



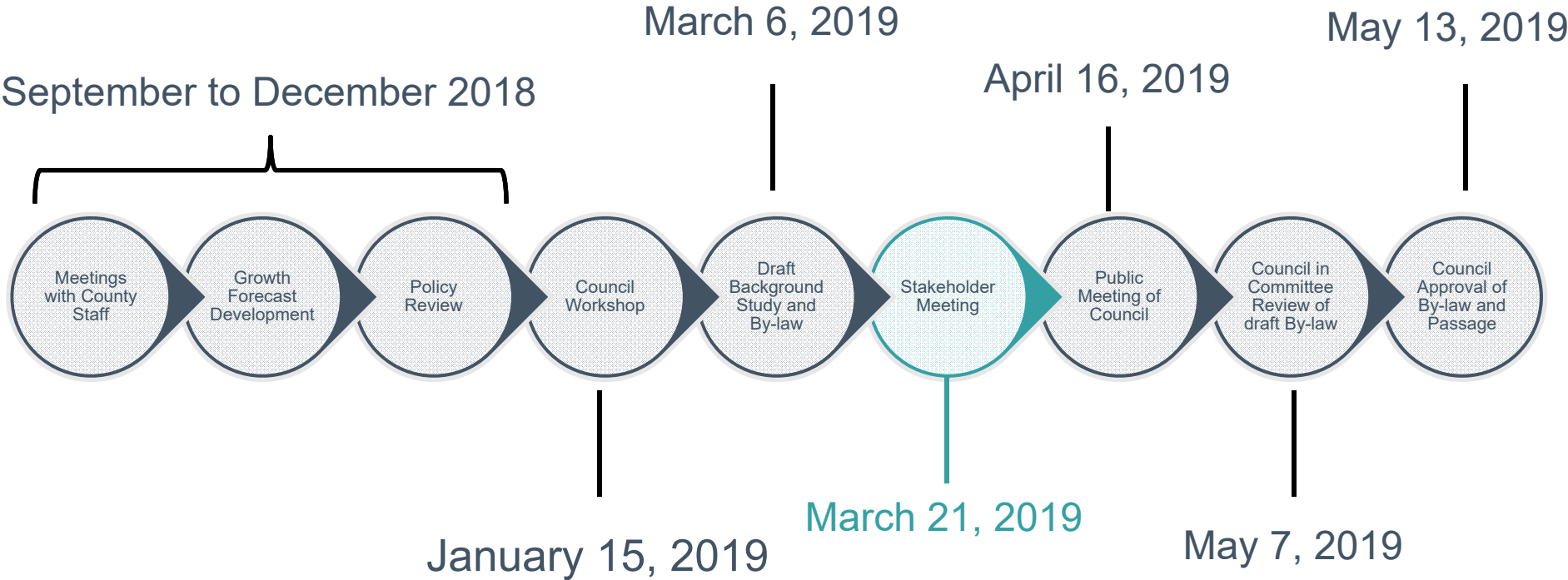
Haldimand County

Development Charges
Stakeholder Presentation

March 21, 2019



Study Process & Timelines





Update on Bill 73

- New Definitions & Ineligible Services
- Area-specific Charges
- Waste Diversion
- Asset Management
- Transit
- No Additional Levies
- Public Process Extended
- Annual Report of the Treasurer

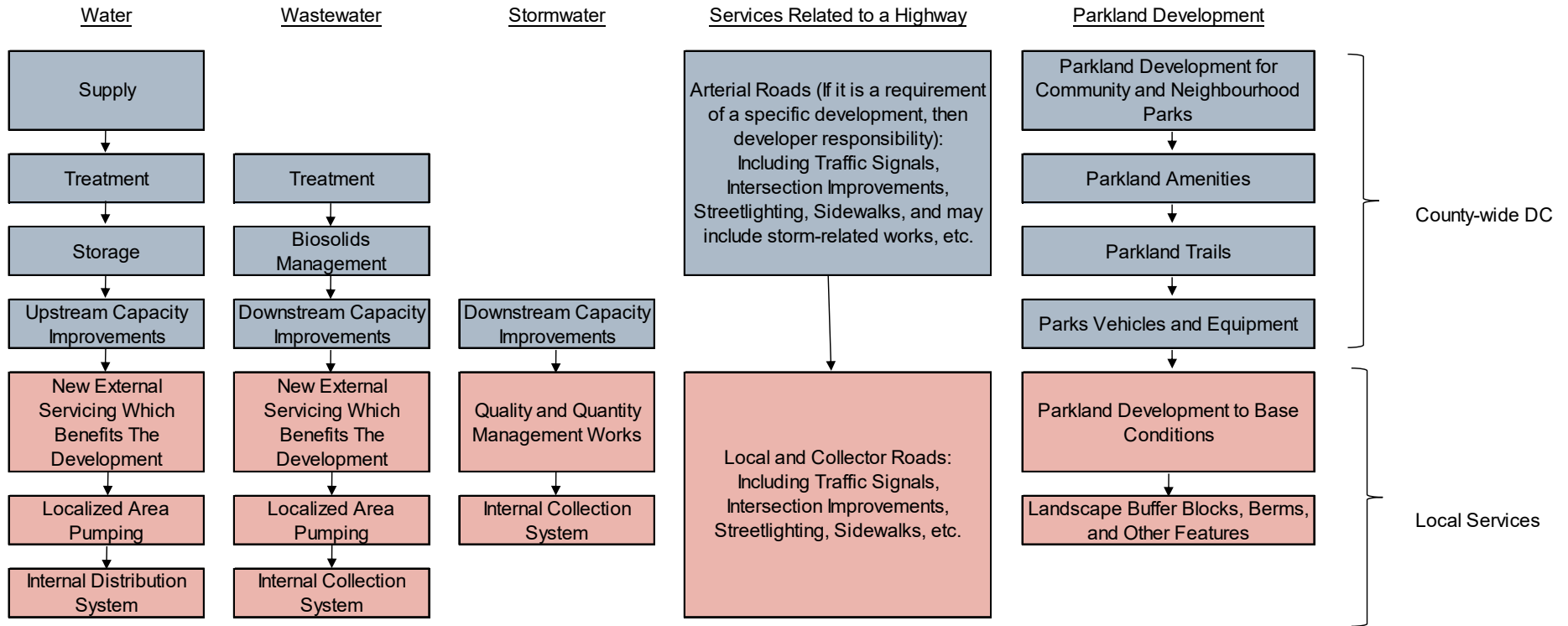


Impact of Bill 73 on Haldimand

- Consider impact of “no additional levies” in development process and on Local Service Policy
- Annual reporting requirements to conform to the new required format
- Ensure the background study is available at least 60 days prior to by-law passage
- Need to consider Area Rating as part of the Background Study (but not mandatory to impose)
 - Currently the County imposes water, wastewater, and stormwater charges on the urban areas of the County and it is recommended that this approach be continued



Local Service Policy



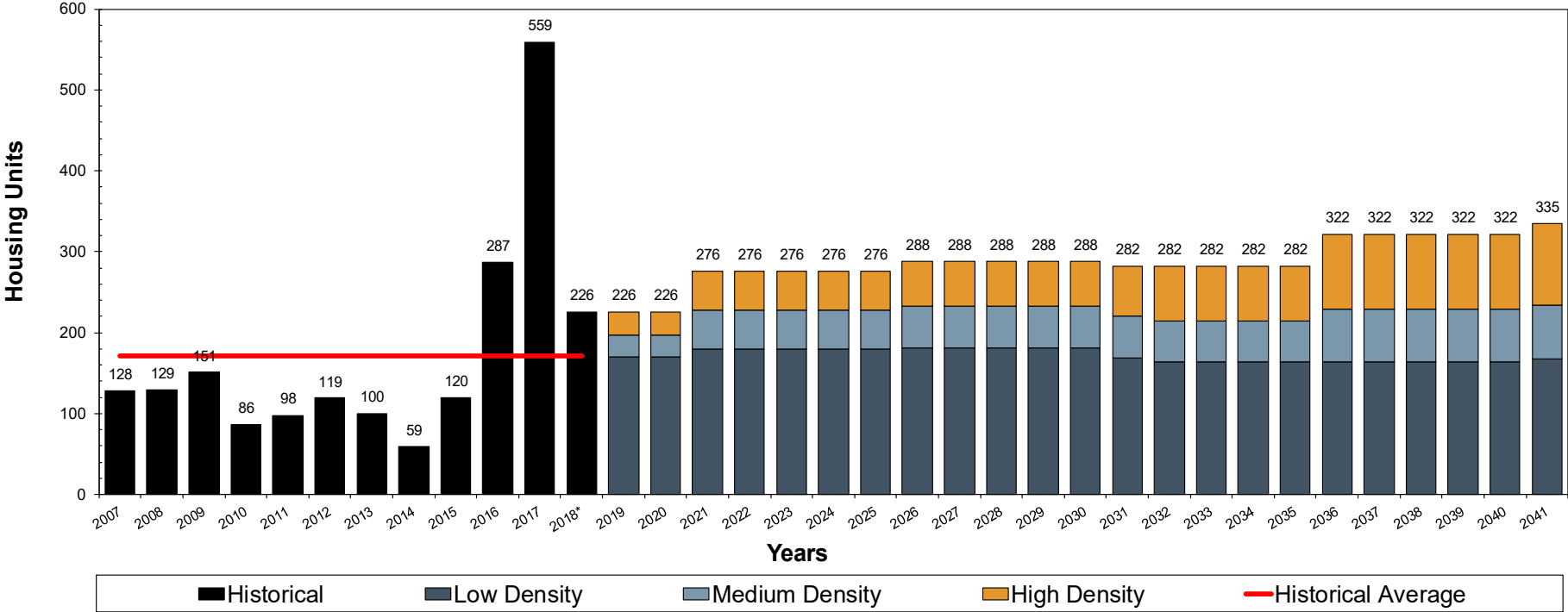
- Refinements made to Local Service Policy
- May consider Best Efforts agreements for cost sharing localized services in some situations



Growth Forecast

Figure A-1

Annual Housing Forecast¹



Source: Historical housing activity derived from Haldimand County building permit data, 2007-2017.

Note: 2018 is an estimate.



Growth Forecast Summary

The 2019 Development Charge forecast provides for the following growth:

Measure	10-year 2019-2028	20-year 2019-2038	Urban 20-year 2019-Urban 20 Year
(Net) Population Increase	6,376	13,433	13,445
Residential Unit Increase	2,696	5,648	5,393
Non-Residential Gross Floor Area Increase (sq.ft.)	2,185,900	3,995,700	3,995,700

Source: Watson & Associates Economists Ltd. Forecast 2019



Summary of Services Considered

County-wide:

- Services Related to a Highway (currently roads and related)
- Public Works – Buildings & Fleet
- Fire Protection Services
- Cemeteries
- Parking Services
- Indoor and Outdoor Recreation Services (currently leisure services)
- Library Services
- Ambulance Services
- Waste Diversion Services
- Administration Studies (currently general government)

Urban-area Services

- Wastewater Services
- Water Services
- Stormwater Services



Level of Service Ceiling – Maximum vs. Utilized

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							Maximum Ceiling LOS	Utilized	Remaining
Service Category	Sub-Component	10 Year Average Service Standard							
		Cost (per capita)	Quantity (per capita)		Quality (per capita)				
Services Related to a Highway	Services Related to a Highway	\$11,862.40	0.0276	km of roadways	429,797	per lane km	159,347,619	13,284,274	146,063,345
Public Works	Public Works - Facilities	\$600.29	1.8550	ft ² of building area	324	per sq.ft.	8,063,696	1,603,445	11,871,198
	Public Works - Vehicles	\$402.81	0.0056	No. of vehicles and equipment	71,930	per vehicle	5,410,947		
Fire	Fire Facilities	\$612.58	1.5017	ft ² of building area	408	per sq.ft.	8,228,787	3,108,893	5,119,895
	Fire Vehicles	\$360.96	0.0011	No. of vehicles	328,145	per vehicle	4,848,776	1,440,000	3,408,776
	Fire Small Equipment and Gear	\$89.35	89.3434	Value of equipment	1	per Firefighter	1,200,239	100,000	1,100,239
Parking	Parking Facilities	\$54.38	4.9157	ft ² of parking area	11	per sq.ft.	346,727	346,000	727
Parks	Parkland Development	\$724.68	0.0138	Acres of Parkland	52,513	per acre	4,620,560	6,885,322	2,651,516
	Parkland Amenities	\$708.32	0.0037	No. of parkland amenities	191,438	per amenity	4,516,248		
	Parkland Amenities - Buildings	\$54.52	0.1983	ft ² of building area	275	per sq.ft.	347,620		
	Parkland Trails	\$62.74	0.5331	Linear Metres of Paths and Trails	118	per lin m.	400,030		
	Parks Vehicles and Equipment	\$46.16	0.0025	No. of vehicles and equipment	18,464	per vehicle	294,316		
Recreation	Indoor Recreation Facilities	\$3,643.58	7.7105	sq.ft. of building area	473	per sq.ft.	23,231,466	19,874,736	3,356,730
Library	Library Facilities	\$402.04	0.8619	ft ² of building area	466	per sq.ft.	2,563,407	3,325,708	15,253
	Library Collection Materials	\$121.95	4.0652	No. of library collection items	30	per collection item	777,553		
Cemeteries	Cemeteries	\$123.05	0.0009	No. of Developed Cemetery Hectares	136,722	per hectare	784,567	282,019	502,548
Ambulance	Ambulance Facilities	\$117.27	0.2755	ft ² of building area	426	per sq.ft.	747,714	656,212	91,502
	Ambulance Vehicles and Equipment	\$50.93	0.0032	No. of vehicles and equipment	15,916	per vehicle	324,730	225,000	99,730
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$46.21	0.3036	sq.ft. of building area	152	per sq.ft.	294,635	500,000	8,996
	Waste Diversion - Vehicles & Equipment	\$33.62	0.0010	No. of vehicles and equipment	33,620	per vehicle	214,361		



Comparison of County Residential Development Charges

Residential (Single Detached) Comparison

Service	Current	Calculated
Municipal Wide Services:		
Services Related to a Highway	1,455	1,970
Public Works - Building & Fleet	217	238
Parking Services	83	91
Fire Protection Services	976	690
Indoor & Outdoor Recreation Services	4,294	9,386
Library Services	714	1,132
Administration	211	225
Cemeteries	122	70
Ambulance	126	235
Waste Diversion	-	163
Total Municipal Wide Services	8,200	14,200
Area Specific Services:		
Stormwater Drainage and Control Services	284	121
Wastewater Services	1,947	4,776
Water Services	1,694	1,966
Total Area Specific Services	3,926	6,863
Grand Total - Urban Area	12,125	21,063



Draft - Comparison of County Non-Residential Development Charges

Non-Residential (per sq.ft.) Comparison

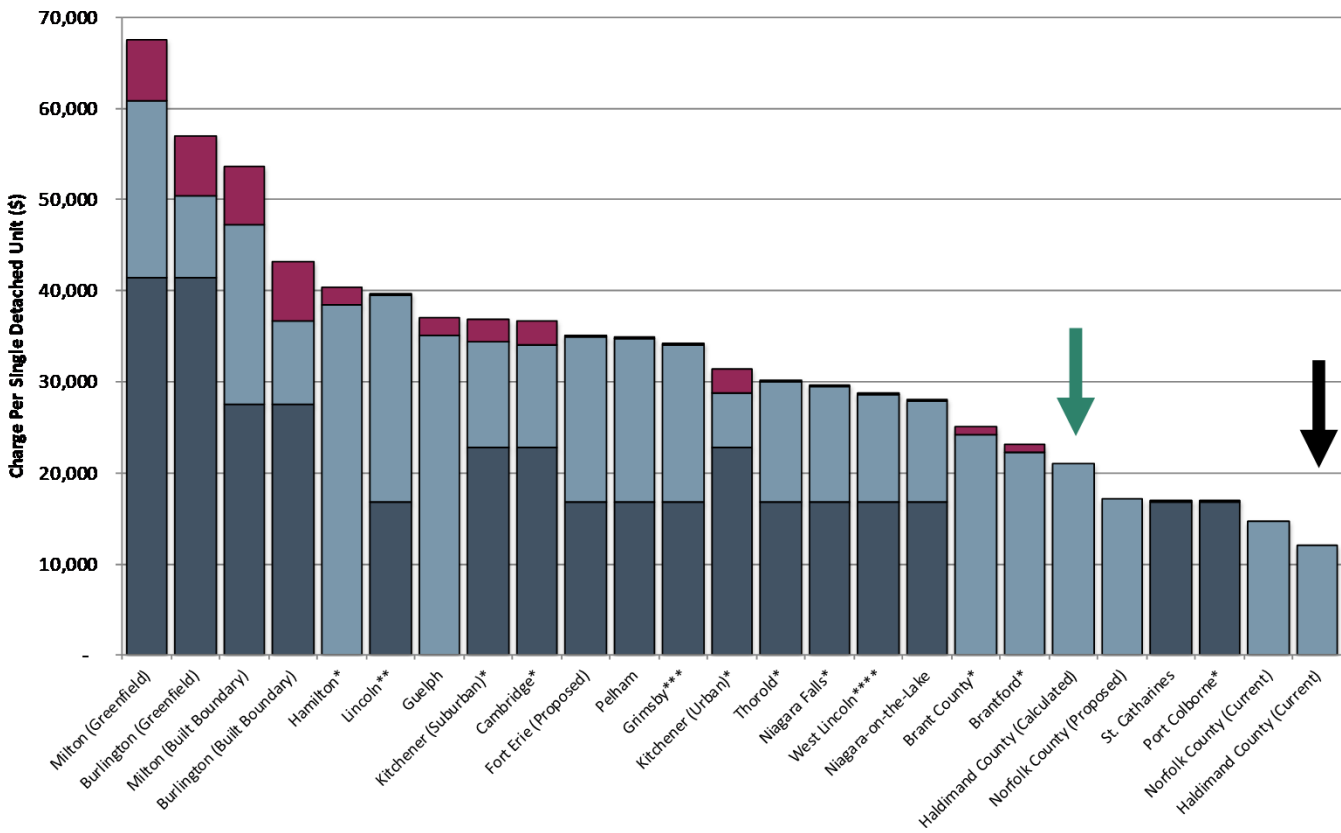
Service	Current	Calculated
Municipal Wide Services:		
Services Related to a Highway	0.63	0.78
Public Works - Building & Fleet	0.09	0.10
Parking Services	0.04	0.04
Fire Protection Services	0.41	0.29
Indoor & Outdoor Recreation Services	0.40	0.57
Library Services	0.07	0.07
Administration	0.10	0.09
Cemeteries	0.05	0.03
Ambulance	0.05	0.09
Waste Diversion	-	0.02
Total Municipal Wide Services	1.85	2.08
Area Specific Services:		
Stormwater Drainage and Control Services	0.10	0.05
Wastewater Services	0.60	1.83
Water Services	0.52	0.76
Total Area Specific Services	1.22	2.64
Grand Total - Urban Area	3.07	4.72

Note: D.C. by-law will include charges on a per sq.m basis as well



Residential (per single-detached unit) Development Charges Comparison

**Development Charge Rates for County of Haldimand and Select Municipalities
Residential Per Single Detached Unit
(As of March 1, 2019)**



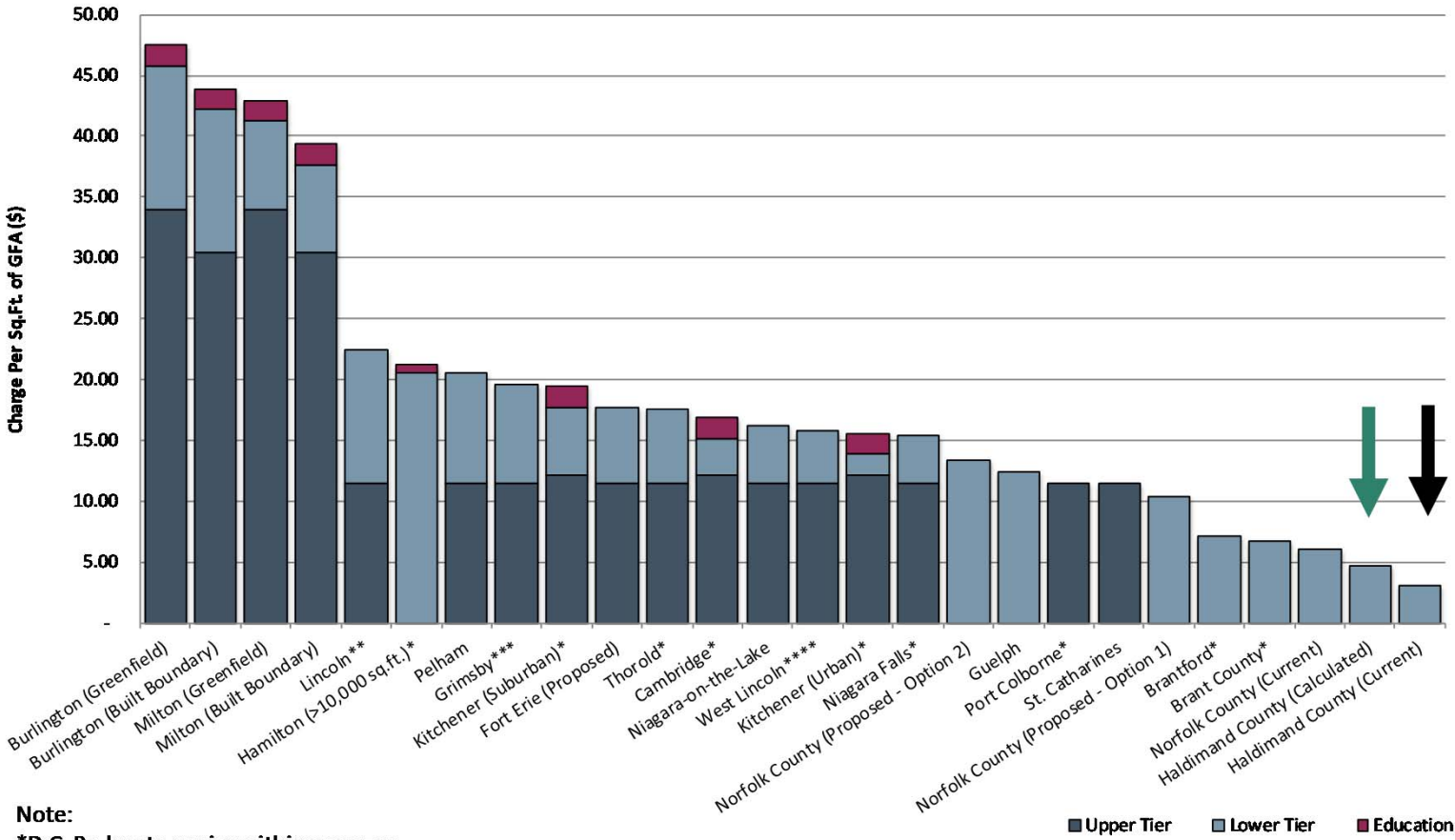
Note:
 *D.C. By-law to expire within one year
 **By-law passed with March 2019 enforcement date
 ***Indexed 2018 rates by 5.2%
 ****Indexed 2017 rates by 4.1%

■ Upper Tier ■ Lower Tier ■ Education



Non-Residential – Commercial (per sq.ft.) Development Charges Comparison

**Development Charge Rates for County of Haldimand and Select Municipalities
Commercial Per Square Foot of GFA
(As of March 1, 2019)**



Note:
 *D.C. By-law to expire within one year
 **By-law passed with March 2019 enforcement date
 ***Indexed 2018 rates by 5.2%
 ****Indexed 2017 rates by 4.1%

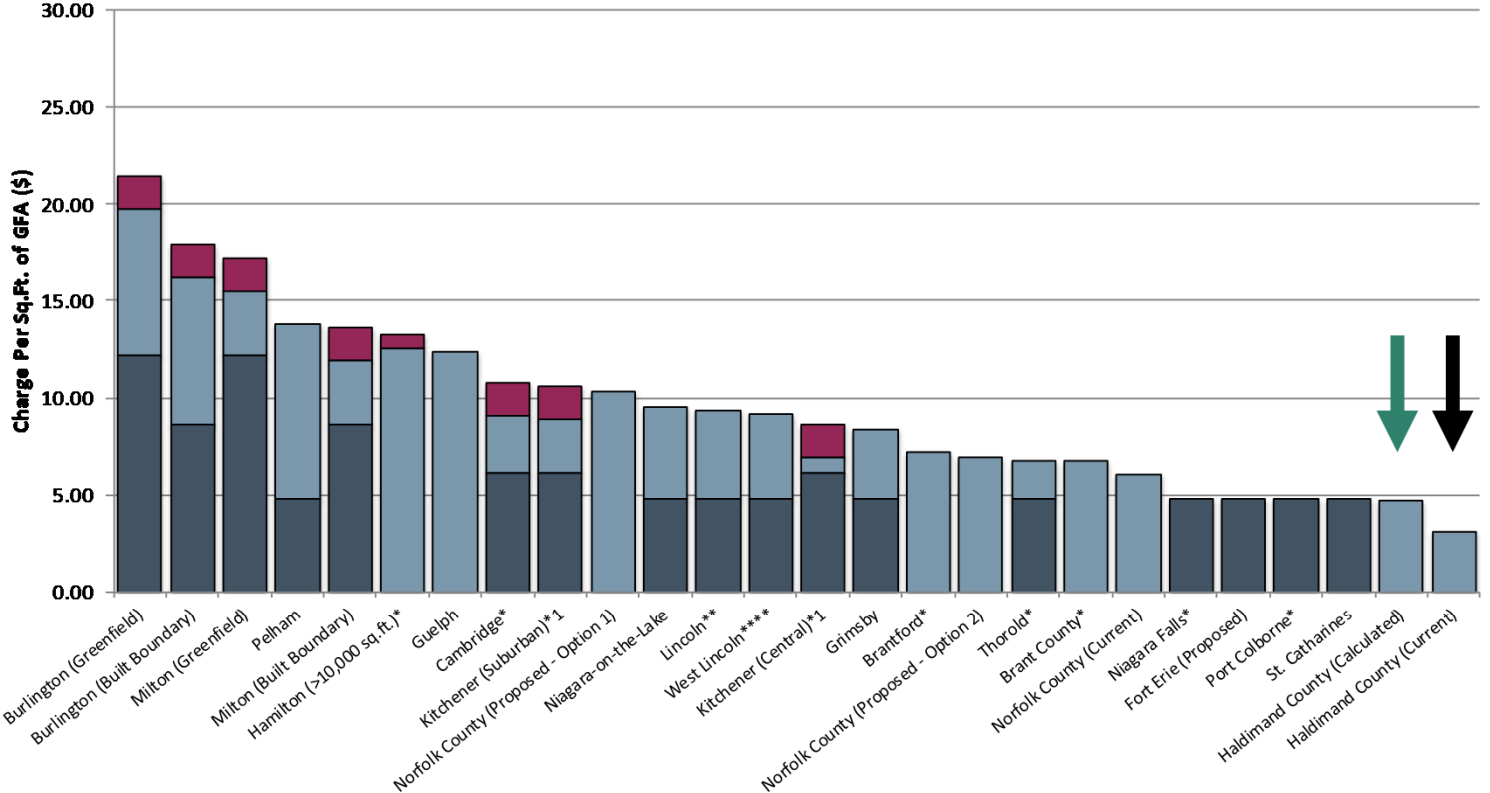


■ Upper Tier ■ Lower Tier ■ Education



Non-Residential – Industrial (per sq.ft.) Development Charges Comparison

**Development Charge Rates for County of Haldimand and Select Municipalities
Industrial Per Square Foot of GFA
(As of March 1, 2019)**



Note:

*D.C. By-law to expire within one year

**By-law passed with March 2019 enforcement date

***Indexed 2018 rates by 5.2%

****Indexed 2017 rates by 4.1%

⁽¹⁾For the period of July 1, 2014 to March 1, 2019, industrial development will be charged 50% of the non-residential development charge rate.

■ Upper Tier ■ Lower Tier ■ Education

Next Steps

