



Bruce County Development Charges Study

Stakeholder Meeting #2

June 10, 2021

Agenda



- Introductions
- Process and Timelines
- Stakeholder Meeting # 1 Recap
- Growth Forecast
- Services/Classes of Services Considered
- Forecast Periods for County-Wide Services
- Service Standards
- Capital Infrastructure Needs
- Next Steps




Process & Timelines

Bruce County
2021 D.C. Background Study

Study Process & Timelines



- Meetings with County staff, growth forecast development, and policy review (January 2021 to March 2021)
- Council workshop (February 25, 2021)
- Stakeholder meeting (February 25, 2021)
- **Stakeholder meeting (June 10, 2021)** 
- Council meeting (July 15, 2021)
- Stakeholder meeting (date to be determined)
- Release of background study (August 2021)
- Public meeting of Council (September 9, 2021)
- Council consideration of by-law passage (date to be determined)



Stakeholder Meeting #1 Recap

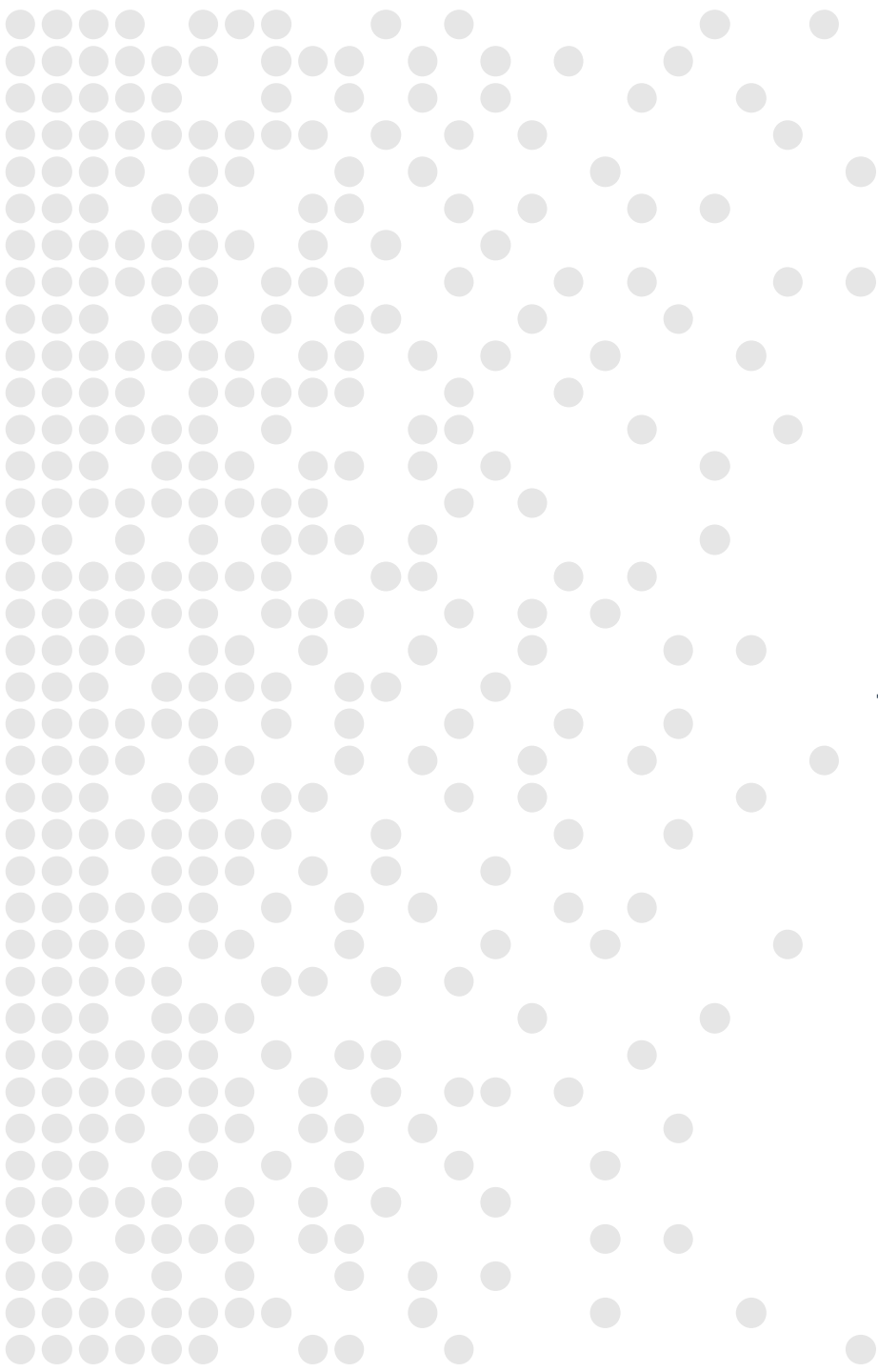
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Stakeholder Meeting #1 Recap



The first stakeholder presentation took place on February 25th and provided the following:

- Development Charges Act Overview
- Changes to the Act - Bills 73, 108, 138 & 197
- Local Service Policy and D.C. Methodology
- Services/Classes of Services Considered
- Exemptions and Other D.C. By-law Policies
- Next Steps in the D.C. Process



Draft Growth Forecast

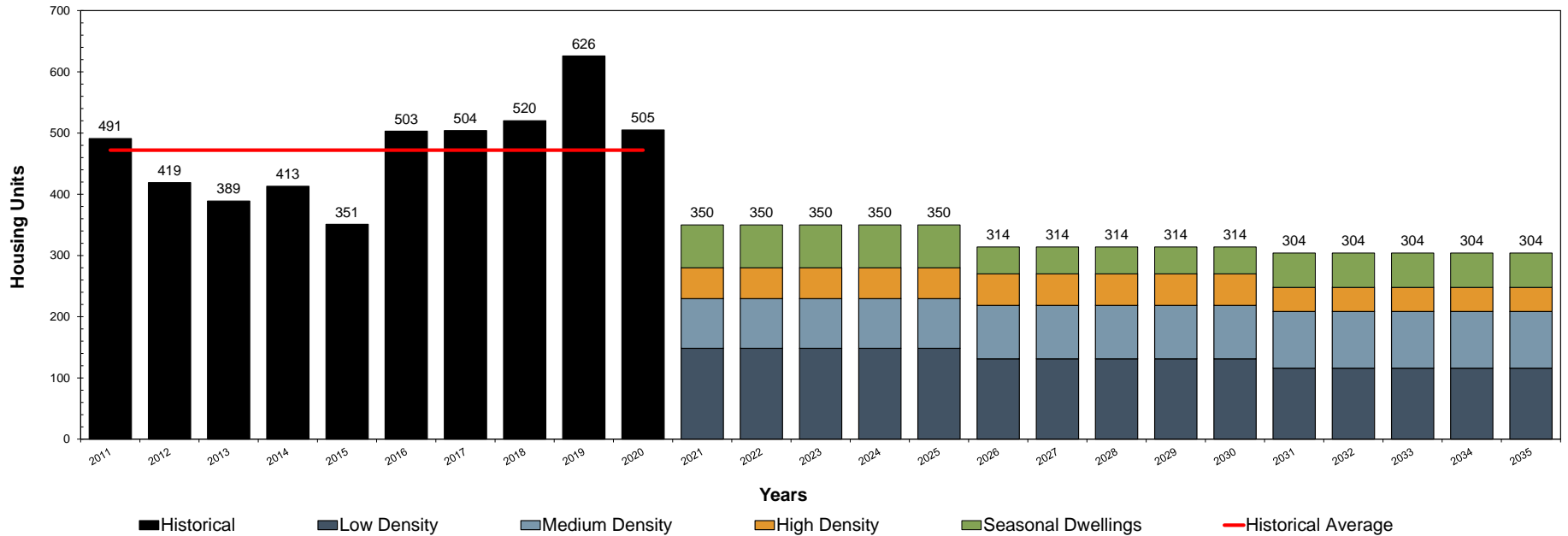
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Draft Growth Forecast

Based on Draft Growth Management Strategy



Schedule A-1: Annual Housing Development



Source: Statistics Canada Monthly Building Permit Data.

Note: Historical housing activity has been adjusted for historical housing unit demolitions.

Note: Growth forecast represents calendar year.

Draft Growth Forecast Summary



Forecast Period	10 Year 2021-2030	16 Year 2021-2036
(Net) Population Increase	7,972	11,522
Residential Unit Increase	3,535	5,116
Non-Residential Gross Floor Area Increase (ft ²)	2,195,300	3,181,500

Draft Growth Forecast – Residential



Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Seasonal Units	Conversions	Net Seasonal Units	Total Units Including Seasonal and Conversions
Bruce County Total	2021 to 2031	1,382	848	504	2,734	694	96	598	3,428
Bruce County Total	2021 to 2036	1,962	1,269	743	3,974	988	138	850	4,962

Development Location	Timing	Gross Permanent Population in New Units	Existing Permanent Unit Population Change	Permanent Net Population Increase	Permanent Population Increase from Seasonal-to-Permanent Conversions	Institutional Population	Net Seasonal Population	Net Population Increase (including Institutional, Conversion, and Seasonal Population)
Bruce County Total	2021 to 2031	5,770	(310)	5,460	253	118	2,141	7,972
Bruce County Total	2021 to 2036	8,339	(392)	7,947	363	169	3,043	11,522

Draft Growth Forecast – Non-Residential by Local Municipality



Development Location	Timing	Industrial G.F.A. Sq.ft. ¹	Commercial G.F.A. Sq.ft. ¹	Institutional G.F.A. Sq.ft. ¹	Total Non-Residential G.F.A. Sq.ft.	Employment Increase ²
Bruce County Total	2021 – 2031	1,541,900	333,500	319,900	2,195,300	2,100
Bruce County Total	2021 - 2036	2,264,400	482,400	434,700	3,181,500	3,034

1. Square feet per employee assumptions:
 - a. Industrial – 1,700
 - b. Commercial – 450
 - c. Institutional – 690
2. Employment increase does not include No Fixed Place of Work employment
3. On-site employment associated with the Bruce Power Refurbishment project has been removed from the industrial forecast. On-site jobs associated with the refurbishment projects do not generate floor space



Services/Classes of Services Consider

Bruce County
2021 Development Charges



Potential Services to be Considered for Development Charges

- Services Related to a Highway;
- Public Works;
- Transit;
- Parks & Recreation (Trails);
- Library;
- Ambulance;
- Long-term Care;
- Child Care;
- Social Housing; and
- Growth Studies related to the above services.

Additional D.C. Eligible Services Not Included:

- Emergency Preparedness;
- Public Health; and
- Provincial Offences Act.



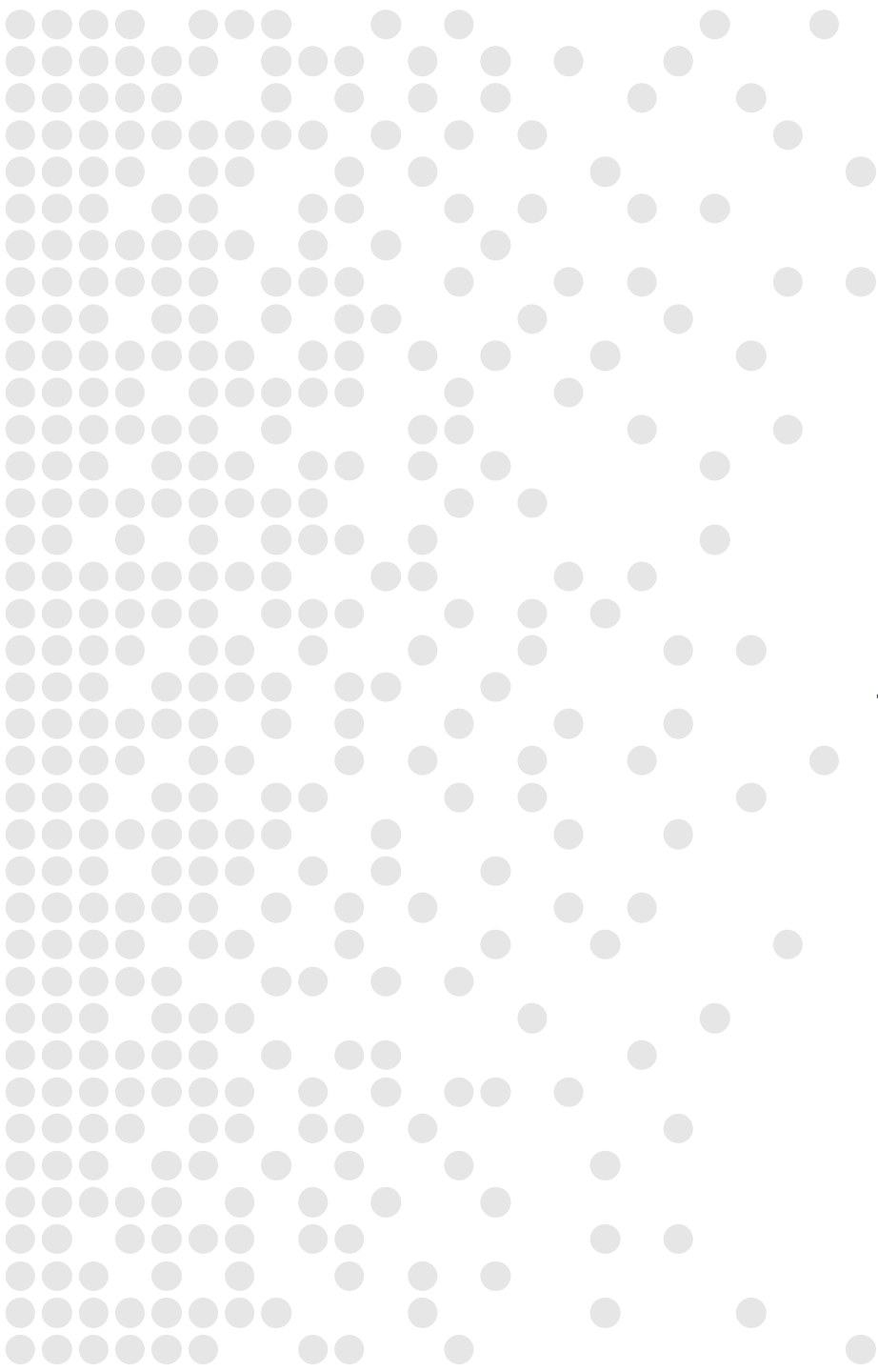
Forecast Periods for County-Wide Services

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Forecast Periods for County-Wide Services



- A 16-Year growth forecast period is being used for the following service/class of service:
 - Services Related to a Highway
 - Public Works Operations (Facilities, Vehicles and Equipment)
- A 10-Year growth forecast period is being used for the following services:
 - Transit
 - Parks & Recreation (Trails)
 - Library
 - Ambulance
 - Long-term Care
 - Child Care
 - Social Housing
 - Growth Studies Related to the Above Services



Service Standards

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2021 D.C. Background Study

Service Standards



- Service Standard measure provides a ceiling on the level of the charge which can be imposed
- D.C.A., 1997 provides that the ceiling is based on the “average of the past 10 years”
- The D.C.A. requires a detailed review of service levels and requires consideration of both “quality” and “quantity” measures
- This involves reviewing capital inventories in detail over previous 10 years
- Note: For Transit Services a forward-looking service standard is required

Service Standard Example: - Long-term Care Facilities



Service: Long-term Care Facilities
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Brucelea Haven, Walkerton	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$206	\$237
Gateway Haven, Wiarton	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	\$212	\$245
Total	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,539	99,002	100,173	101,067
Per Capita Standard	1.8823	1.8662	1.8488	1.8371	1.8315	1.8198	1.7942	1.7676	1.7470	1.7315

10 Year Average	2011-2020
Quantity Standard	1.8126
Quality Standard	\$240
Service Standard	\$436

D.C. Amount (before deductions)	10 Year
Forecast Population	7,972
\$ per Capita	\$436
Eligible Amount	\$3,474,198

Service: Long-term Care Facilities
Unit Measure: Value of facilities (\$)

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Brucelea Haven, Walkerton	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000	23,700,000
Gateway Haven, Wiarton	18,375,000	18,375,000	18,375,000	18,375,000	18,375,000	18,375,000	18,375,000	18,375,000	18,375,000	18,375,000
Total	42,075,000	42,075,000	42,075,000	42,075,000	42,075,000	42,075,000	42,075,000	42,075,000	42,075,000	42,075,000

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,539	99,002	100,173	101,067
Per Capita Standard	452.55	448.68	444.50	441.70	440.35	437.52	431.37	424.99	420.02	416.31

10 Year Average	2011-2020
Service Standard \$ per Capita	\$436

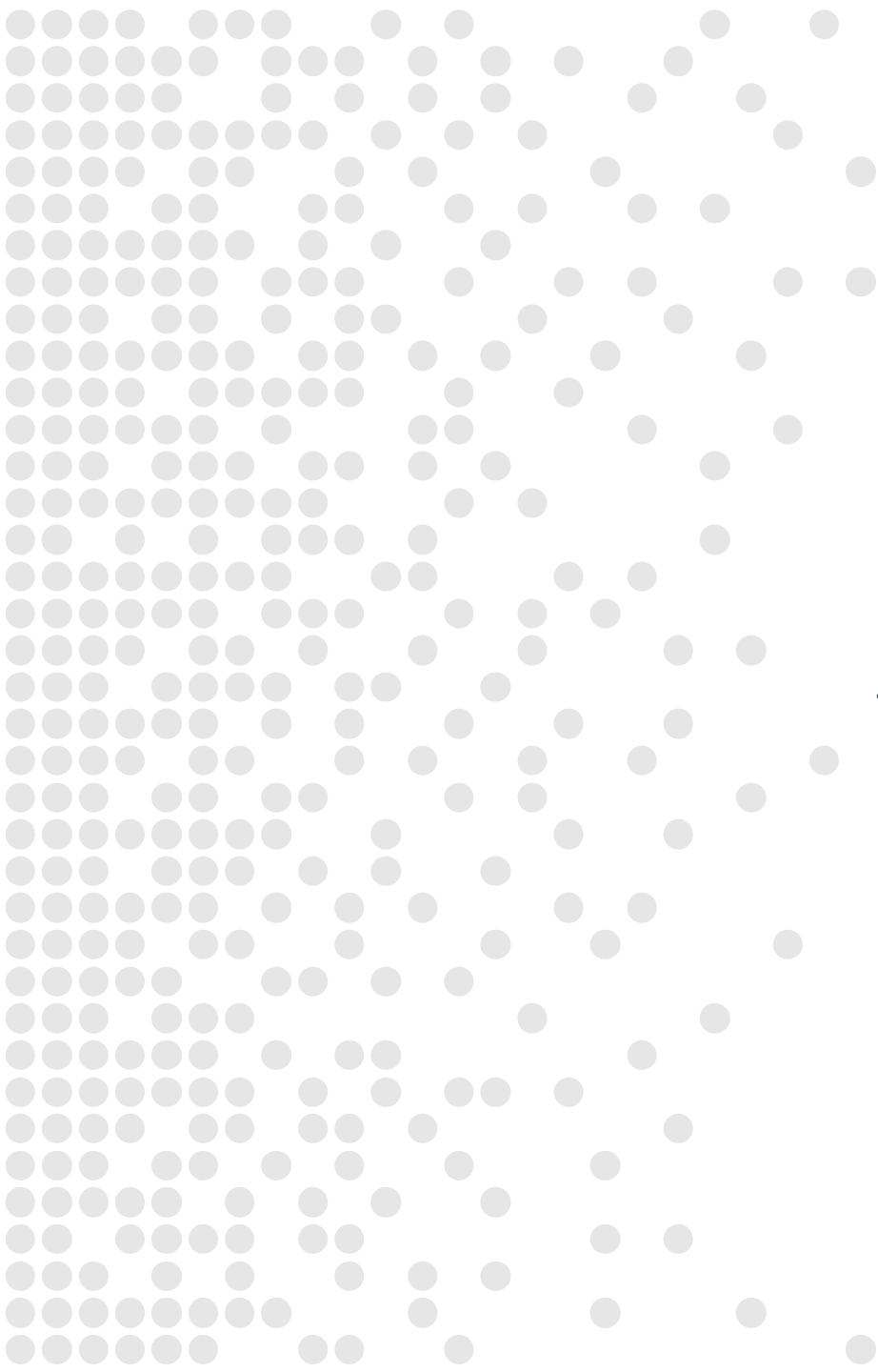


Summary of Service Standard Calculations

– Draft

Sub-Component	Maximum Ceiling LOS
Services Related to a Highway - Roads	-
Services Related to a Highway - Bridges, Culverts & Structures	-
Services Related to a Highway - Traffic Signals & Streetlights	-
Public Works – Facilities	-
Public Works - Vehicles & Equipment	-
Mountain Bike Trails	-
Library Services - Facilities – HQ	193,480
Library Services - Facilities - Shelving & Equipment	38,664
Library Services - Collection Materials	540,023
Ambulance Facilities	321,032
Ambulance Vehicles	258,771
Long-term Care Facilities	3,474,198
Long-term Care Vehicles and Equipment	2,870
Child Care and Early Years Programs – Facilities	107,064
Housing Services – Facilities	14,628,540
Housing Services – Vehicles	10,600
Transit Services – Facilities	-
Transit Services - Vehicles & Equipment	-
Transit Services - Other Transit Infrastructure	-

Note: Service standard calculations for services related to a highway, public works, park trails, and transit are still under review due to ongoing work with the Transportation Master Plan



Capital Infrastructure Needs

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Capital Infrastructure Needs – Capital Costs



- Capital Cost definition has been broadened to include:
 - Acquire land or interest in land (except for land related to “parks”)
 - Improve land
 - Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
 - Equipment and rolling stock
 - Capital component of a lease for the above
 - Circulation materials for Libraries
 - Studies for above including a D.C. Background Study
 - Interest on money borrowed to pay for the above

Capital Infrastructure Needs – Capital Costs



- Certain Capital Costs may not be included:
 - Vehicle & Equipment with avg. life of <7 yrs.
 - Computer Equipment
- Historically, the DCA provided for a mandatory 10% reduction of capital costs for “soft services”, that has now been removed as per Bill 197.
- Historically, the planning horizon for future capital needs related to “soft services” was limited to 10 years, now this is only limited for Transit Services (although municipalities can still limit to 10 years for any other services if preferred).
- Capital costs must be reduced by grants, subsidies and other contributions.

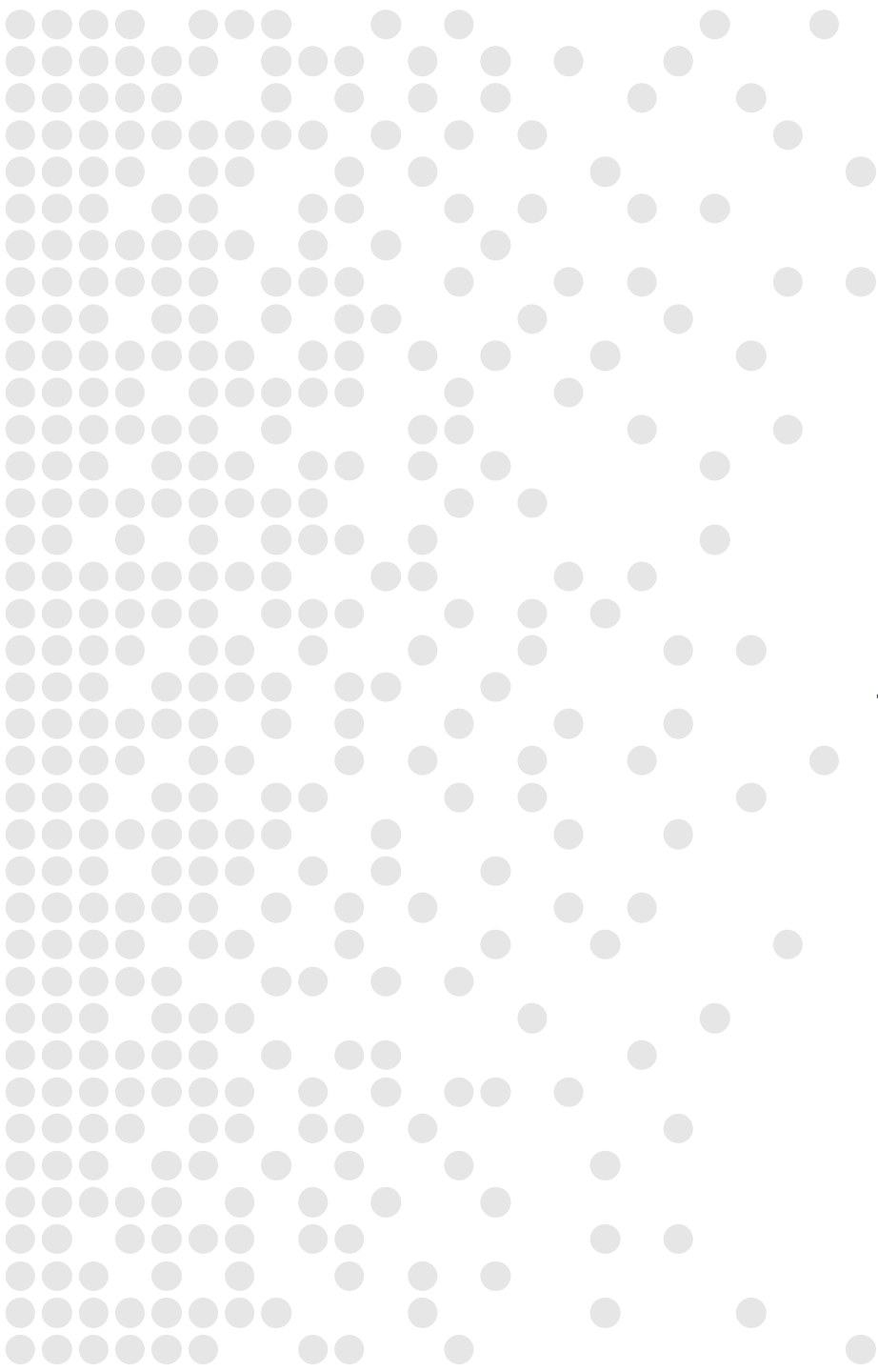
Capital Infrastructure Needs (Draft)



Services	Forecast Period	Gross Capital Cost Estimate (2021\$)	Deductions*	Total D.C. Recoverable	Residential D.C. Recoverable Costs	Non-residential D.C. Recoverable Costs
Services Related to a Highway	16-Year	-	-	-	-	-
Public Works	16-Year	-	-	-	-	-
Transit Services	10-Year	-	-	-	-	-
Parks & Recreation Services (trails)	10-Year	-	-	-	-	-
Library Services	10-Year	100,000	-	100,000	95,000	5,000
Long-Term Care Services	10-Year	3,450,000	-	3,450,000	3,105,000	345,000
Child Care Services	10-Year	-	-	-	-	-
Ambulance Services	10-Year	5,305,000	4,725,600	579,400	521,460	57,940
Social Housing	10-Year	26,505,000	20,568,000	5,937,000	5,937,000	-
Growth Studies	10-Year	825,000	277,400	547,600	432,604	114,996
Total	-	36,185,000	25,571,000	10,614,000	10,091,064	522,936

*Deductions relate to post period benefit, benefit to existing development, grants, subsidies, and other contributions, and other deductions.

Note: Capital needs for services related to a highway, public works, park trails, and transit are still under review due to ongoing work with the Transportation Master Plan



Next Steps

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Next Steps

- Refine Background Data and Draft D.C. Calculations
 - Service standard calculations, capital program, and by-law policies
- Council Meeting (*July 15, 2021*)
- Final Stakeholder Meeting (late July to early August)
- Consideration of Council and Stakeholder Feedback
- Finalize D.C. Calculations
- Legislative D.C. Public Process
 - Release of Background Study (*August*)
 - Public Meeting (*September 9, 2021*)
 - By-law Passage (*at least 60 days after release of the background study*)

Discussion



Discussion