

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The text is centered in a clean, sans-serif font.

Development Charges Follow-up

DC Recap

- ▶ A quick recap of what Development Charges are
 - ▶ Growth pays for growth - as new units (both residential and non-residential) are built there becomes a great demand on services. DCs help fund the initial capital cost for the increased demands
 - ▶ If a service is unavailable (water and wastewater) then the DC is not levied. For example if a property owner is building a new house in Clarksburg they wouldn't pay for the water and wastewater portion of the DCs
 - ▶ At the time of building permit the Town collects DCs for Grey County and remits the funds to them on a monthly bases (all lower tier municipalities do the same even if they don't charge a DC themselves)
 - ▶ Currently the Bluewater District School Board doesn't levy DCs however they have the authority to do so

STAs

- ▶ Council requested that staff look into the possibility of charging a new built STA the Non-Residential rate
- ▶ Speaking with Building officials there are not specific conditions when building an STA that would differentiate it from a normal residential unit
- ▶ Staff are recommending that new build STAs be charged based on their built form (Single/Semi, Row or Apartment) and a potential capital fee be considered during the STA Fee Review taking place in 2019

Cannabis

- ▶ Staff are recommending the inclusion of the following two definitions, these definitions come from the Zoning By-law with the removal of the word *cultivation* from the production facility definition:
 - ▶ “Cannabis Production Facility” - means the use of land, buildings or structures for the processing, testing, destruction, packaging and shipping of cannabis used for medical and/or recreational purposes.
- ▶ The above would be charged the Non-Residential DC rate

Transit

- ▶ Attached to the report is a memo from Hemson outlining what the Town needs to do before a Transit DC could be considered a few major points are:
 - ▶ A 10 year estimate of the increased need in service for development
 - ▶ A 10 year capital plan
 - ▶ A ridership forecast/capacity
 - ▶ A forecast of the type/location of development within the Town
- ▶ A 2019 proposed study for Transit would collect this information which would allow Council to considered levying a Transit DC through an amendment to proposed DC By-law

Non-Statutory Exemptions

- ▶ It has been the Town's historical practice to include non-statutory exemptions within the DC By-law, as is the practice with most Ontario municipalities
- ▶ Included in the current 2014 By-law that are being recommend for the 2019 By-law are:
 - ▶ Public Hospitals
 - ▶ Place of Worship
 - ▶ Agricultural use including housing for temporary/seasonal workers
 - ▶ Temporary structures

Non-Statutory Exemptions

- ▶ Staff are recommending the following exemptions to be added to the 2019 By-law:
 - ▶ Accessory Apartments
 - ▶ Non-Residential builds that are less than 2,500 ft²
 - ▶ Fire Sprinklers in Residential
- ▶ By having these exemptions built into the By-law they are given as a right and require no further actions by the unit owner or builder

Other Exemptions

- ▶ Staff are recommending that the following exemptions not be included in the By-law:
 - ▶ Attainable Housing Development
 - ▶ Environmental initiatives for Non-Residential
- ▶ Staff are recommending that these exemptions/credits be given through a policy outside of the By-law
- ▶ A policy gives Council more flexibility with the criteria around the exemptions as well as the ability to offer further exemptions (Planning and Building fees)
- ▶ As other priorities arise other exemptions/credits can be offered in a similar manner

Other Exemptions - Funding

- ▶ DCs are a vital funding tool for the Town as it keeps growth related projects from being funded by the current ratepayer (tax and utilities)
- ▶ With each exemptions given less DCs are collected which puts growth related projects at risk of not being completed
- ▶ Staff are recommending that a reserve fund be established through the 2019 budget that will fund any exemptions given outside of the DC By-law

Other Exemptions - Funding

- ▶ Below are a few funding sources available for Council to consider:
 - ▶ Current year revenues
 - ▶ Sale of Land
 - ▶ Bonusing
 - ▶ Reserve Fund interest

Actual to Forecast Growth Comparison

Year	Actuals	Forecasted	Difference
2010	84	186	-102
2011	58	191	-133
2012	59	215	-156
2013	56	210	-154
2014	71	216	-145
2015	105	103	2
2016	196	181	15
2017	352	180	172
2018	201	191	10
Total	1,182	1,673	-491

Census vs MPAC

- ▶ The 2019 Proposed Budget for the Town has included a household count of 7,962 which is supplied by MPAC
- ▶ The proposed Development Charges Background Study (DCBS) has Private Dwellings at 6,897 which is supplied by the Census
- ▶ The difference is how the Census treats the Recreational Dwellings/CRUs
- ▶ Industry practice is to use the Census data for the DCBS