



Haldimand County

Development Charges
Public Meeting

April 16, 2019

Format for Public Meeting



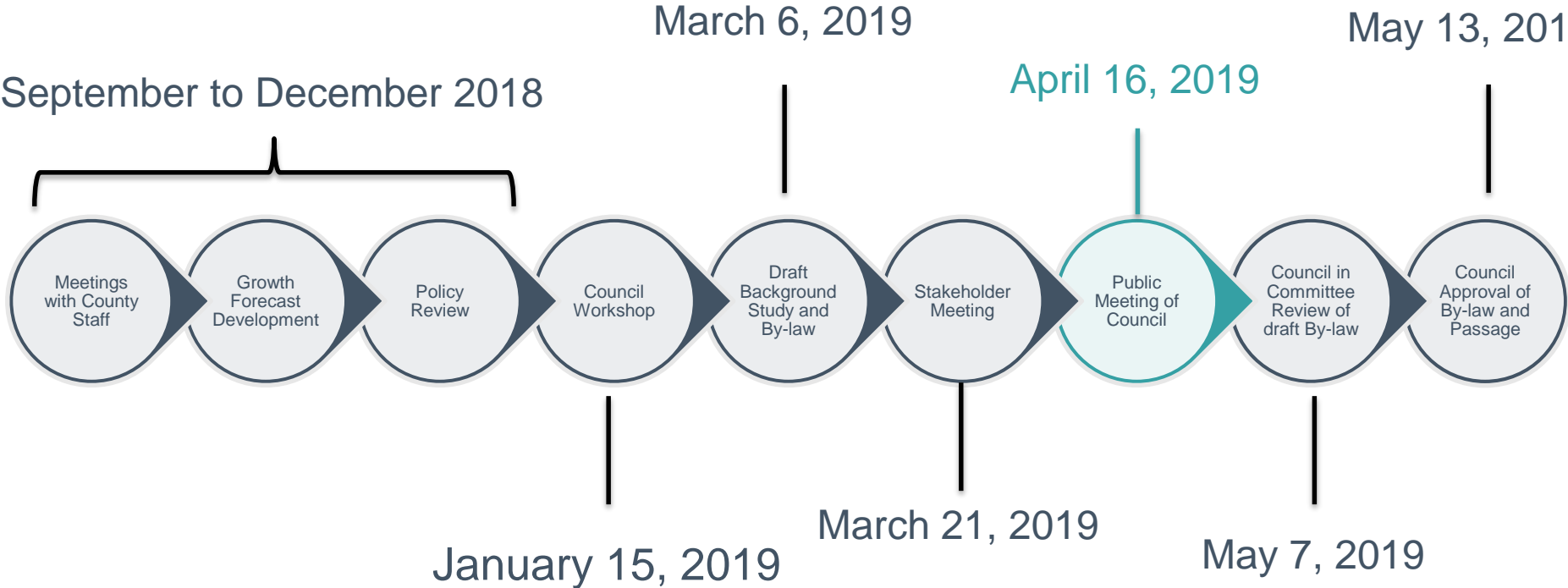
- D.C.A. Public Meeting
 - Opening remarks
 - Presentation of the proposed policies and charges
 - Questions from Council
 - Presentations by the Public
 - Close Public Meeting

Public Meeting Purpose



- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage
- The public meeting is to provide for a review of the D.C. proposal and to receive public input on the proposed policies and charges

Study Process & Timelines



Development Charges



Purpose:

- To recover the capital costs associated with residential and non-residential growth within the County
- The capital costs are in addition to the costs which would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

Limitations on Services



- Some forms of capital and some services can not be included in the D.C.A. For example:
 - Headquarters for the General Administration of the Municipality
 - Arts, Culture, Museums and Entertainment Facilities
 - Tourism Facilities
 - Provision of a Hospital
 - Parkland Acquisition
 - Vehicles & Equipment with an average life of <7years

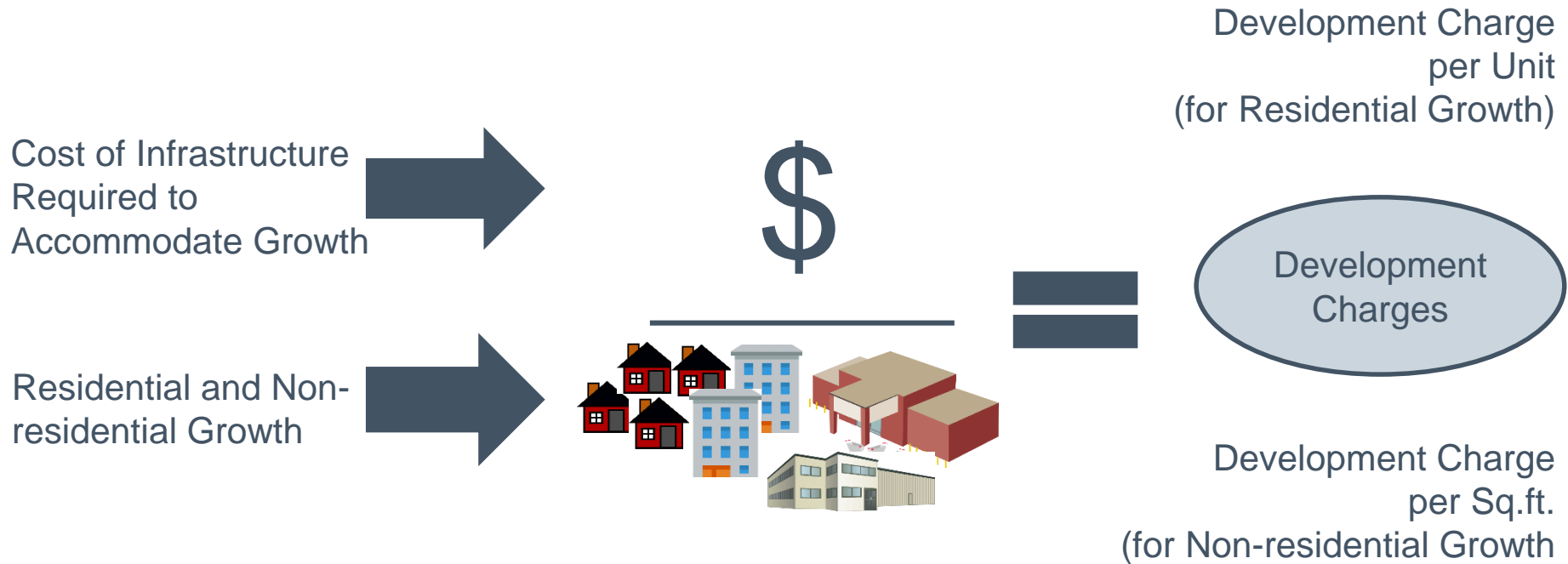
Calculation of D.C.A. (Simplified Steps)



1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
 - Grants, subsidies and other contributions
 - Benefit to existing development
 - Statutory 10% deduction (soft services)
 - Amounts in excess of 10 year historical service calculation
 - D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to provide the D.C. charge



How Development Charges Are Calculated



Impact of Bill 73 on Haldimand County



- 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
- Inclusion of Waste Diversion services in D.C.
- 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



Exemptions

Mandatory exemptions

- for industrial building expansions (may expand by 50% with no D.C.)
- May add up to 2 apartments for a single as long as size of home doesn't double
- Add one additional unit in medium & high density buildings
- Upper/Lower Tier Governments and School Boards

Discretionary exemptions

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)



Overview of Haldimand's Existing Discretionary Exemptions

- Development which is or would be classified under the Assessment Act as exempt from taxation for realty taxes such as a place of worship
- Farm operation constructed for bona fide farm uses
- Current Definition: “farm building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential, commercial, and industrial use (note that this will be refined to exclude agri-tourism business)

Other items in Haldimand County's D.C. By-law (1441-14)



Redevelopment

- Where as a result of development, a building or structure existing on the land within ten (10) years was or is to be demolished, in whole or in part, the development charge otherwise payable with respect to such development shall be reduced.

Timing of Payment

- Development charges are payable on the date on which the building permit is issued

Indexing

- Development charges imposed shall be adjusted annually on the anniversary date of by-law passage, without amendment to the By-law.

Local Service Policies

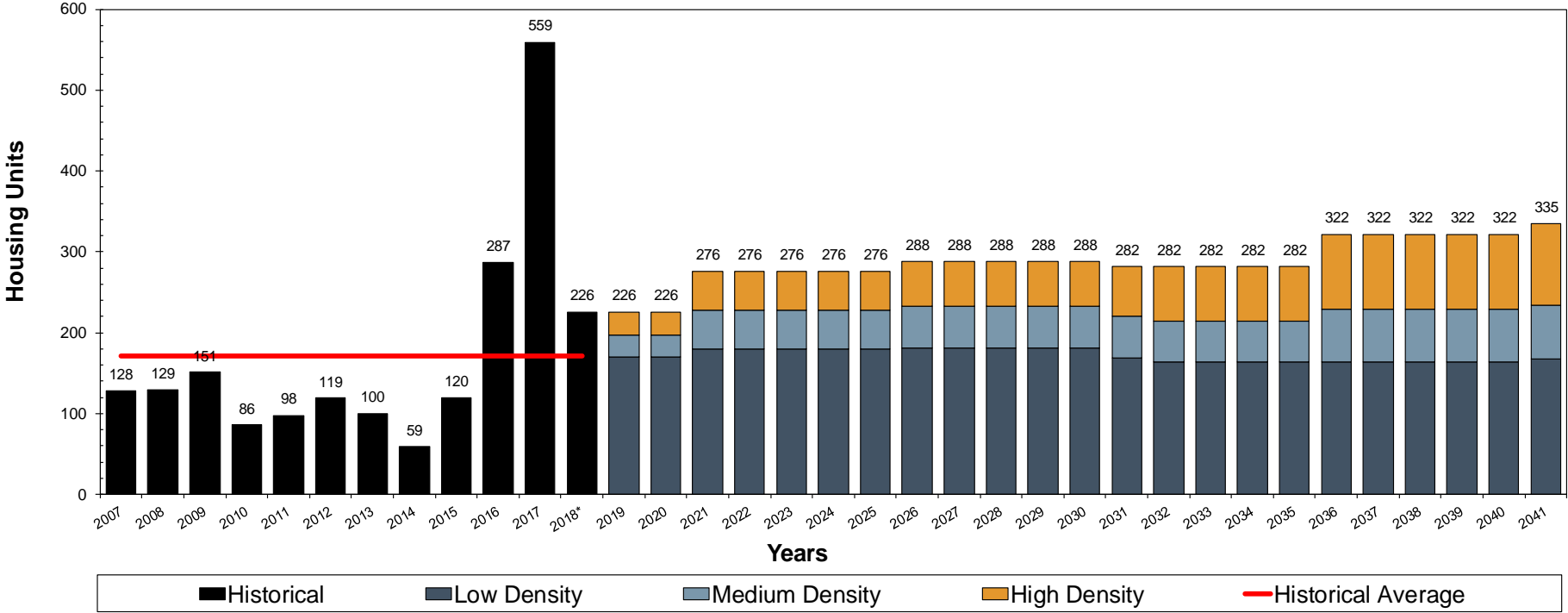


- Subdivision Agreement Conditions - the Act broadens the coverage of such agreements to include “local services related to a plan of subdivision or within the area to which the plan relates”, rather than simply local services within a plan of subdivision, as under the old Act.
- This suggests the need for a D.C. Background study to provide a local service policy
- Further, due to Bill 73, “no additional levies” clause, a Local Service Policy is required to be developed and approved by Council, through the D.C. study process, to clearly define what developers would be required to do as part of their development agreements versus what would be included in the D.C.
- Items to consider are collector & arterial roads, intersection improvements & traffic signals, streetlights & sidewalks, Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways, Noise Abatement Measures, Land dedications/easements, Water, Wastewater, Stormwater, and Park requirements.
- The County’s Local Service Policy is provided in Appendix E to the background study

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

Current Development Charges



Service	Residential				Non-Residential	
	Single & Semi Detached	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Multiples	per sq.ft.	per sq.m
Municipal Wide Services:						
Roads and Related	1,455	995	687	1,262	0.63	6.79
Public Works - Buildings & Fleet	217	148	102	189	0.09	0.94
Parking Services	83	57	40	72	0.04	0.47
Fire Protection Services	976	668	460	847	0.41	4.45
Leisure Services	4,294	2,935	2,024	3,722	0.40	4.33
Library Board	714	488	336	619	0.07	0.70
General Government	211	144	100	182	0.10	1.05
Cemeteries	122	83	57	105	0.05	0.59
Ambulance	126	87	59	110	0.05	0.59
Waste Diversion	-	-	-	-	-	-
Total Municipal Wide Services	8,200	5,605	3,865	7,110	1.85	19.91
Urban Services						
Stormwater Drainage and Control Services	284	194	134	247	0.10	1.08
Wastewater Services	1,947	1,331	918	1,688	0.60	6.46
Water Services	1,694	1,158	799	1,469	0.52	5.60
Total Urban Services	3,926	2,683	1,851	3,404	1.22	13.13
Grand Total Urban Area	12,125	8,289	5,716	10,514	3.07	33.05

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

Summary of Calculated Development Charges



Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services:							
Services Related to a Highway	1,970	1,469	946	1,817	749	0.78	8.40
Public Works	238	178	114	220	90	0.10	1.08
Fire Protection Services	690	515	331	637	262	0.29	3.12
Parking Services	91	68	44	84	35	0.04	0.43
Indoor & Outdoor Recreation Services	9,386	7,001	4,506	8,659	3,568	0.57	6.14
Library Services	1,132	844	543	1,044	430	0.07	0.75
Administration	225	168	108	208	86	0.09	0.97
Cemeteries	70	52	34	65	27	0.03	0.32
Ambulance	235	175	113	217	89	0.09	0.97
Waste Diversion	163	122	78	150	62	0.02	0.22
Total Municipal Wide Services	14,200	10,592	6,817	13,101	5,398	2.08	22.39
Urban Services							
Stormwater Drainage and Control Services	121	90	58	112	46	0.05	0.54
Wastewater Services	4,776	3,562	2,293	4,406	1,816	1.83	19.70
Water Services	1,966	1,466	944	1,814	747	0.76	8.18
Total Urban Services	6,863	5,118	3,295	6,332	2,609	2.64	28.42
GRAND TOTAL RURAL AREA	14,200	10,592	6,817	13,101	5,398	2.08	22.39
GRAND TOTAL URBAN AREA	21,063	15,710	10,112	19,433	8,007	4.72	50.81

Comparison 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

Comparison of Non-Residential Development Charges



Non-Residential (per sq.ft.) Comparison

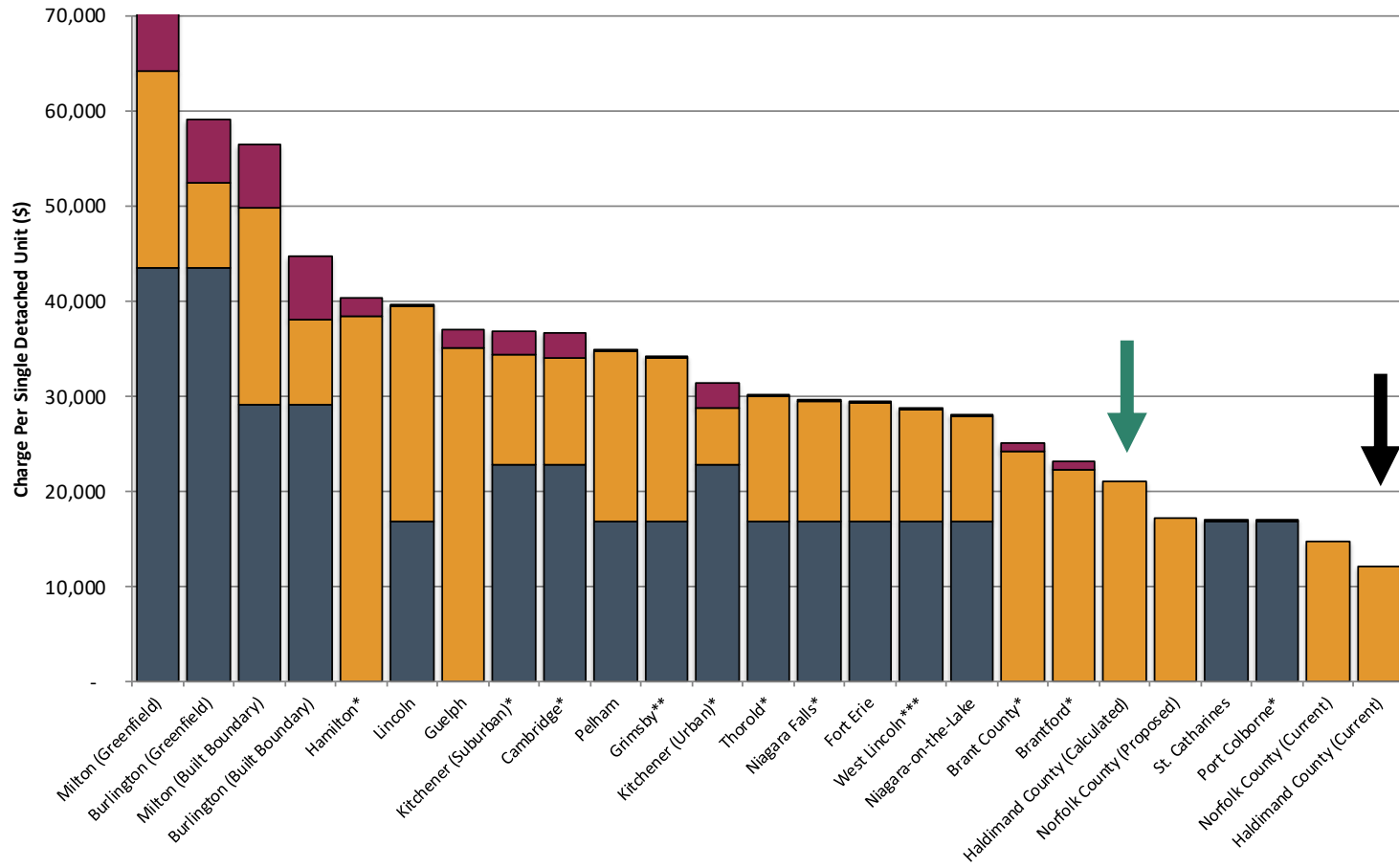
Service	Current	Calculated
Municipal Wide Services:		
Services Related to a Highway	0.63	0.78
Public Works - Building & Fleet	0.09	0.10
Parking Services	0.04	0.04
Fire Protection Services	0.41	0.29
Indoor & Outdoor Recreation Services	0.40	0.57
Library Services	0.07	0.07
Administration	0.10	0.09
Cemeteries	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 Development Charges Comparison



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



Note:

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

**Indexed 2018 rates by 5.2%

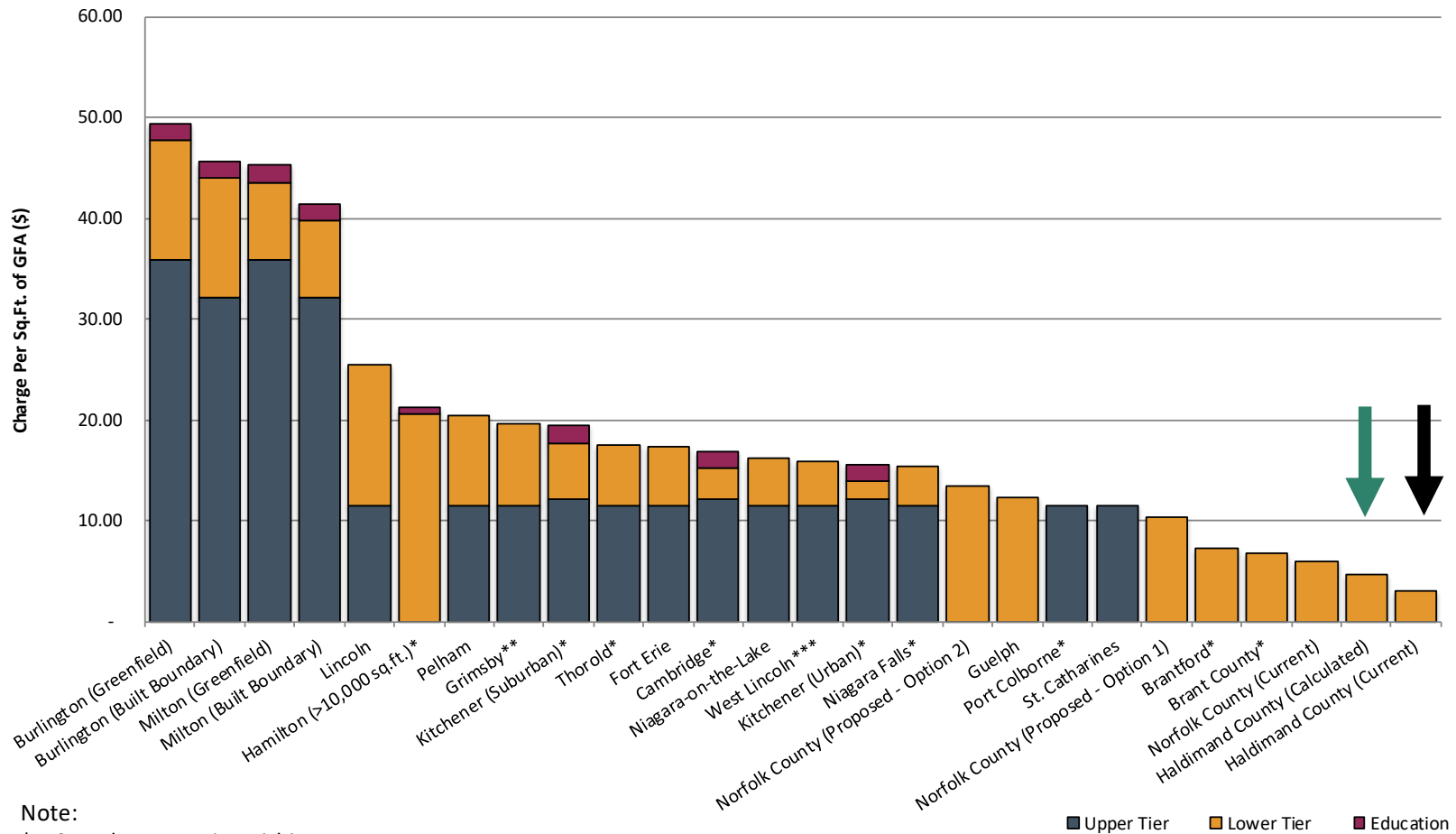
***Indexed 2017 rates by 4.1%

■ Upper Tier ■ Lower Tier ■ Education

Non-Residential – Commercial Development Charges Comparison



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



Note:

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

**Indexed 2018 rates by 5.2%

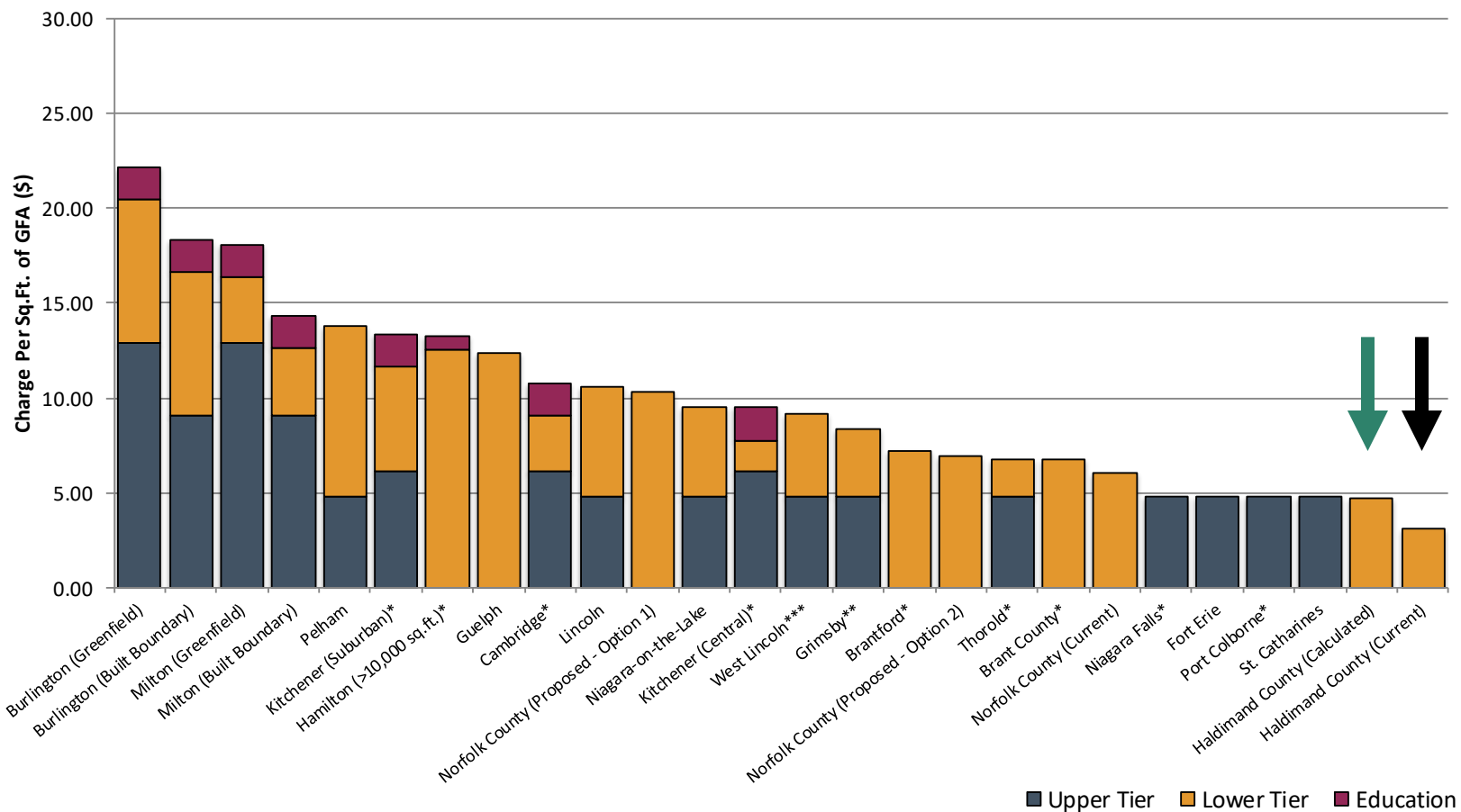
***Indexed 2017 rates by 4.1%

■ Upper Tier ■ Lower Tier ■ Education

Non-Residential – Industrial Development Charges Comparison



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



Note:

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

**Indexed 2018 rates by 5.2%

***Indexed 2017 rates by 4.1%

Next Steps

