and administration reviewed its contents. This report does not elaborate on what the presenters identified as "municipal hurdles" but the administration states that, like any project—whether residential, commercial, industrial or institutional—the proponents are responsible for addressing growth-related requirements, not the taxpayers. The challenges arise from the project itself and its chosen location, not from municipal policies, infrastructure, or regulations.

## Report

[The **Municipal Act, 2001** (Section 106) prohibits municipalities from offering direct or indirect financial assistance to private businesses, a practice known as "bonusing." This ensures fairness and prevents selective subsidies for individual enterprises.

Waiving development charges or reducing permit fees would create a revenue shortfall that must be recovered through general taxation. Under the **Planning Act** (Section 28), municipalities can implement a **Community Improvement Plan (CIP)** to provide incentives, but these programs must apply consistently within designated areas, typically village cores, which does not apply in this case.

As a for-profit enterprise, this facility falls under **Section 106 of the Municipal Act, 2001**, which prohibits municipalities from providing direct or indirect financial assistance, including exemptions from development charges, fee reductions etc... Providing such assistance would violate provincial legislation and create an inequitable financial precedent.

However, in the future, when the municipality undertakes a new **Development Charges Study**, Council can entertain the concept of sector-specific reductions, particularly for essential services like daycares, healthcare facilities, and other key community needs.

This project should follow standard municipal procedures and comply with all applicable bylaws and policies.

Given these legal constraints, administration recommends taking no further action.]

**Relevance to priorities**

[N/A]

**Communication Plan**

[N/A.]

**Other Option/Options to the Recommendation**

[N/A]

**Attachments**

[N/A]