



Bruce County Development Charges Study

Public Meeting
October 28, 2021



Format for Public Meeting

- Opening Remarks
- Public Meeting Purpose
- Development Charges Overview
- Presentation of Proposed Policies and Charges
- Presentations by the Public
- Questions from Council
- Conclude Public Meeting

Public Meeting Purpose



- 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
- 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

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)
- Release of background study (October 1, 2021)
- **Public meeting of Council (October 28, 2021)** ←
- Council consideration of by-law passage (December 2, 2021)

Development Charges (D.C.)



Purpose:

- To recover the incremental capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs 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.)

D.C. Eligible Services



1. Water
2. Wastewater
3. Storm water drainage
4. **Services related to a highway**
5. Electrical power services.
6. Toronto-York subway extension.
7. Transit
8. Waste diversion
9. Policing
10. Fire protection
11. **Ambulance**
12. **Library**
13. **Long-term Care**
14. **Parks and Recreation (Trails)**
15. Public Health services
16. Childcare and early years services
17. **Housing services**
18. Provincial Offences Act
19. Emergency Preparedness
20. Airports (Waterloo Region only)

Additionally, the County DC study includes Growth Studies related to the above

Changes to D.C. Legislation



There were a number of changes to the D.C.A. since the previous background study. These changes were provided through:

- Bill 108: More Homes, More Choice Act, 2019
- Bill 138: Plan to Build Ontario Together Act, 2019
 - Removed installment payments for commercial and industrial developments (identified in Bill 108)
- Bill 197: COVID-19 Economic Recovery Act, 2020
- Bill 213: Better for People, Smarter for Business Act, 2020

Bills 108 (More Homes, More Choice Act, 2019) and 138 (Plan to Build Ontario Together Act, 2019)



- On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A.
 - Some sections were proclaimed in December of 2019 (noted below)
 - On Nov. 6, 2019, the Province introduced Bill 138, which provided further changes to the D.C.A. The Bill was proclaimed December 10, 2019.
- The following provisions became effective as of January 1, 2020 and have been included in the County's D.C. by-law:
 - Rental housing and institutional developments will pay D.C.s in 6 equal annual payments
 - Non-profit housing developments will pay D.C.s in 21 equal annual payments
 - The D.C. rate is frozen for Site Plan or Zoning By-law amendments until 2 years after approval
 - Interest may be charged on the installments and DC freeze

Bill 197 (COVID-19 Economic Recovery Act, 2020)



The Province tabled legislation on July 8, 2020 in response to the COVID-19 global pandemic. Many of the changes proposed in Bill 108 that were not yet in effect have now been revised. All sections of Bill 197 were proclaimed on September 18, 2020. The following changes are provided in Bill 197:

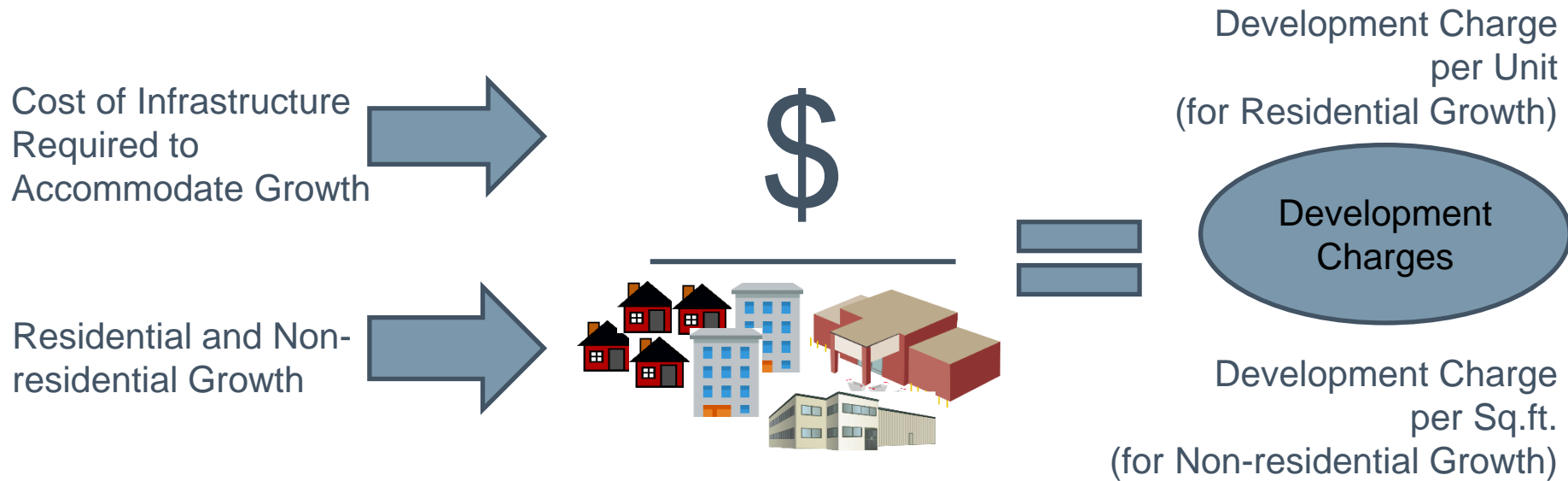
- Eligible services: the list of eligible services has now been expanded from the original list under Bill 108.
- The mandatory 10% deduction is removed for all D.C.-eligible services
- Community Benefits Charge: eligible for lower-tier and single-tier municipalities only – limit 4% of market value of land
 - May only impose on development 5 storeys or greater and 10 units or greater



D.C. Methodology

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:
 - i. Grants, subsidies and other contributions
 - ii. Benefit to existing development
 - iii. Amounts in excess of 10-year historical service calculation
 - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.

Overview of the D.C. Calculation





Exemptions

Mandatory Exemptions

- Upper/Lower Tier Governments and School Boards
- for industrial building expansions (may expand by 50% with no D.C.)
- May add up to 2 apartments in a single as long as size of home doesn't double
- Add one additional unit in medium & high-density buildings
- Residential development (additional unit or ancillary dwelling) in new dwelling units (as per Bill 108)
- Development of lands intended for use by a university that receives operating funds from the Government.

Discretionary Exemptions

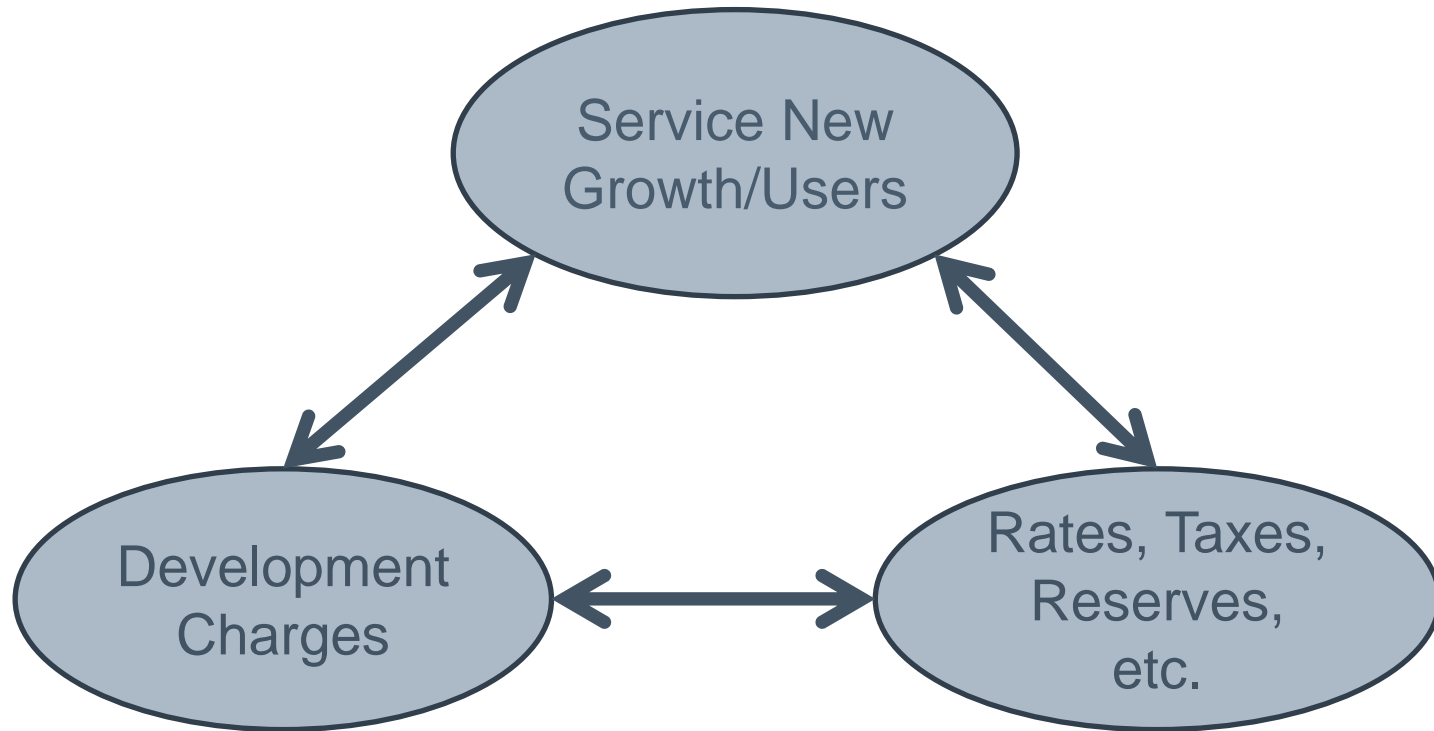
- Reduce in whole or in part, DC for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)



Proposed Discretionary Exemptions

- Hospitals
- Place of worship/cemetery
- Non-residential agricultural accessory buildings
- Charitable/non-profit organization that provide community benefit
- Temporary use buildings

Relationship Between Needs to Service Growth vs. Funding



Growth Forecast Summary



Measure	10 Year 2021-2030	16 Year 2021-2036
(Net) Population Increase	11,545	16,819
Residential Unit Increase	5,080	7,504
Non-Residential Gross Floor Area Increase (sq.ft.)	2,530,200	3,661,100



Services/Classes Being Included

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

Additional D.C. Eligible Services Not Included:

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

Proposed Charges



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
County Wide Services/Class of Service:						
Services Related to a Highway	3,943	2,441	2,504	1,845	1,647	1.64
Parks and Recreation Services	58	36	37	27	24	0.02
Library Services	15	9	10	7	6	0.01
Growth Studies	156	97	99	73	65	0.06
Long-term Care Services	712	441	452	333	297	0.13
Ambulance	168	104	107	79	70	0.02
Housing Services	1,341	830	852	627	560	0.00
Total County Wide Services/Class of Services	6,393	3,958	4,061	2,991	2,669	1.88

County DC Comparison



County Development Charge Survey	Single/Semi-Detached
Simcoe	\$9,984
Peterborough	\$8,581
Grey	\$7,524
Bruce	\$6,393
Wellington	\$5,529
Oxford*	\$3,741
Dufferin	\$3,579

**Excludes water and wastewater charges*

County Development Charge Survey	Non-residential (per sq. ft.)
Simcoe	\$3.51
Bruce	\$1.88
Wellington	\$1.60
Peterborough	\$1.23
Oxford*	\$1.22
Dufferin	\$0.79
Grey	\$0.00

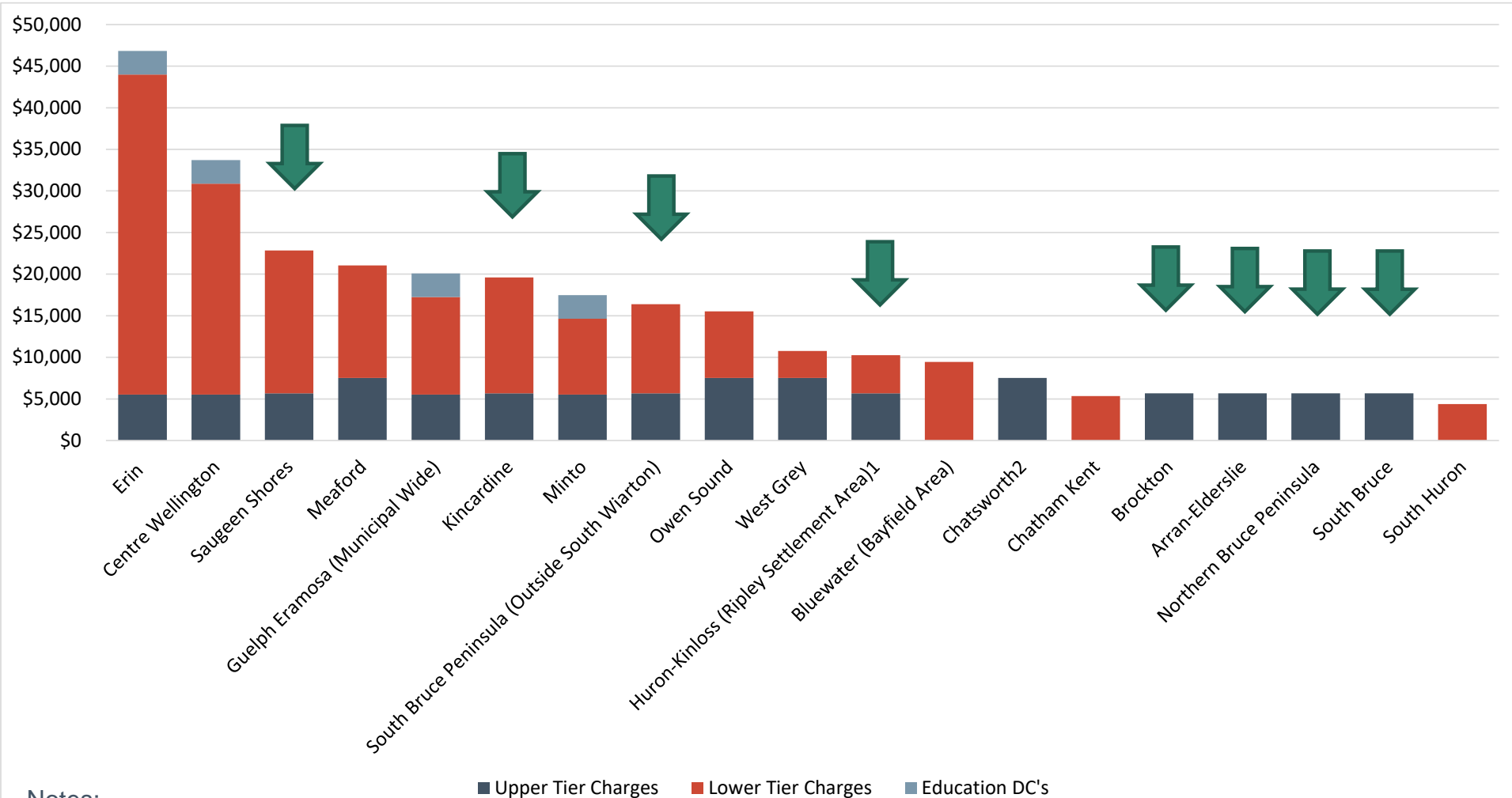
**Excludes water and wastewater charges*

Rate Survey – Single and Semi-detached Dwellings

Bruce County and Surrounding Municipalities



As of October 2, 2021



Notes: ■ Upper Tier Charges ■ Lower Tier Charges ■ Education DC's

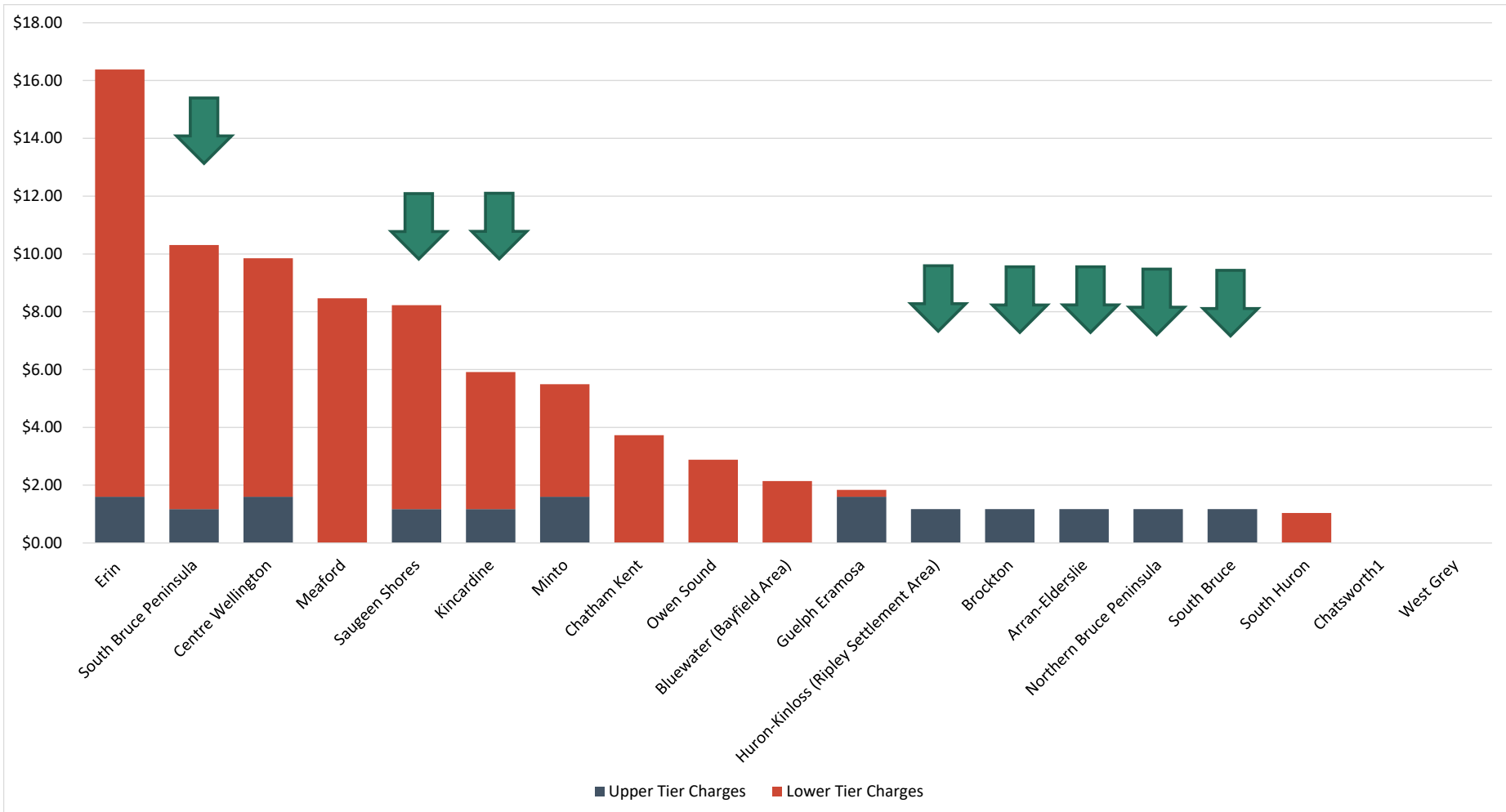
- 1: Inflated by 2%
- 2: D.C. Study currently underway

Rate Survey – Commercial

Bruce County and Surrounding Municipalities



As of October 2, 2021



Notes:

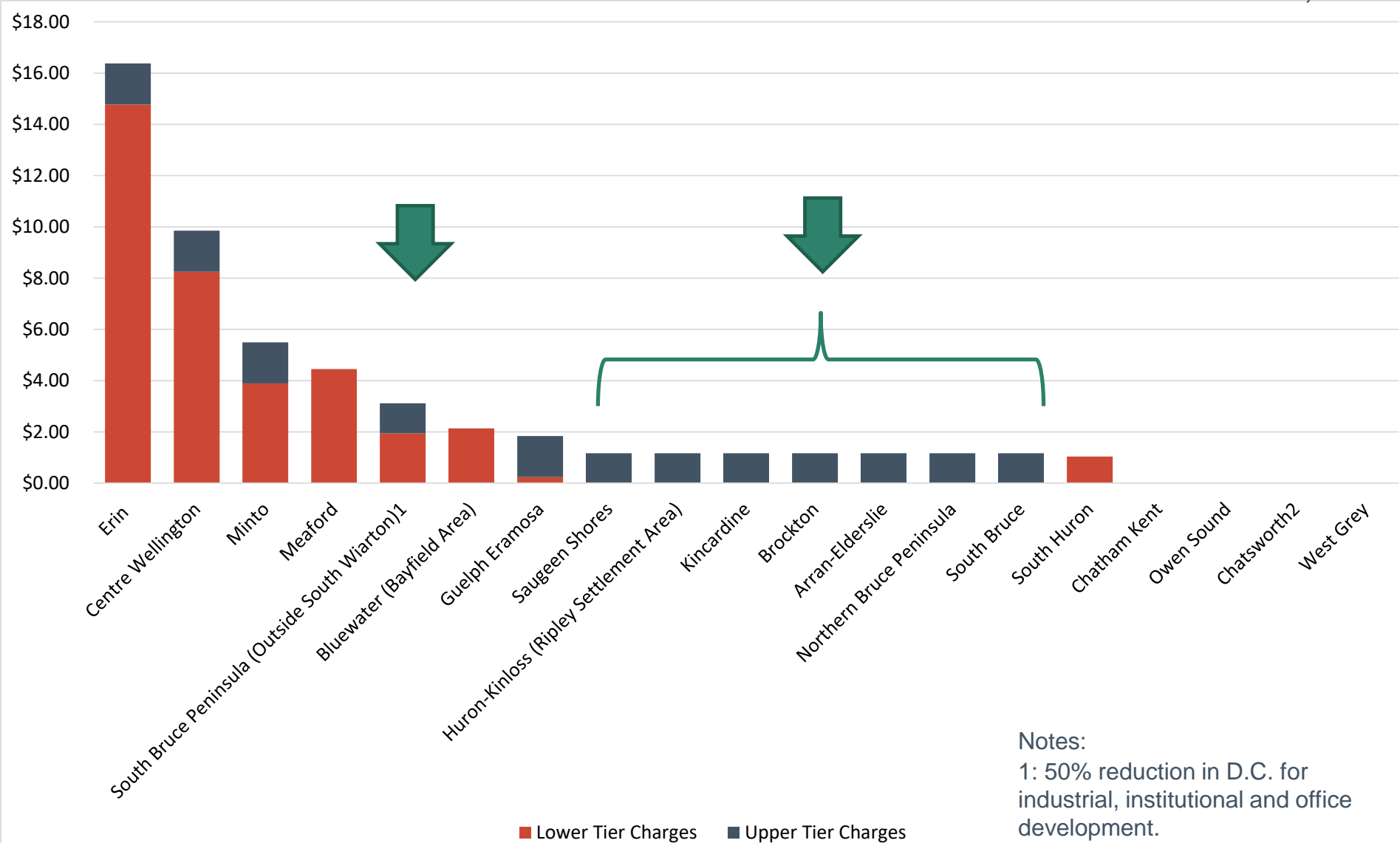
1: D.C. Study currently underway

Rate Survey – Industrial

Bruce County and Surrounding Municipalities



As of October 2, 2021



Notes:
 1: 50% reduction in D.C. for industrial, institutional and office development.
 2: D.C. Study currently underway



Next Steps

- ✓ 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)
- ✓ Release of background study (October 1, 2021)
- ✓ Public meeting of Council (October 28, 2021)
- **Council consideration of by-law passage (December 2, 2021)**



Questions



Questions?