

2019 Development Charges Background Study and By-law

May 21, 2019

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Purpose

- To provide an update of the refinements made to the Town-wide 2019 Development Charges program subsequent to the release of the March 22, 2019 DC Background Study and April 23, 2019 public meeting
- These refinements are based on comments received by various stakeholder groups regarding the Town of Caledon March 22, 2019 draft DC Background Study.

Modifications to the March 22, 2019 DC Background Study

- Staff Report 2019-63 outlines the policy modifications from the March 22, 2019 draft DC Study that are incorporated into the revised May 21, 2019 DC Background Study
- A number of revisions were made to the DC capital program, however, the net impact of these revisions is minor.
- No change to the proposed rates

2019 Town-Wide DC Calculation by Type

Development Type	Current Charge Feb 1, 2019	Calculated Charge	% Change
<i>Residential (per dwelling unit)</i>			
Single and semi-detached dwelling	\$ 26,088.02	\$ 29,927.00	15%
Other residential dwellings	21,819.57	22,784.00	4%
Apartments > 70 s.m.	18,183.17	17,388.00	-4%
Apartments <= 70 s.m.	10,672.32	10,205.00	-4%
<i>Non-Residential (per sq.ft. of total floor area)</i>	\$ 3.80	\$ 5.13	35%

Comparison of Current vs. Calculated Development Charges

Service	Residential Per Single Detached Unit			Non-Residential Per Sq.ft. of Total Floor Area		
	Current	Calculated	Change	Current	Calculated	Change
	Feb 1, 2019	Herein		Feb 1, 2019	Herein	
Services Related to a Highway	\$ 13,488	\$ 15,194	\$ 1,706	\$ 2.79	\$ 3.88	\$ 1.09
Operations	704	1,499	795	0.19	0.38	0.19
Fire Protection Services	1,200	1,248	48	0.32	0.32	-
Parkland and Trail Development	2,426	1,848	(578)	0.06	0.05	(0.01)
Indoor Recreation Facilities	6,209	8,206	1,997	0.15	0.22	0.07
Library Services	1,044	852	(192)	0.03	0.02	(0.01)
Development Related Studies	835	798	(37)	0.22	0.21	(0.01)
Animal Control	52	85	33	-	-	-
Provincial Offences Court	130	197	67	0.03	0.05	0.02
Total	\$ 26,088	\$ 29,927	\$ 3,839	\$ 3.80	\$ 5.13	\$ 1.33

Proposed By-law Changes

- Elimination of legal agreements to support DC exemption programs
- Treatment of Cannabis-related processing facilities as non-residential development
- New definitions for Stacked Townhomes and Back to Back Townhomes
- Treatment of Nursing Homes and Special Care Residences as residential development
- Updated Industrial and Agricultural definitions to provide clarity and equity amongst developments
- Clarification that the non-statutory development charge exemptions for the Bolton Business Improvement Area and the Caledon East Commercial Core Area are for non-residential development

Proposed By-law Changes

Subsequent to April 23, 2019 Public Meeting

- Redevelopment credits for DC's will now be provided up to ten years following the demolition of a residential property and up to fifteen years following the demolition of a non-residential property to encourage more timely redevelopment.
- Growing of Cannabis now proposed to be exempt like any other crop
- Processing, production, hydroponics, sale of Cannabis will not be an allowable on-farm diversified use
- Current DC rates to be in effect until June 25, 2019 (expiry of 2014 DC by-law)

Next Steps

Notice of Passage of By-Law and Appeal Period

- 40 day appeal period after passage
- Must issue Notice of Passage (not later than 20 days after passage) stating end of appeal period
- Within 60 days after by-law inforce date– Town will make available a Development Charges pamphlet