

**DEVELOPMENT CHARGES
PUBLIC MEETING
Township of North Huron
September 19, 2016**

Agenda

- Development Charges
 - What they are, history in North Huron
- Development Charge process
 - How development charges are calculated
- 2016 North Huron Development Charges
 - Forecasts, projects and proposed charges
- Next Steps

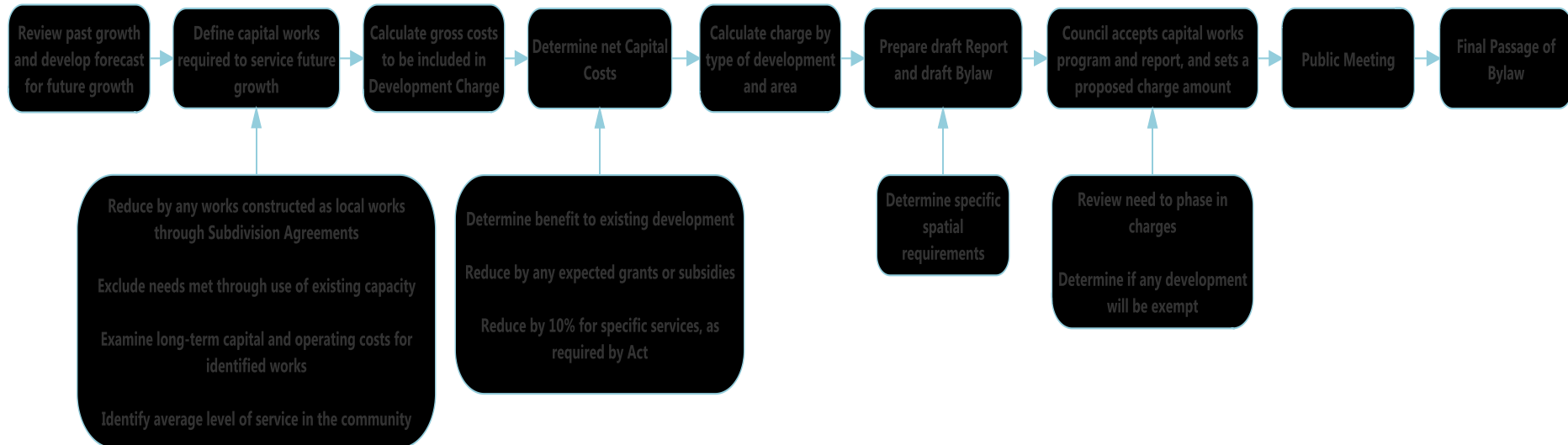
What are Development Charges?

- A tool available to municipalities to fund infrastructure put in place to service development.
- Development Charges Act (DCA) was put in place in 1989.
- The DCA sets out the specific rules and process that must be followed to enact a Development Charges bylaw. This includes completing a Background Report to support the type of projects collected for, and amount of charges. It must be updated every 5 years.
- Idea is that 'growth pays for growth' so that the existing tax payers are not bearing the cost of servicing growth.

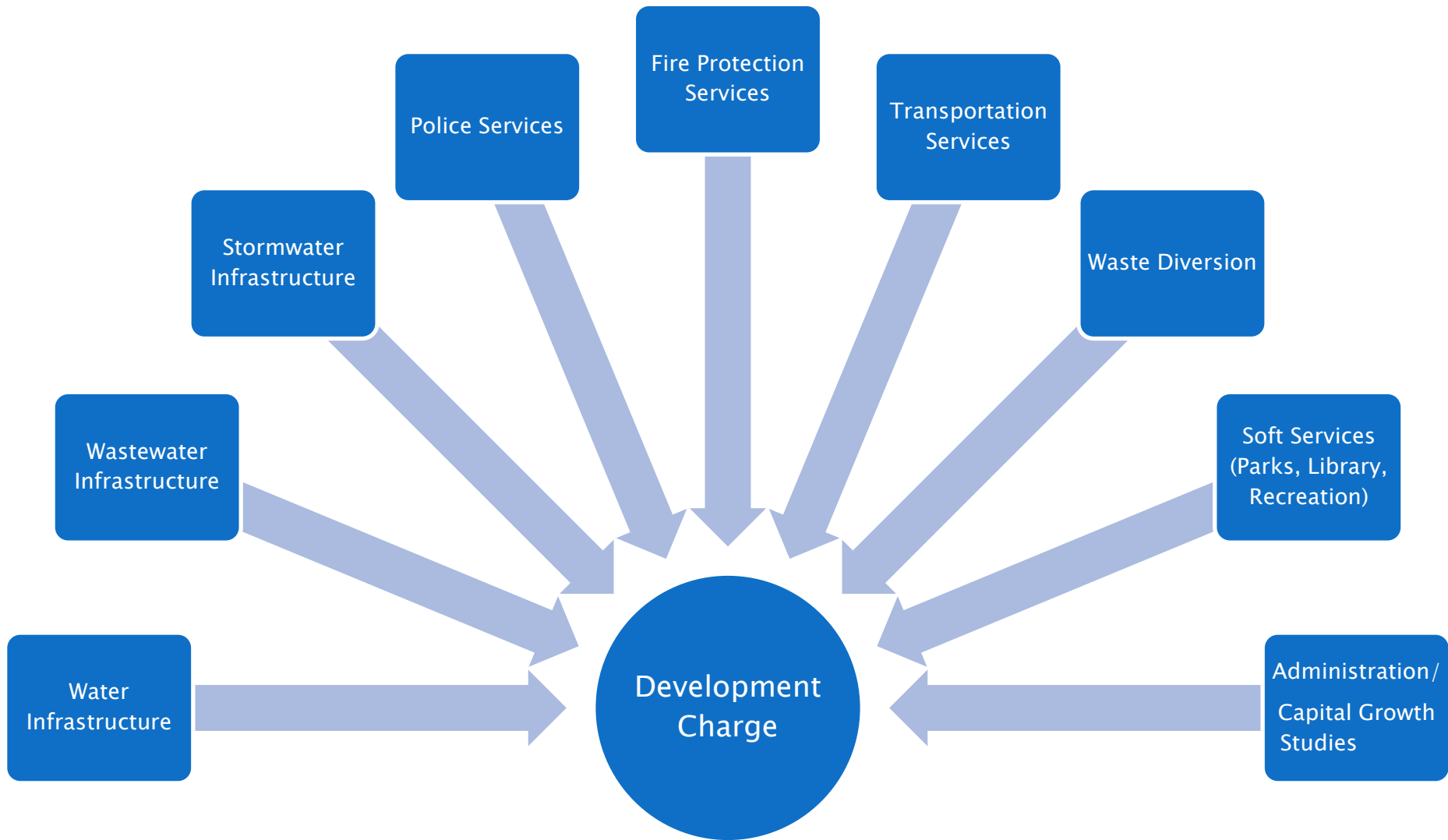
North Huron Development Charges

- North Huron first implemented development charges in 2011.
- By-law No. 43-2011, passed Oct 17, 2011 was the previous Development Charge By-law.
- The previous By-law will expired and a new by-law and associated Background Report is required.

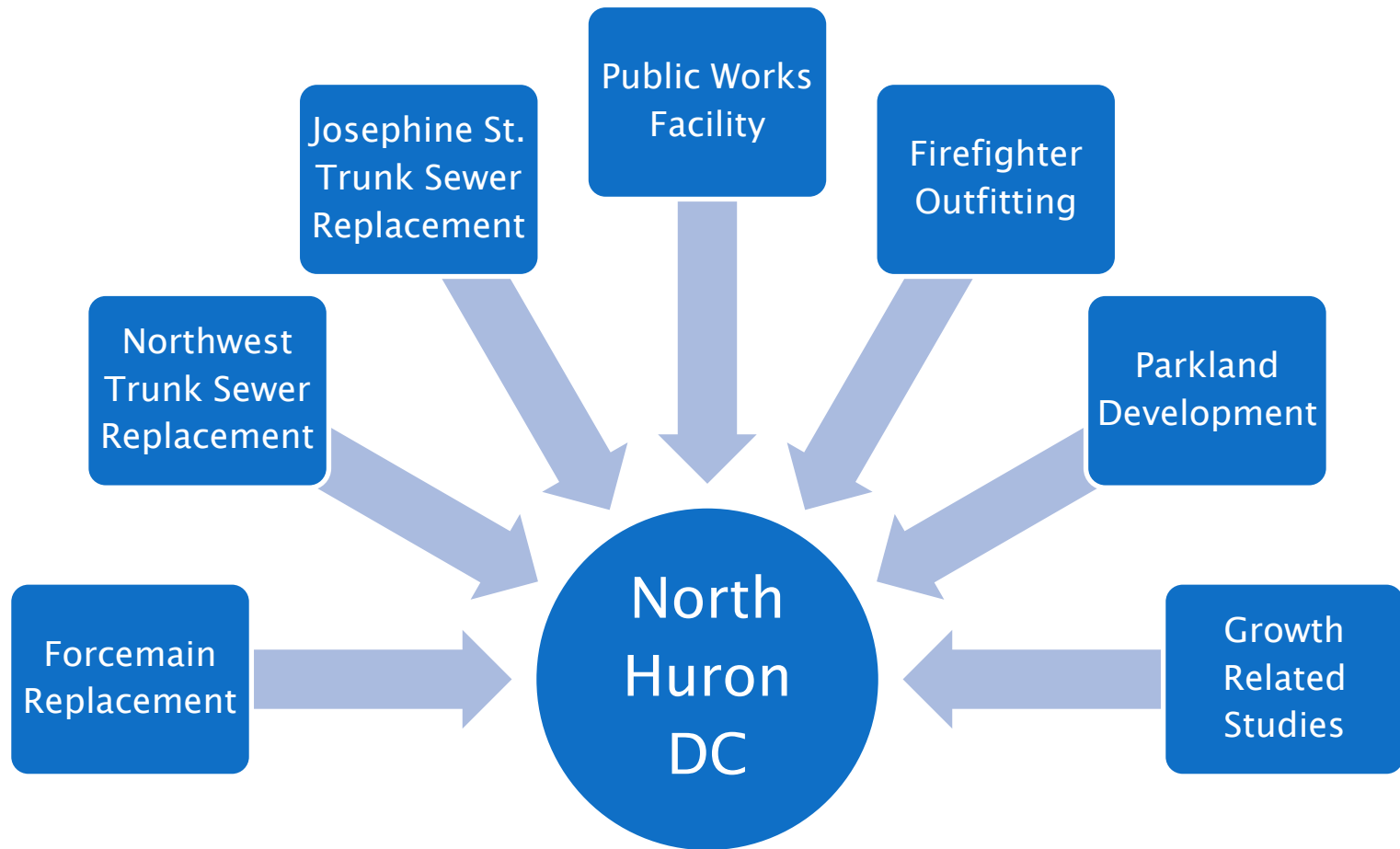
Determining a DC



Types of Eligible Projects



2011 North Huron DC Projects



2011 Calculated Charges

Wingham Ward

Residential Type	Persons per Unit	Sanitary Sewage	Transportation	Fire Protection	Parkland	Admin.	Total
Single and Semi-detached	3	\$8,486.67	\$734.02	\$56.81	\$291.60	\$417.53	\$9,986.63
Apartments – 2 bedrooms +	1.5	\$4,243.33	\$367.01	\$28.40	\$145.80	\$208.76	\$4,993.31
Apartments – Bachelor & 1 bedroom	1.1	\$3,111.78	\$269.14	\$20.83	\$106.92	\$153.09	\$3,661.76
Other Multiples	2.5	\$7,072.22	\$611.69	\$47.34	\$243.00	\$347.94	\$8,322.19
Non-Residential (per m ²)	–	\$7.11	\$0.15	\$0.04	\$0.00	\$0.26	\$7.56

Blyth and East Wawanosh

Residential Type	Persons per Unit	Sanitary Sewage	Transportation	Fire Protection	Parkland	Admin.	Total
Single and Semi-detached	3	\$0.00	\$734.02	\$56.81	\$291.60	\$393.34	\$1,475.77
Apartments – 2 bedrooms +	1.5	\$0.00	\$367.01	\$28.40	\$145.80	\$196.67	\$737.88
Apartments – Bachelor & 1 bedroom	1.1	\$0.00	\$269.14	\$20.83	\$106.92	\$144.22	\$541.11
Other Multiples	2.5	\$0.00	\$611.69	\$47.34	\$243.00	\$327.78	\$1,229.81
Non-Residential (per m ²)	–	\$0.00	\$0.15	\$0.04	\$0.00	\$0.26	\$0.45

2011 Development Charges

- In 2011, Council exercised the option to set the Wingham Ward charges at less than the calculated amount:

Wingham Ward							
Residential Type:	Persons per Unit	Sanitary Sewage	Transport.	Fire Protection	Parkland	Admin.	Total
Single and semi detached	3.0	\$ 3,024.23	\$ 734.02	\$ 56.81	\$ 291.60	\$ 393.34	\$4,500.00
Apartments – 2 bedrooms +	1.5	\$ 1,512.12	\$ 367.01	\$ 28.40	\$ 145.80	\$ 196.67	\$ 2,250.00
Apartments – Bachelor & 1 bedroom	1.1	\$ 1,108.89	\$ 269.14	\$ 20.83	\$ 106.92	\$ 144.22	\$ 1,650.00
Other Multiples (not included above)	2.5	\$ 2,520.19	\$ 611.69	\$ 47.34	\$ 234.00	\$ 327.78	\$ 3,741.00

Blyth and East Wawanosh							
Residential Type:	Persons per Unit	Sanitary Sewage	Transport.	Fire Protection	Parkland	Admin.	Total
Single and semi detached	3.0	\$ 0.00	\$ 734.02	\$ 56.81	\$ 291.60	\$ 393.34	\$ 1,475.77
Apartments – 2 bedrooms +	1.5	\$ 0.00	\$ 367.01	\$ 28.40	\$ 145.80	\$ 196.67	\$ 737.88
Apartments – Bachelor & 1 bedroom	1.1	\$ 0.00	\$ 269.14	\$ 20.83	\$ 106.92	\$ 144.22	\$ 541.11
Other Multiples (not included above)	2.5	\$ 0.00	\$ 611.69	\$ 47.34	\$ 234.00	\$ 327.78	\$ 1,229.81

Forecasting

- Examine trends in population and building permit data
- Develop forecasts for population, housing and non-residential development
- Look at census and building permit data, housing studies, other population forecasts

Year	Population	Dwellings
2006	5,015	2,064
2011	4,884	2,043

2016 DC Forecasts

- Households

Year	Blyth	East Wawanosh	Wingham	North Huron
2016	432	374	1,295	2,101
2021	439	382	1,311	2,132
2026	446	390	1,328	2,164
2031	453	398	1,344	2,195
2036	460	406	1,361	2,227
2041	467	414	1,377	2,258
10-year change	14	16	33	63
20-year change	28	32	66	126
25-year change	35	40	82	157

- Non-Residential: no non-residential growth in the past 5 years, with only minimal prior to that. No indication there will be significant change. Given this, a non-residential growth forecast was not developed.

2016 DC Projects

Project	Description	Estimated Cost (before grants, etc.)
Northwest Trunk Sewer Replacement (Wingham)	Replacement of undersized sections of the northwest trunk sewer	\$1,600,000
Blyth Well (Blyth)	Replacement of the Blyth wells with some capacity for future growth	\$839,484
Public Works Facility (All Wards)	Replacement of an undersized public works facility. New building expected to have the working space equivalent of 7 bays.	\$2,000,000
Firefighter Outfitting (All Wards)	Firefighters will be added as development in the Township continues.	\$3,630
Parkland Development	The Township undertakes parkland development projects as required. Estimated cost is \$40,000 per acre.	–
Capital Growth Studies	Includes the cost of Development Charge Background Study.	\$293,500

2016 Development Charges – Calculated

Wingham								
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transport.	Firefighting	Parks and Recreation	Admin.	Total
Single and Semi-Detached	2.5	\$6,906.25	\$0.00	\$754.29	\$52.89	\$270.00	\$574.09	\$8,557.51
Multiple Units and Townhouses	2.1	\$5,801.25	\$0.00	\$633.60	\$44.43	\$226.80	\$482.23	\$7,188.31
Apartments (2 bedrooms +)	1.5	\$4,143.75	\$0.00	\$452.57	\$31.73	\$162.00	\$344.45	\$5,134.51
Apartments (Bachelor and 1 bedroom)	1.1	\$3,038.75	\$0.00	\$331.89	\$23.27	\$118.80	\$252.60	\$3,765.30

Blyth								
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transport.	Firefighting	Parks and Recreation	Admin.	Total
Single and Semi-Detached	2.5	\$0.00	\$912.30	\$754.29	\$52.89	\$270.00	\$574.09	\$2,563.56
Multiple Units and Townhouses	2.1	\$0.00	\$766.34	\$633.60	\$44.43	\$226.80	\$482.23	\$2,153.39
Apartments (2 bedrooms +)	1.5	\$0.00	\$547.38	\$452.57	\$31.73	\$162.00	\$344.45	\$1,538.14
Apartments (Bachelor and 1 bedroom)	1.1	\$0.00	\$401.41	\$331.89	\$23.27	\$118.80	\$252.60	\$1,127.97

East Wawanosh								
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transport.	Firefighting	Parks and Recreation	Admin.	Total
Single and Semi-Detached	2.5	\$0.00	\$0.00	\$754.29	\$52.89	\$270.00	\$574.09	\$1,651.26
Multiple Units and Townhouses	2.1	\$0.00	\$0.00	\$633.60	\$44.43	\$226.80	\$482.23	\$1,387.06
Apartments (2 bedrooms +)	1.5	\$0.00	\$0.00	\$452.57	\$31.73	\$162.00	\$344.45	\$990.76
Apartments (Bachelor and 1 bedroom)	1.1	\$0.00	\$0.00	\$331.89	\$23.27	\$118.80	\$252.60	\$726.55

2016 Development Charges – Proposed

Wingham								
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transportation	Firefighting	Parks and Recreation	Admin	Total
Single and Semi-Detached	2.5	\$3,453.13	\$0.00	\$754.29	\$52.89	\$270.00	\$574.09	\$5,104.38
Multiple Units and Townhouses	2.1	\$2,900.63	\$0.00	\$633.60	\$44.43	\$226.80	\$482.23	\$4,287.68
Apartments (2 bedrooms +)	1.5	\$2,071.88	\$0.00	\$452.57	\$31.73	\$162.00	\$344.45	\$3,062.63
Apartments (Bachelor and 1 bedroom)	1.1	\$1,519.38	\$0.00	\$331.89	\$23.27	\$118.80	\$252.60	\$2,245.93

Blyth								
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transportation	Firefighting	Parks and Recreation	Admin	Total
Single and Semi-Detached	2.5	\$0.00	\$912.30	\$754.29	\$52.89	\$270.00	\$574.09	\$2,563.56
Multiple Units and Townhouses	2.1	\$0.00	\$766.34	\$633.60	\$44.43	\$226.80	\$482.23	\$2,153.39
Apartments (2 bedrooms +)	1.5	\$0.00	\$547.38	\$452.57	\$31.73	\$162.00	\$344.45	\$1,538.14
Apartments (Bachelor and 1 bedroom)	1.1	\$0.00	\$401.41	\$331.89	\$23.27	\$118.80	\$252.60	\$1,127.97

East Wawanosh								
Residential Type	Persons Per Unit	Sanitary Sewage Service	Water Services	Transportation	Firefighting	Parks and Recreation	Admin	Total
Single and Semi-Detached	2.5	\$0.00	\$0.00	\$754.29	\$52.89	\$270.00	\$574.09	\$1,651.26
Multiple Units and Townhouses	2.1	\$0.00	\$0.00	\$633.60	\$44.43	\$226.80	\$482.23	\$1,387.06
Apartments (2 bedrooms +)	1.5	\$0.00	\$0.00	\$452.57	\$31.73	\$162.00	\$344.45	\$990.76
Apartments (Bachelor and 1 bedroom)	1.1	\$0.00	\$0.00	\$331.89	\$23.27	\$118.80	\$252.60	\$726.55

DC Rate Comparison

	Single and Semi Detached Unit Development Charge
Saugeen Shores	\$14,799
Kincardine	\$8,826 phased to \$13,689 (in 2020)
North Perth (Listowel)	\$12,238
Lucan-Biddulph (Lucan)	\$6,400
West Perth (Mitchell)	\$5,300
North Huron (Wingham – proposed)	\$5,104.38
South Huron (Exeter)	\$3,537

Legislative Requirements

- Public Meeting
 - Must be advertised at least 20 days prior in local newspaper.
- Background Report
 - Must be available 60 days prior to passage of the by-law. Made available August 9 – bylaw can be passed after October 7th)
- Draft By-law
 - Must be available 2 weeks before Public Meeting.
- 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.



Next Steps

- Pass Bylaw (October 17)



Questions?