



# Haldimand County

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Development Charges  
Council Meeting

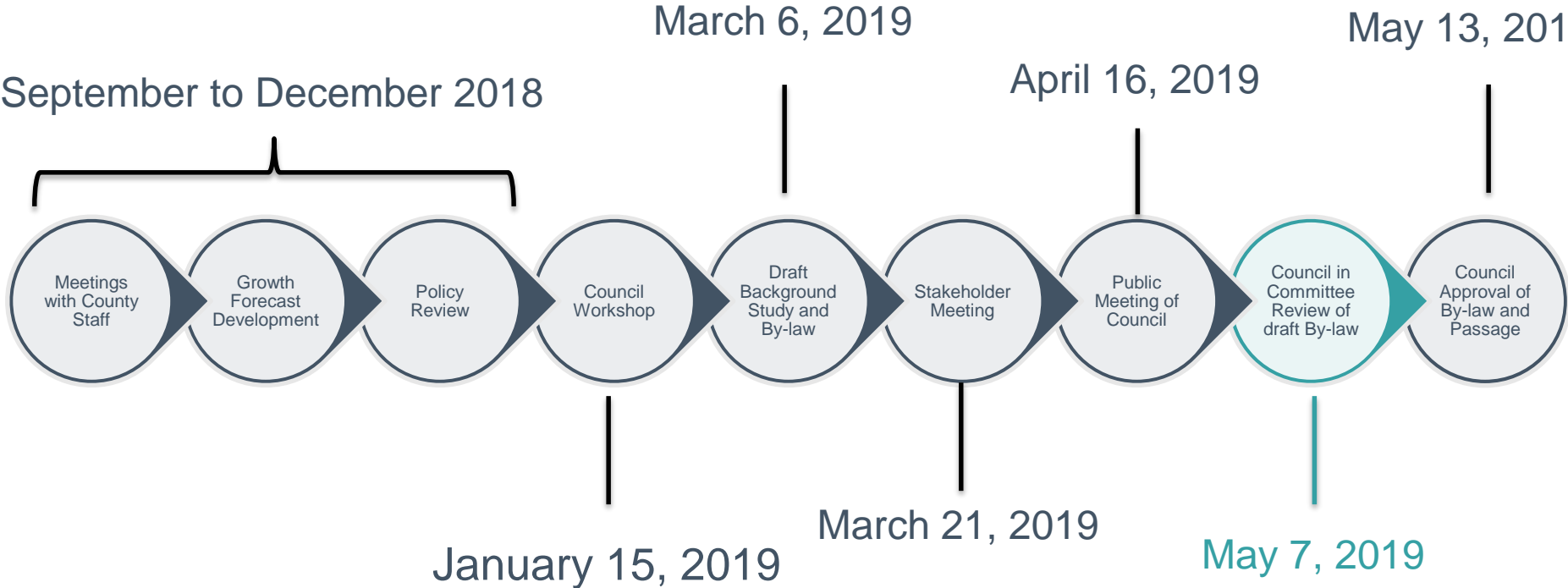
May 7, 2019

# Agenda



- Results of April 16<sup>th</sup> Public Meeting
- Addendum Report Discussion
- Updated Calculations
- Updated Survey of DCs
- Update on Bill 108 (Proposed changes to the Development Charges Act)
- Questions

# Study Process & Timelines



# Results of April 16<sup>th</sup> Public Meeting



- Development Charges were calculated and presented as follows:

**Residential (Single Detached) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
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
<b>Total Municipal Wide Services</b>	<b>8,200</b>	<b>14,200</b>
<b>Area Specific Services:</b>		
Stormwater Drainage and Control Services	284	121
Wastewater Services	1,947	4,776
Water Services	1,694	1,966
<b>Total Area Specific Services</b>	<b>3,926</b>	<b>6,863</b>
<b>Grand Total - Urban Area</b>	<b>12,125</b>	<b>21,063</b>

**Non-Residential (per sq.ft.) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
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
<b>Total Municipal Wide Services</b>	<b>1.85</b>	<b>2.08</b>
<b>Area Specific Services:</b>		
Stormwater Drainage and Control Services	0.10	0.05
Wastewater Services	0.60	1.83
Water Services	0.52	0.76
<b>Total Area Specific Services</b>	<b>1.22</b>	<b>2.64</b>
<b>Grand Total - Urban Area</b>	<b>3.07</b>	<b>4.72</b>

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

# Results of April 16<sup>th</sup> Public Meeting



- As a result of discussions at the Public Meeting and at the stakeholder meeting, staff reviewed the Local Service Policy for possible revision
- Discussion occurred regarding the provision for the indoor recreation facility
- Discussion occurred regarding the overall quantum of the charges calculated

# Addendum Report



- Staff worked with Watson to identify changes to the Local Service Policy and capital project listings to be incorporated into an addendum report
- These changes include:
  - Revisions to the Local Service Policy to ensure projects that are required to primarily service industrial lands are included in the D.C.;
  - As a result of revising the Local Service Policy, a capital project (North Caledonia pump station and forcemain) was added to the wastewater capital project listing and included in the D.C.; and
  - Reduction in the provision for additional recreation facility space from \$14 million to \$7.5 million.

# Updated Calculations



## Residential (Single Detached) Comparison

Service	Current	Calculated March 5, 2019 Report	Calculated May 2, 2019 Addendum Report
<b>Municipal Wide Services:</b>			
Services Related to a Highway	1,455	1,970	1,970
Public Works - Building & Fleet	217	238	238
Parking Services	83	91	91
Fire Protection Services	976	690	690
Indoor & Outdoor Recreation Services	4,294	9,386	7,150
Library Services	714	1,132	1,132
Administration	211	225	225
Cemeteries	122	70	70
Ambulance	126	235	235
Waste Diversion	-	163	163
<b>Total Municipal Wide Services</b>	<b>8,200</b>	<b>14,200</b>	<b>11,964</b>
<b>Area Specific Services:</b>			
Stormwater Drainage and Control Services	284	121	121
Wastewater Services	1,947	4,776	5,930
Water Services	1,694	1,966	1,966
<b>Total Area Specific Services</b>	<b>3,926</b>	<b>6,863</b>	<b>8,017</b>
<b>Grand Total - Urban Area</b>	<b>12,125</b>	<b>21,063</b>	<b>19,981</b>

# Updated Calculations



## Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated March 5, 2019 Report	Calculated May 2, 2019 Addendum Report
<b>Municipal Wide Services:</b>			
Services Related to a Highway	0.63	0.78	0.78
Public Works - Building & Fleet	0.09	0.10	0.10
Parking Services	0.04	0.04	0.04
Fire Protection Services	0.41	0.29	0.29
Indoor & Outdoor Recreation Services	0.40	0.57	0.44
Library Services	0.07	0.07	0.07
Administration	0.10	0.09	0.09
Cemeteries	0.05	0.03	0.03
Ambulance	0.05	0.09	0.10
Waste Diversion	-	0.02	0.02
<b>Total Municipal Wide Services</b>	<b>1.85</b>	<b>2.08</b>	<b>1.96</b>
<b>Area Specific Services:</b>			
Stormwater Drainage and Control Services	0.10	0.05	0.05
Wastewater Services	0.60	1.83	2.27
Water Services	0.52	0.76	0.76
<b>Total Area Specific Services</b>	<b>1.22</b>	<b>2.64</b>	<b>3.08</b>
<b>Grand Total - Urban Area</b>	<b>3.07</b>	<b>4.72</b>	<b>5.04</b>

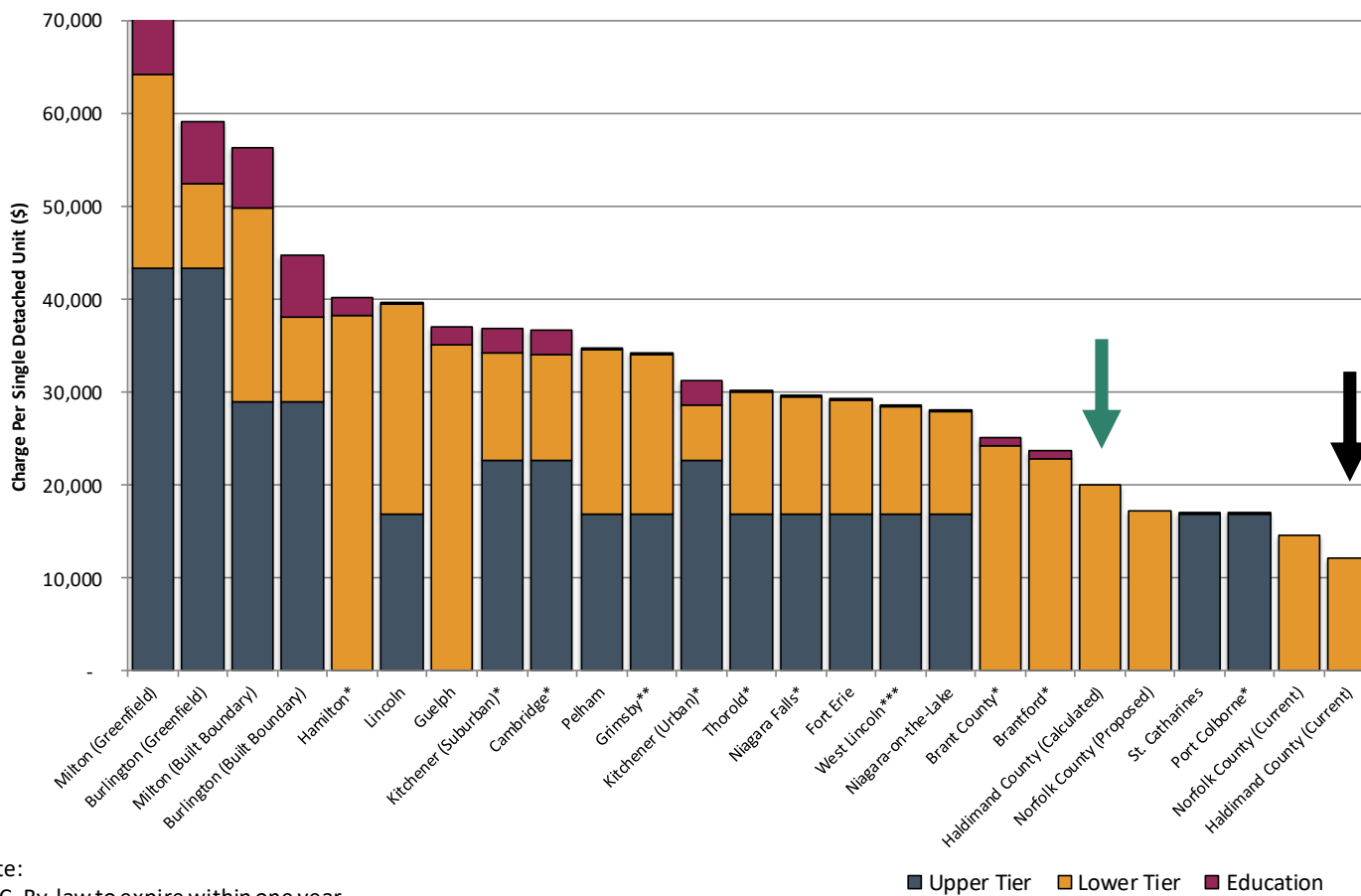
Note: D.C. by-law will include charges on a per sq.m basis as well



# Updated Residential Development Charges Comparison



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



Note:

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

\*\*Indexed 2018 rates by 5.2%

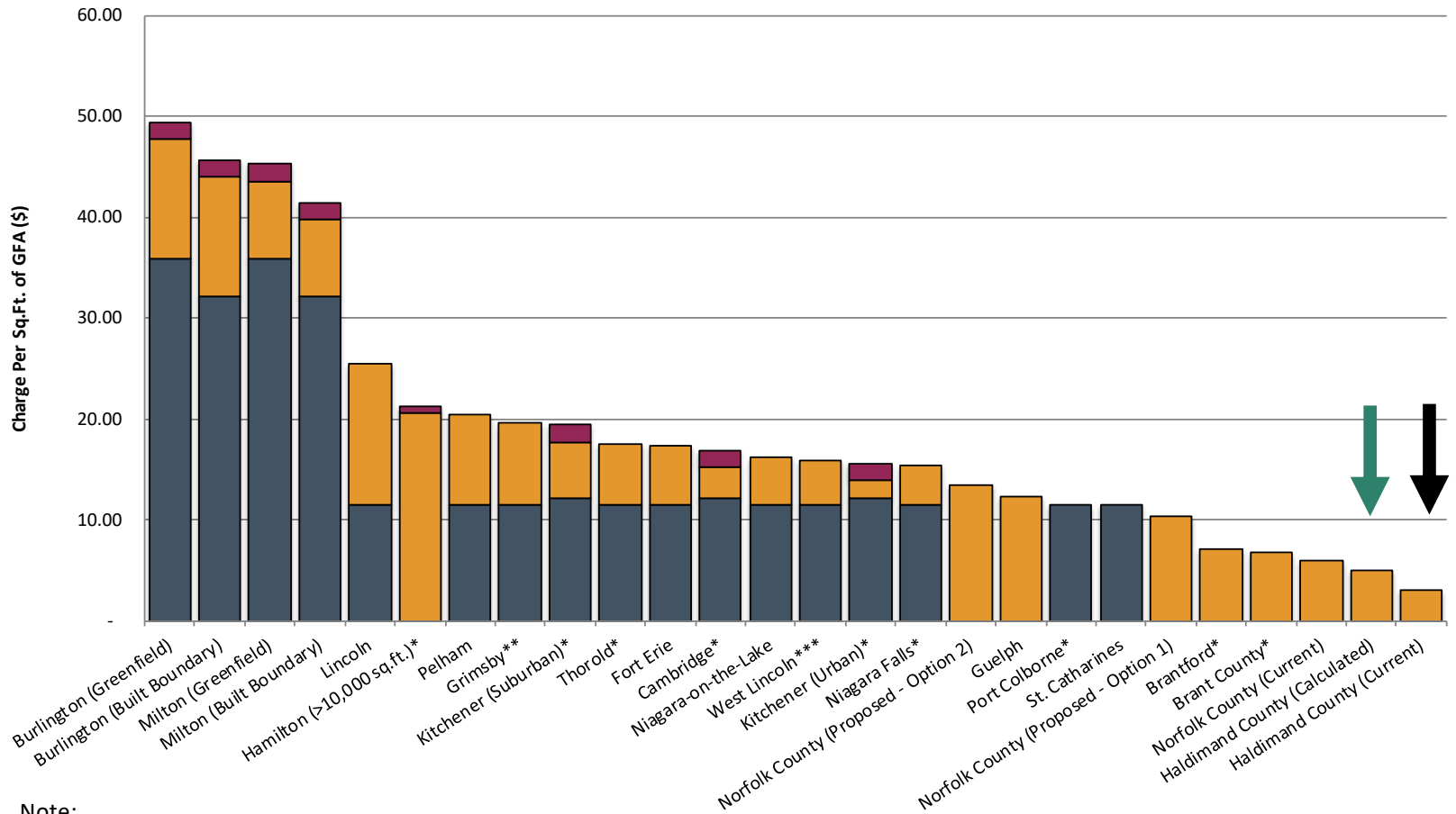
\*\*\*Indexed 2017 rates by 4.1%

■ Upper Tier ■ Lower Tier ■ Education



# Updated Non-Residential – Commercial Development Charges Comparison

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



**Note:**

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

\*\*Indexed 2018 rates by 5.2%

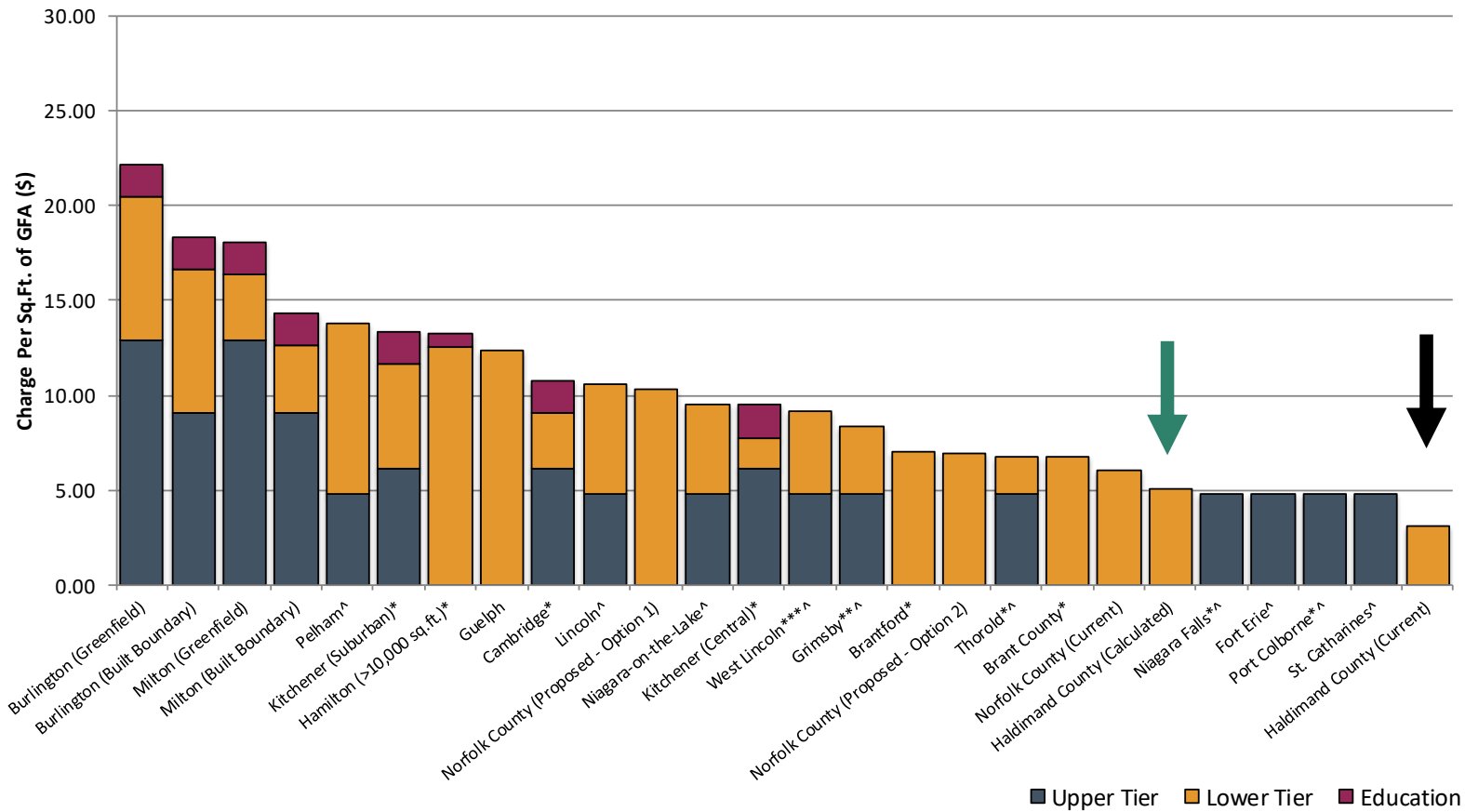
\*\*\*Indexed 2017 rates by 4.1%

■ Upper Tier   ■ Lower Tier   ■ Education



# Updated Non-Residential – Industrial Development Charges Comparison

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



**Note:**

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

\*\*Indexed 2018 rates by 5.2%

\*\*\*Indexed 2017 rates by 4.1%

<sup>^</sup>Niagara Region Industrial rate increasing to \$5.02 per sq.ft. on September 1, 2019



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”

The following provides a brief overview of the proposed changes to the **Development Charges Act**:

- Changes to eligible services
  - Soft Services will be removed from the DCA and will be considered as part of a new Community Benefits Charge imposed under the *Planning Act* (i.e. parking, outdoor recreation, indoor recreation, library services, and cemeteries)
- Payment in Installments over six years
  - Rental and non-profit housing, as well as non-residential developments will pay their DC in six equal annual installments
- When DC Amount is Determined
  - Currently DCs are calculated at the building permit stage. The proposed change would have DCs calculated on the date of the application for Site Plan or zoning amendment



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”

- **Community Benefit Charge (for soft services)**
  - Municipality may, by by-law, impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies
  - These services may not include services authorized by the DCA
  - The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date
  - The valuation date is the day before building permit issuance
  - All money received by the municipality under a community benefits charge by-law shall be paid into a special account
  - Transitional provisions are set out regarding the DC reserve funds and DC credits



# Bill 108: “More Homes, More Choice: Ontario's Housing Supply Action Plan”

- **Transitional Provisions for By-law Expiry**

- Transitional provisions are set out for existing By-laws to remain in force as follows:
- “a development charge by-law that would expire on or after May 2, 2019 and before the prescribed date shall remain in force as it relates to the [soft services] until the earlier of,
  - (a) the day it is repealed;
  - (b) the day the municipality passes a by-law under subsection 37 (2) of the Planning Act as re-enacted by section 9 of Schedule 12 to the More Homes, More Choice Act, 2019; and
  - (c) the prescribed date.
- As a result it is recommended that the County pass a by-law whereby the DCs related to parking, indoor and outdoor recreation, library, administration, cemeteries, and ambulance services are equal to the current rates. All other services would be provided at the calculated rates.

# Recommended Update to the Calculations



## Residential (Single Detached) Comparison

Service	Current	Calculated March 5, 2019 Report	Calculated May 2, 2019 Addendum Report	Recommended Charges to Impose due to Bill 108
<b>Municipal Wide Services:</b>				
Services Related to a Highway	1,455	1,970	1,970	1,970
Public Works - Building & Fleet	217	238	238	238
Parking Services	83	91	91	83
Fire Protection Services	976	690	690	690
Indoor & Outdoor Recreation Services	4,294	9,386	7,150	4,294
Library Services	714	1,132	1,132	714
Administration	211	225	225	211
Cemeteries	122	70	70	122
Ambulance	126	235	235	126
Waste Diversion	-	163	163	163
<b>Total Municipal Wide Services</b>	<b>8,200</b>	<b>14,200</b>	<b>11,964</b>	<b>8,611</b>
<b>Area Specific Services:</b>				
Stormwater Drainage and Control Services	284	121	121	121
Wastewater Services	1,947	4,776	5,930	5,930
Water Services	1,694	1,966	1,966	1,966
<b>Total Area Specific Services</b>	<b>3,926</b>	<b>6,863</b>	<b>8,017</b>	<b>8,017</b>
<b>Grand Total - Urban Area</b>	<b>12,125</b>	<b>21,063</b>	<b>19,981</b>	<b>16,628</b>

# Recommended Update to the Calculations



## Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated March 5, 2019 Report	Calculated May 2, 2019 Addendum Report	Recommended Charges to Impose due to Bill 108
<b>Municipal Wide Services:</b>				
Services Related to a Highway	0.63	0.78	0.78	0.78
Public Works - Building & Fleet	0.09	0.10	0.10	0.10
Parking Services	0.04	0.04	0.04	0.04
Fire Protection Services	0.41	0.29	0.29	0.29
Indoor & Outdoor Recreation Services	0.40	0.57	0.44	0.40
Library Services	0.07	0.07	0.07	0.07
Administration	0.10	0.09	0.09	0.10
Cemeteries	0.05	0.03	0.03	0.05
Ambulance	0.05	0.09	0.10	0.05
Waste Diversion	-	0.02	0.02	0.02
<b>Total Municipal Wide Services</b>	<b>1.85</b>	<b>2.08</b>	<b>1.96</b>	<b>1.91</b>
<b>Area Specific Services:</b>				
Stormwater Drainage and Control Services	0.10	0.05	0.05	0.05
Wastewater Services	0.60	1.83	2.27	2.27
Water Services	0.52	0.76	0.76	0.76
<b>Total Area Specific Services</b>	<b>1.22</b>	<b>2.64</b>	<b>3.08</b>	<b>3.08</b>
<b>Grand Total - Urban Area</b>	<b>3.07</b>	<b>4.72</b>	<b>5.04</b>	<b>4.99</b>

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



# Next Steps



**Council Approval of  
By-law and  
Passage**

*(May 13, 2019)*