



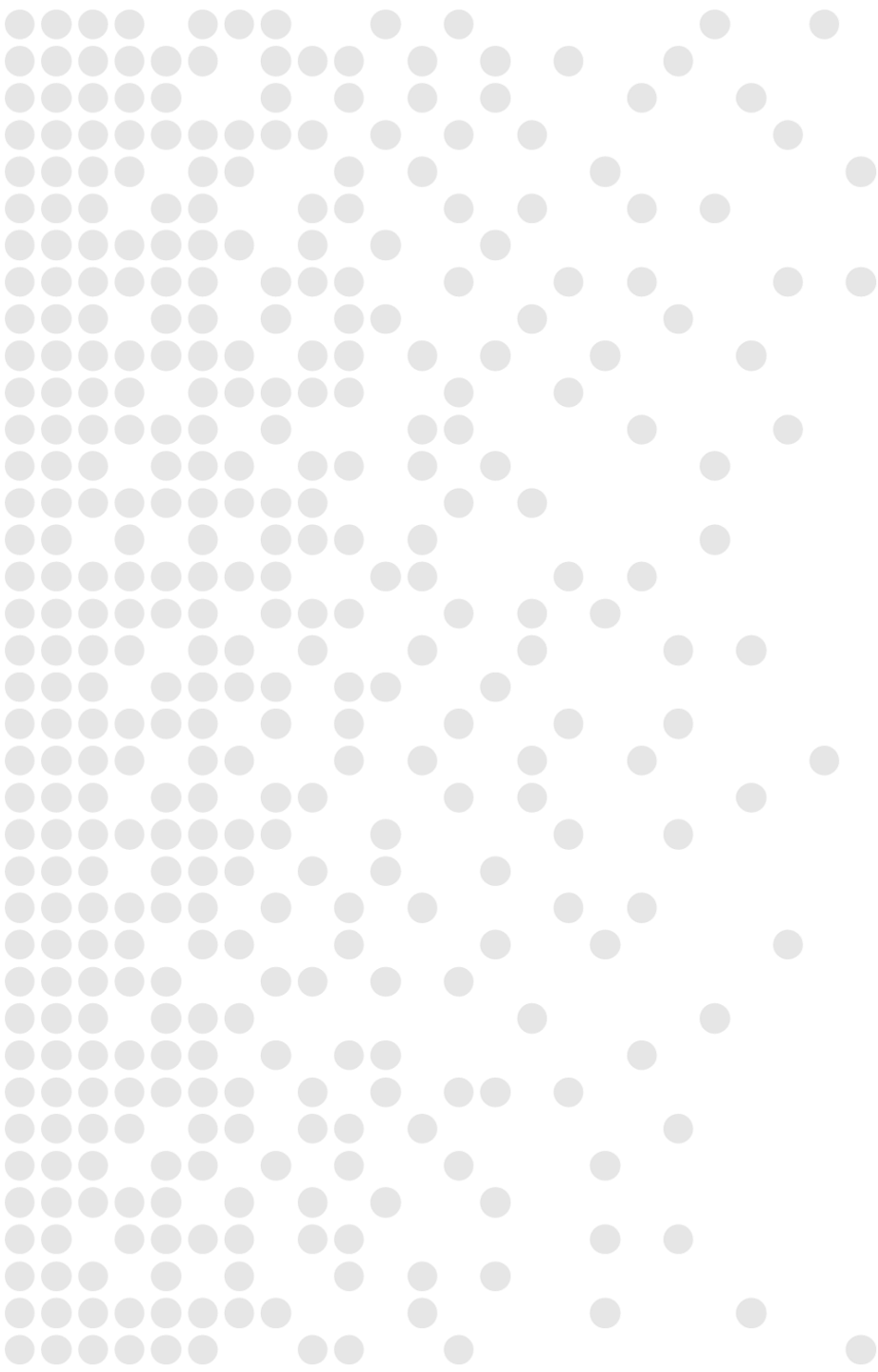
Municipality of Port Hope Development Charges Background Study

Public Meeting
October 8, 2024

Public Meeting Purpose

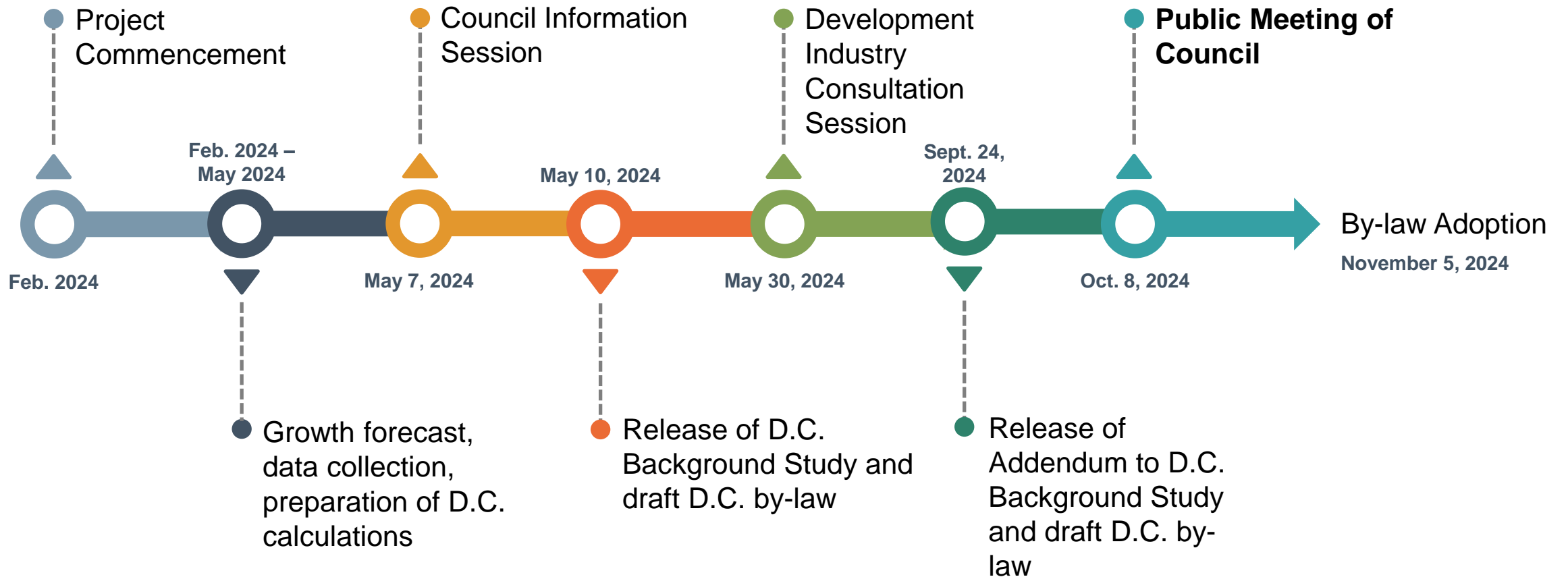


- This meeting is a mandatory requirement under the *Development Charges Act, 1997*, as amended (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and made available to the public a minimum of 2 weeks prior to a public meeting and provided on the Municipality's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide for a review of the development charges (D.C.) study and to receive public input on the proposed policies and charges



2024 D.C. Background Study

Study Process



Growth Forecast Projections



Time Horizon	Residential		Non-residential	
	Net Population ^A	Dwelling Units ^A	Employment ^B	G.F.A. ^C (sq.ft.)
Mid 2024	17,697	7,551	5,674	
Mid 2034	20,968	9,223	6,400	
Buildout	22,130	9,823	6,947	
Mid 2024 – Mid 2034	3,271	1,672	726	746,400
Mid 2024 – Buildout	4,433	2,272	1,273	1,397,900
Mid 2024 – Buildout (Serviced)	4,017	2,092	1,137	1,225,900

A Includes Institutional Population/Dwellings
B Excludes Work at Home and No Fixed Place of Work
C Gross Floor Area

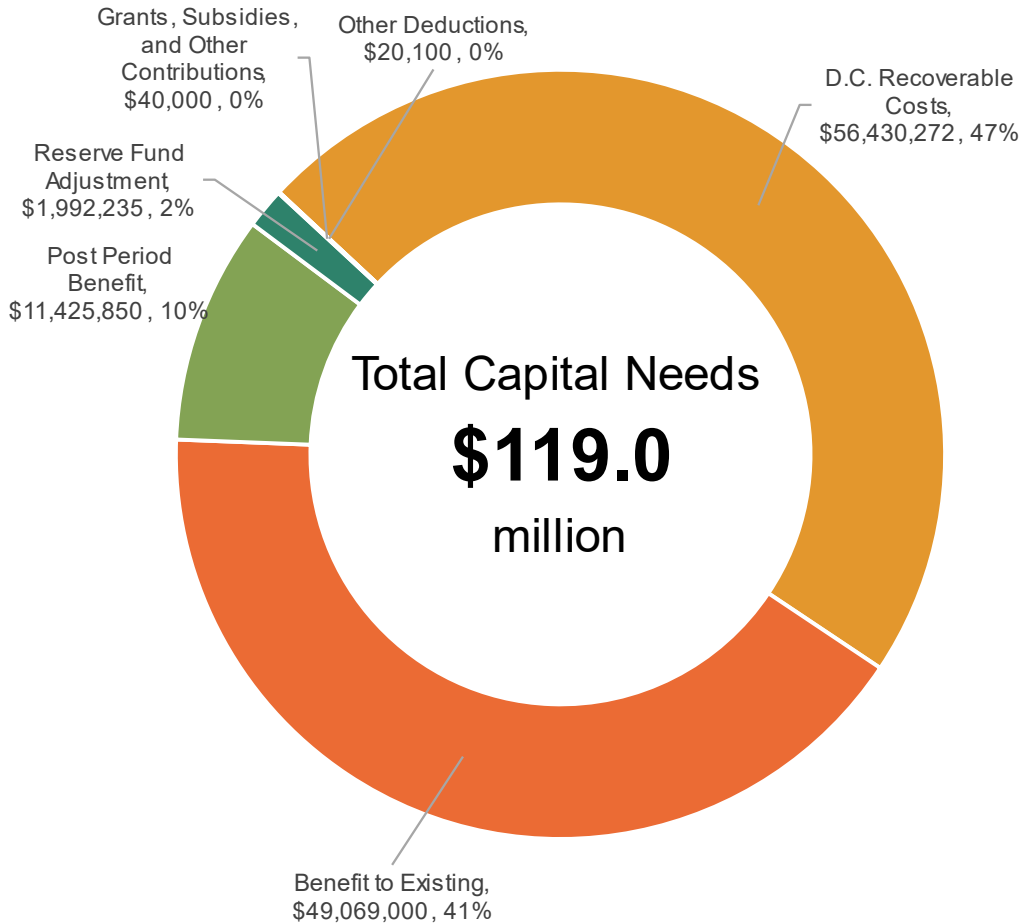
Planning Horizon by Service



- The following planning horizons are used for each service:

Service/Class of Service	Planning Horizon
Services Related to a Highway	10-year (2024-2034)
Fire Protection Services	10-year (2024-2034)
Parks and Recreation Services	10-year (2024-2034)
Library Services	10-year (2024-2034)
By-law Enforcement Services	10-year (2024-2034)
Growth-related Studies	10-year (2024-2034)
Policing Services (P.H.P.S.)	10-year Urban (2024-2034)
Wastewater Services	10-year Urban (2024-2034)
Water Services	10-year Urban (2024-2034)

Capital Needs and D.C. Recoverable Share



Service	D.C. Recoverable ¹
Services Related to a Highway	\$ 15,717,412
Fire Protection Services	\$ 4,617,605
Parks and Recreation Services	\$ 5,877,694
Library Services	\$ 607,349
By-law Enforcement Services	\$ 11,710
Growth-related Studies	\$ 468,409
Policing Services (P.H.P.S.)	\$ 1,214,351
Wastewater	\$ 18,163,724
Water Services	\$ 9,752,017
Total	\$ 56,430,272

¹ Includes DC Reserve Funds in a negative balance as of Dec. 31, 2023

Calculated Charges



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	\$ 9,103	\$ 6,700	\$ 6,661	\$ 5,349	\$ 4,333	\$ 3.80
Fire Protection Services	\$ 2,674	\$ 1,968	\$ 1,957	\$ 1,571	\$ 1,273	\$ 1.11
Parks and Recreation Services	\$ 3,944	\$ 2,903	\$ 2,886	\$ 2,318	\$ 1,877	\$ 0.39
Library Services	\$ 408	\$ 300	\$ 299	\$ 240	\$ 194	\$ 0.04
By-law Enforcement Services	\$ 7	\$ 5	\$ 5	\$ 4	\$ 3	\$ -
Growth-related Studies	\$ 271	\$ 199	\$ 198	\$ 159	\$ 129	\$ 0.11
Total Municipal Wide Services/Class of Services	\$ 16,407	\$ 12,075	\$ 12,006	\$ 9,641	\$ 7,809	\$ 5.45
Area Specific Services (Urban Area)						
Policing Services (P.H.P.S.)	\$ 786	\$ 579	\$ 575	\$ 462	\$ 374	\$ 0.34
Total Area Specific Services (Urban Area)	\$ 786	\$ 579	\$ 575	\$ 462	\$ 374	\$ 0.34
Urban Services						
Wastewater	\$ 3,152	\$ 2,320	\$ 2,306	\$ 1,852	\$ 1,500	\$ 0.82
Wastewater Treatment Plants	\$ 7,321	\$ 5,389	\$ 5,357	\$ 4,302	\$ 3,485	\$ 6.96
Water Services	\$ 5,241	\$ 3,858	\$ 3,835	\$ 3,080	\$ 2,495	\$ 4.98
Total Urban Services	\$ 15,714	\$ 11,567	\$ 11,498	\$ 9,234	\$ 7,480	\$ 12.76
GRAND TOTAL RURAL AREA	\$ 16,407	\$ 12,075	\$ 12,006	\$ 9,641	\$ 7,809	\$ 5.45
GRAND TOTAL URBAN AREA	\$ 32,907	\$ 24,221	\$ 24,079	\$ 19,337	\$ 15,663	\$ 18.55

Comparison of Charges

Residential (per Single Detached Dwelling)



Service/Class of Service	Current	Proposed	Difference
Municipal Wide Services/Classes:			
Services Related to a Highway	\$ 8,484	\$ 9,103	\$ 619
Fire Protection Services	\$ 716	\$ 2,674	\$ 1,958
Parks and Recreation Services	\$ 1,767	\$ 3,944	\$ 2,177
Library Services	\$ 345	\$ 408	\$ 63
By-law Enforcement Services	\$ -	\$ 7	\$ 7
Growth-related Studies	\$ 226	\$ 271	\$ 45
Total Municipal Wide Services/Classes	\$ 11,538	\$ 16,407	\$ 4,869
Area Specific Services (Urban Area)			
Policing Services (P.H.P.S.)	\$ 514	\$ 786	\$ 272
Total Area Specific Services (Urban Area)	\$ 514	\$ 786	\$ 272
Urban Services			
Wastewater	\$ 5,163	\$ 3,152	\$ (2,011)
Wastewater Treatment Plants	\$ 7,041	\$ 7,321	\$ 280
Water Services	\$ 3,512	\$ 5,241	\$ 1,729
Total Urban Services	\$ 15,716	\$ 15,714	\$ (2)
Grand Total - Rural Area	\$ 11,538	\$ 16,407	\$ 4,869
Grand Total - Urban Area	\$ 27,768	\$ 32,907	\$ 5,139

Comparison of Charges

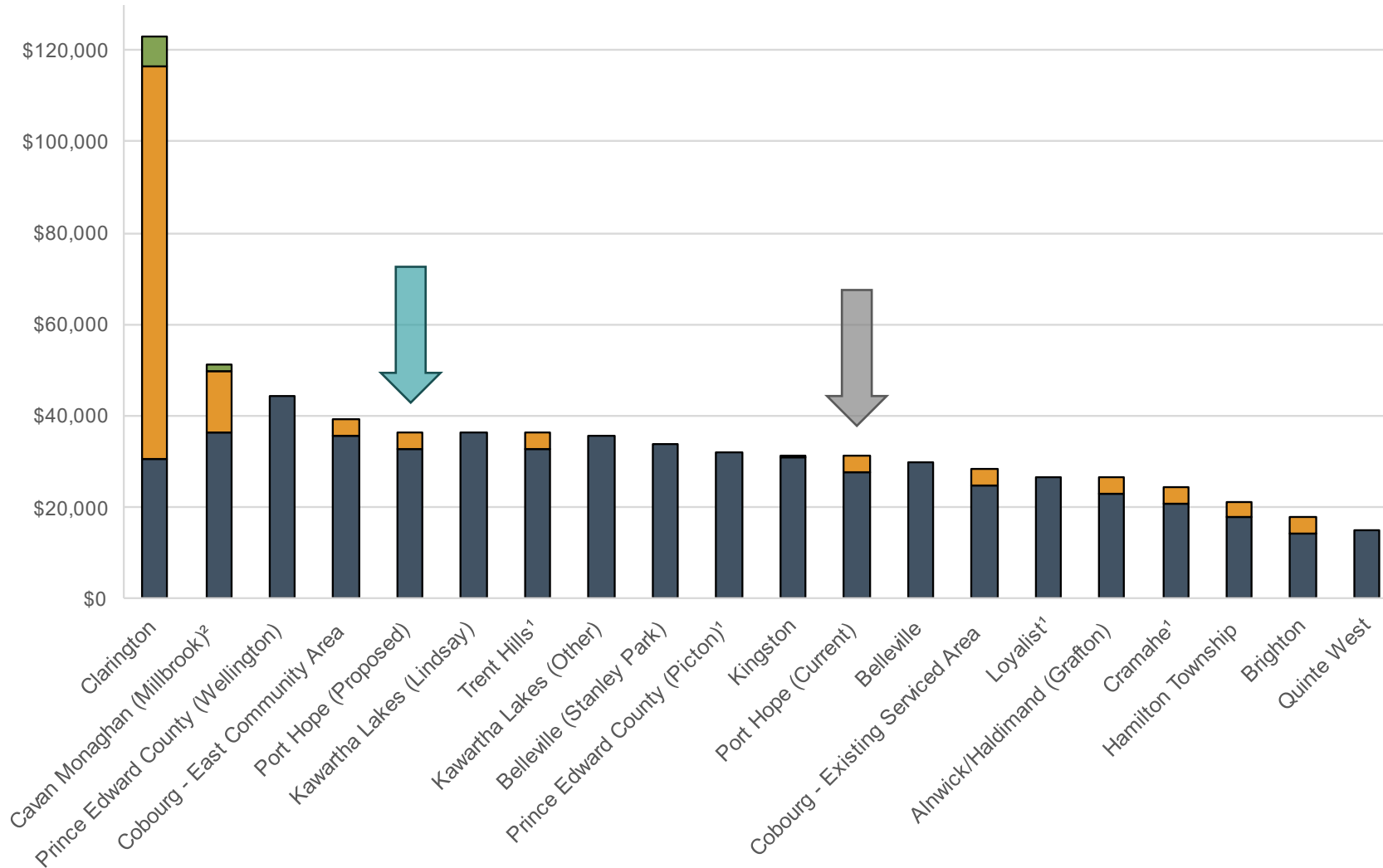
Non-residential (per ft² of Gross Floor Area)



Service/Class of Service	All Other (per sq.ft. of G.F.A.)			Industrial (per sq.ft. of G.F.A.)		
	Current	Proposed	Difference	Current	Proposed	Difference
Municipal Wide Services/Classes:						
Services Related to a Highway	\$ 3.88	\$ 3.80	\$ (0.08)	\$ -	\$ -	\$ -
Fire Protection Services	\$ 0.19	\$ 1.11	\$ 0.92	\$ -	\$ -	\$ -
Parks and Recreation Services	\$ 0.14	\$ 0.39	\$ 0.25	\$ -	\$ -	\$ -
Library Services	\$ 0.02	\$ 0.04	\$ 0.02	\$ -	\$ -	\$ -
By-law Enforcement Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Growth-related Studies	\$ 0.10	\$ 0.11	\$ 0.01	\$ -	\$ -	\$ -
Total Municipal Wide Services/Classes	\$ 4.33	\$ 5.45	\$ 1.12	\$ -	\$ -	\$ -
Area Specific Services (Urban Area)						
Policing Services (P.H.P.S.)	\$ 0.19	\$ 0.34	\$ 0.15	\$ -	\$ -	\$ -
Total Area Specific Services (Urban Area)	\$ 0.19	\$ 0.34	\$ 0.15	\$ -	\$ -	\$ -
Urban Services						
Wastewater	\$ 0.84	\$ 0.82	\$ (0.02)	\$ 0.84	\$ 0.82	\$ (0.02)
Wastewater Treatment Plants	\$ 7.20	\$ 6.96	\$ (0.24)	\$ 7.20	\$ 6.96	\$ (0.24)
Water Services	\$ 3.59	\$ 4.98	\$ 1.39	\$ 3.59	\$ 4.98	\$ 1.39
Total Urban Services	\$ 11.63	\$ 12.76	\$ 1.13	\$ 11.63	\$ 12.76	\$ 1.13
Grand Total - Rural Area	\$ 4.33	\$ 5.45	\$ 1.12	\$ -	\$ -	\$ -
Grand Total - Urban Area	\$ 16.15	\$ 18.55	\$ 2.40	\$ 11.63	\$ 12.76	\$ 1.13

Survey of Development Charges

Residential Development Charges (per Single Detached Dwelling)



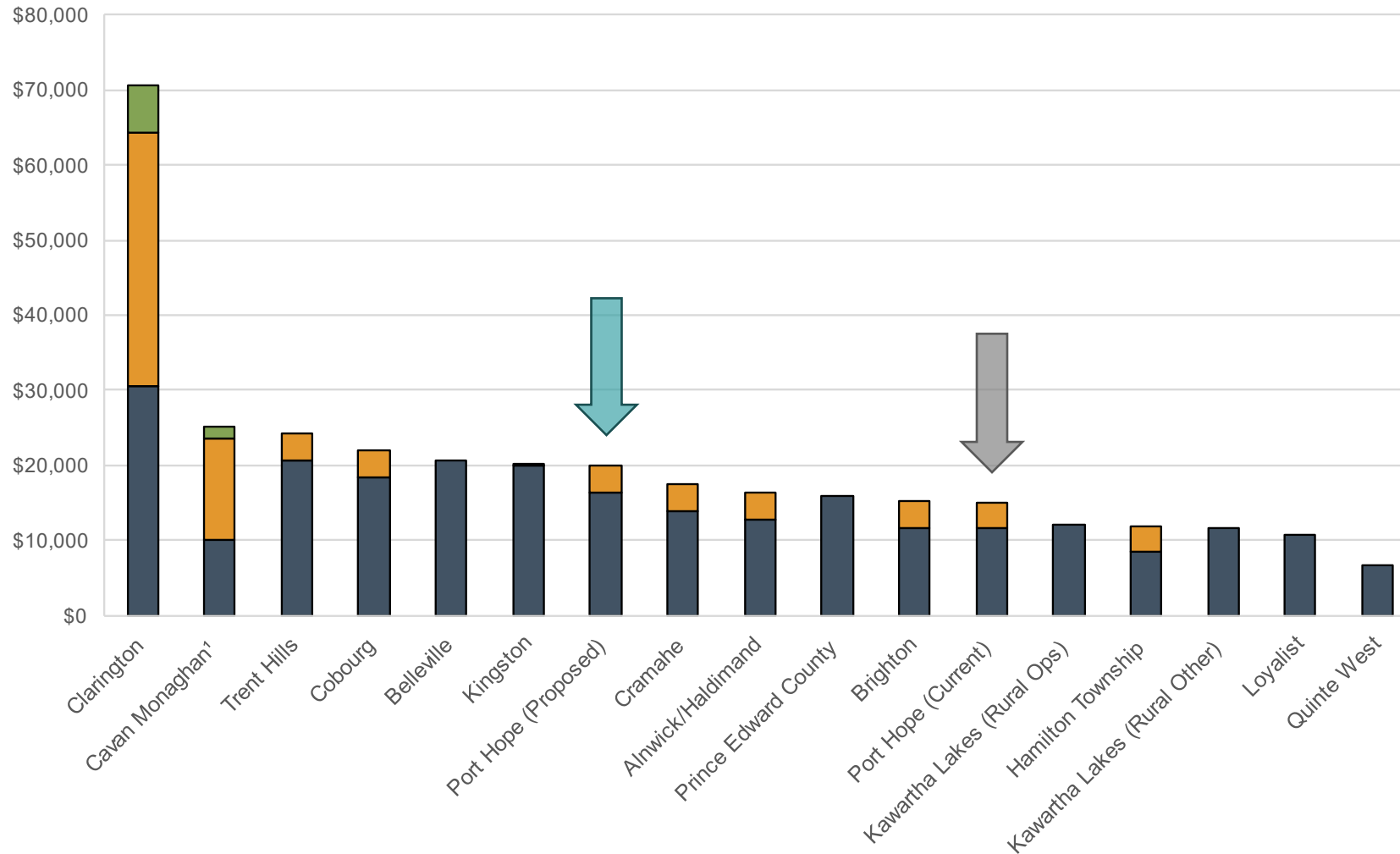
1 Includes Water & Wastewater Connection Charges
2 For buildings greater than 103 m² of G.F.A.

■ Lower/Single Tier Charges ■ Upper Tier Charges ■ Education DCs

Survey of Development Charges



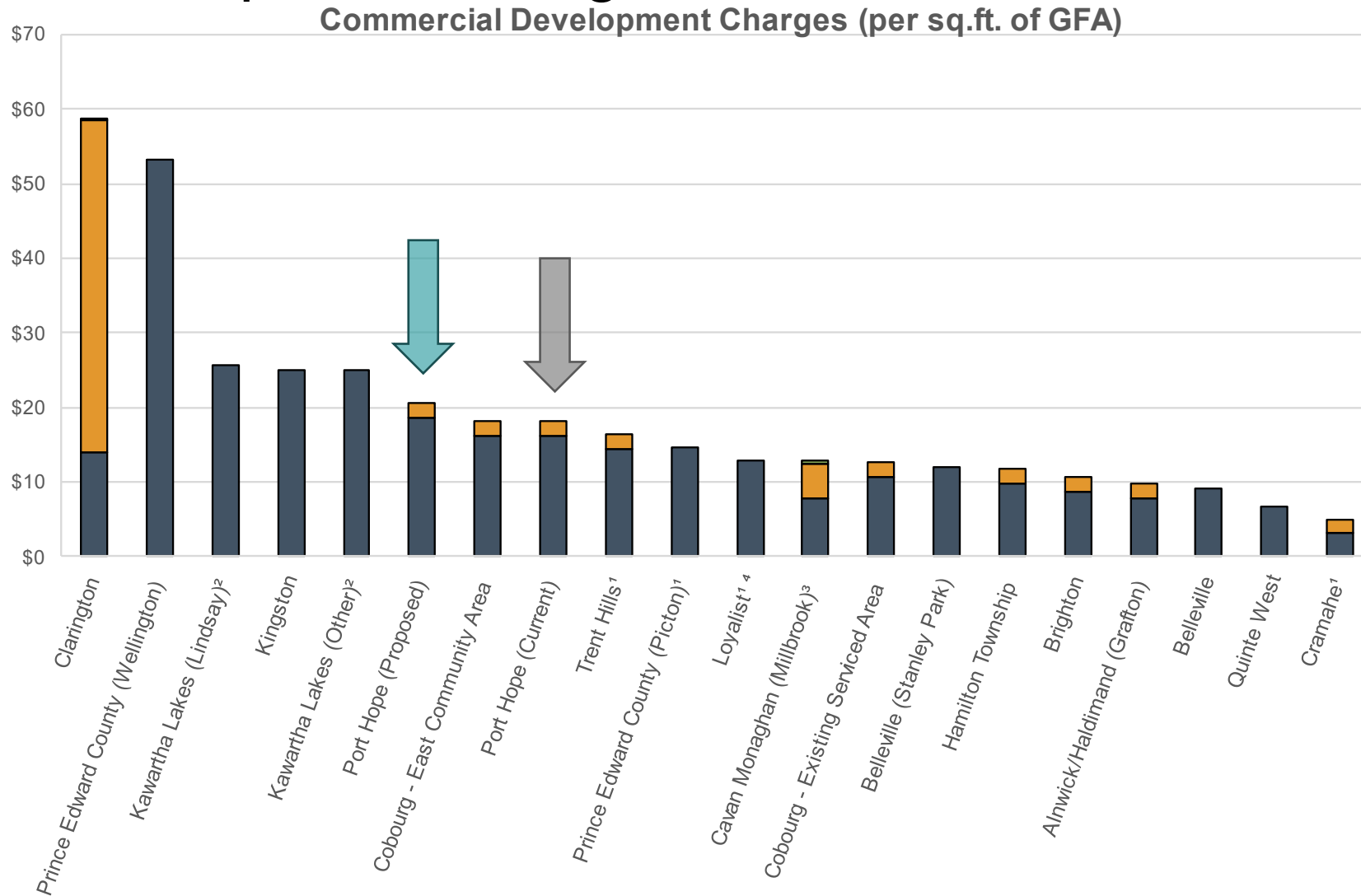
Residential Development Charges - Rural (per Single Detached Dwelling)



¹ For buildings greater than 103 m² of G.F.A.

■ Lower/Single Tier Charges ■ Upper Tier Charges ■ Education DCs

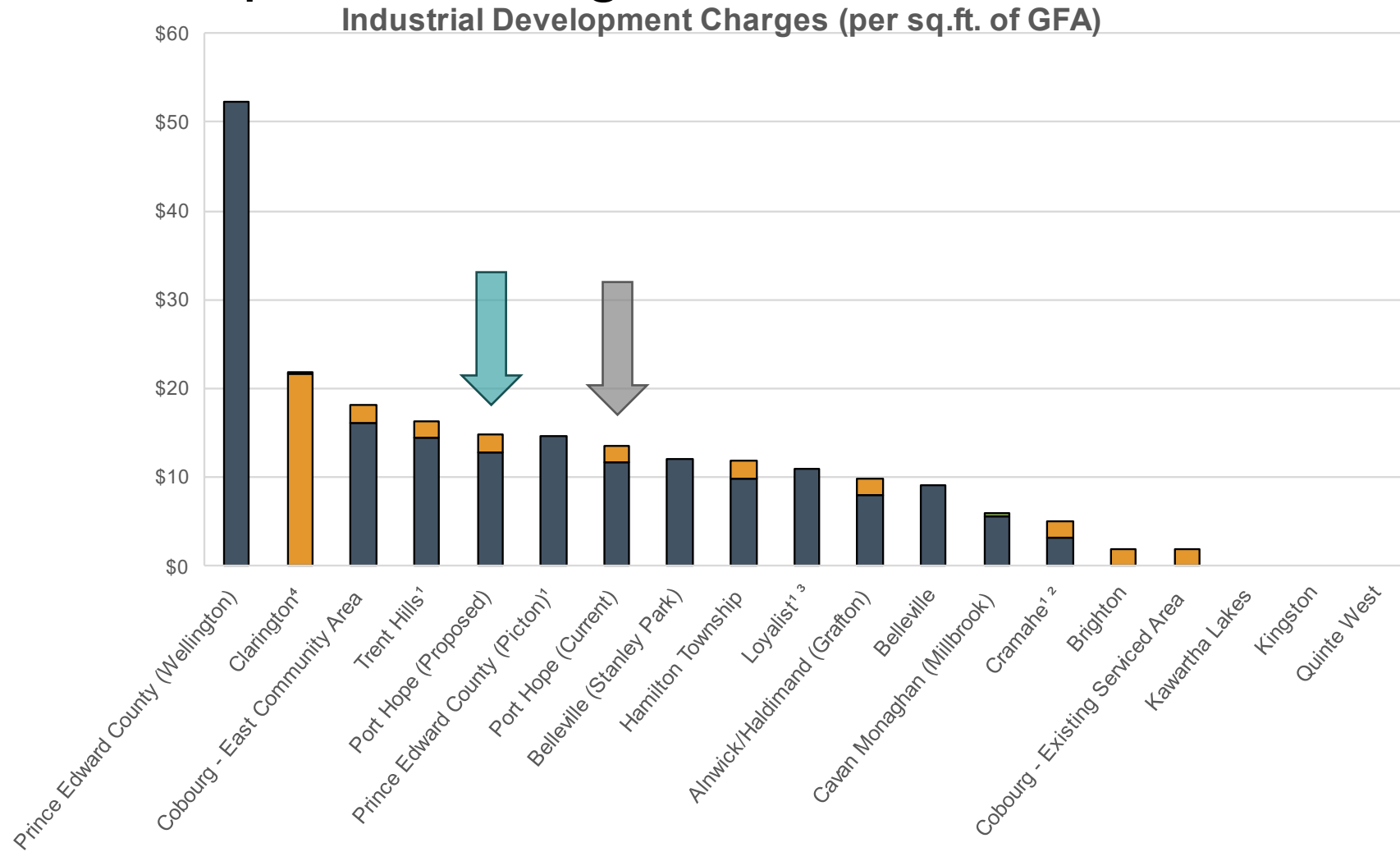
Survey of Development Charges



1 Includes Water & Wastewater Connection Charges
 2 First 2,500 m² of G.F.A. exempt
 3 First 250 m² of G.F.A. exempt from Upper Tier D.C.
 4 Assumes a 5,000 ft² facility consuming 1 m³ daily

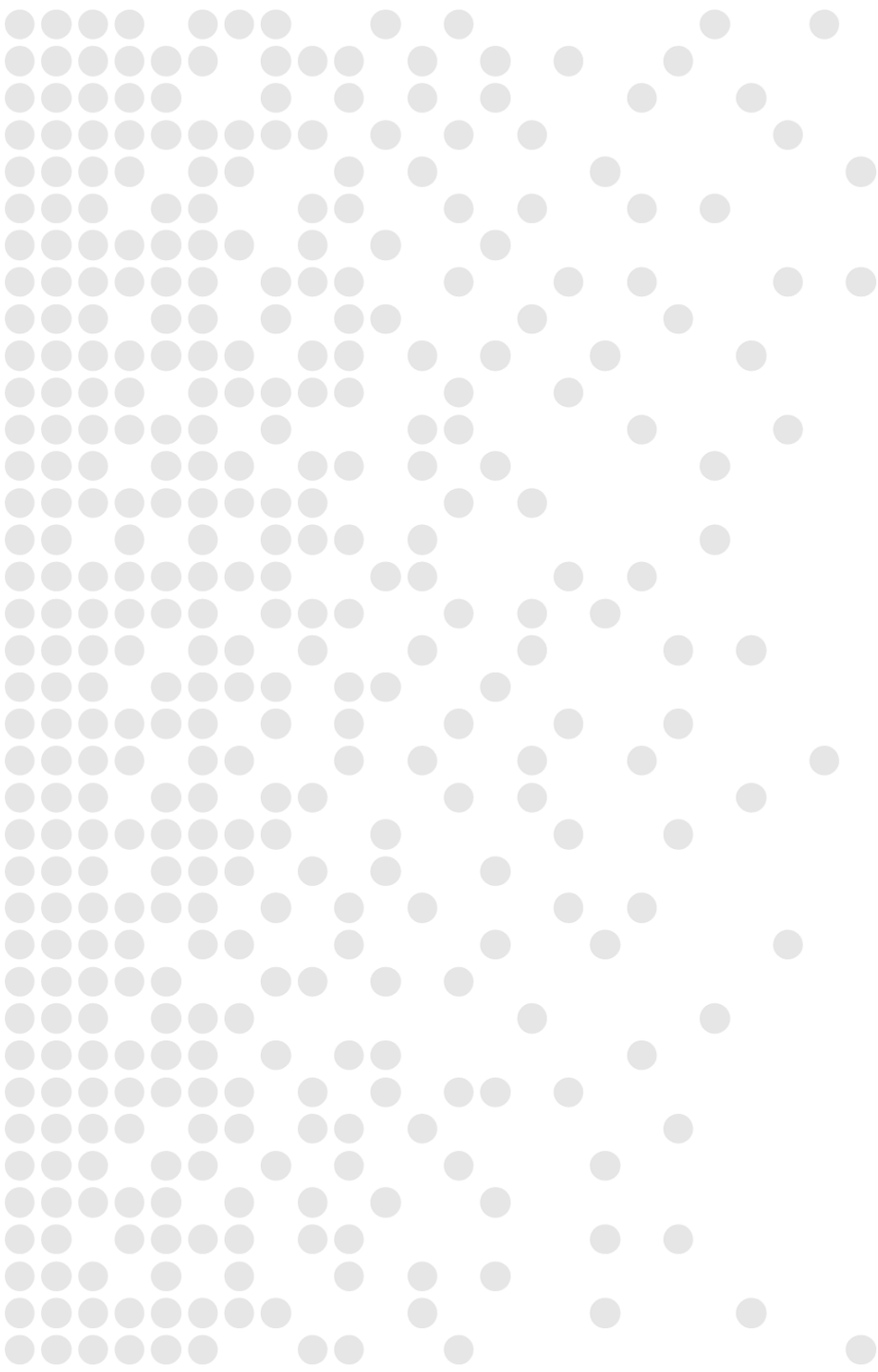
■ Lower/Single Tier Charges ■ Upper Tier Charges ■ Education DCs

Survey of Development Charges



- 1 Includes Water & Wastewater Connection Charges
- 2 For buildings greater than 250 m² of G.F.A.
- 3 Assumes a 5,000 ft² facility consuming 1 m³ daily
- 4 Assumes development not on a vacant lot

Lower/Single Tier Charges
 Upper Tier Charges
 Education DCs



Proposed D.C. By-law Policies

Proposed D.C. Policies

Exemptions, Discounts, and Instalment Payments



Mandatory (Statutory)	Discretionary (Non-Statutory)
<p><u>Exemptions</u></p> <ul style="list-style-type: none">• Municipalities and School Boards• Industrial Building Expansion (one time up to 50%)• Enlargement of existing residential units• Additional Residential Units (up to 2 units within/ancillary to existing and new developments)• Affordable Residential Units• Attainable Residential Units (once defined via regulation)• Non-Profit Housing• Universities receiving ongoing funding from Province <p><u>Other</u></p> <ul style="list-style-type: none">• Rental Housing Discount (based on number of bedrooms: 15% to 25%)• Rate Freeze at Site Plan/Rezoning Application for 18 months after approval• Instalment Payments for Rental and Institutional Developments	<ul style="list-style-type: none">• Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the <i>Assessment Act</i>• The construction of a non-residential farm building or structure constructed for a bona fide farm operation• Buildings used as hospitals as governed by the <i>Public Hospitals Act</i>• For industrial uses, only the water and wastewater portion of the development charge is applicable

Proposed D.C. Policies

D.C. By-law Administration



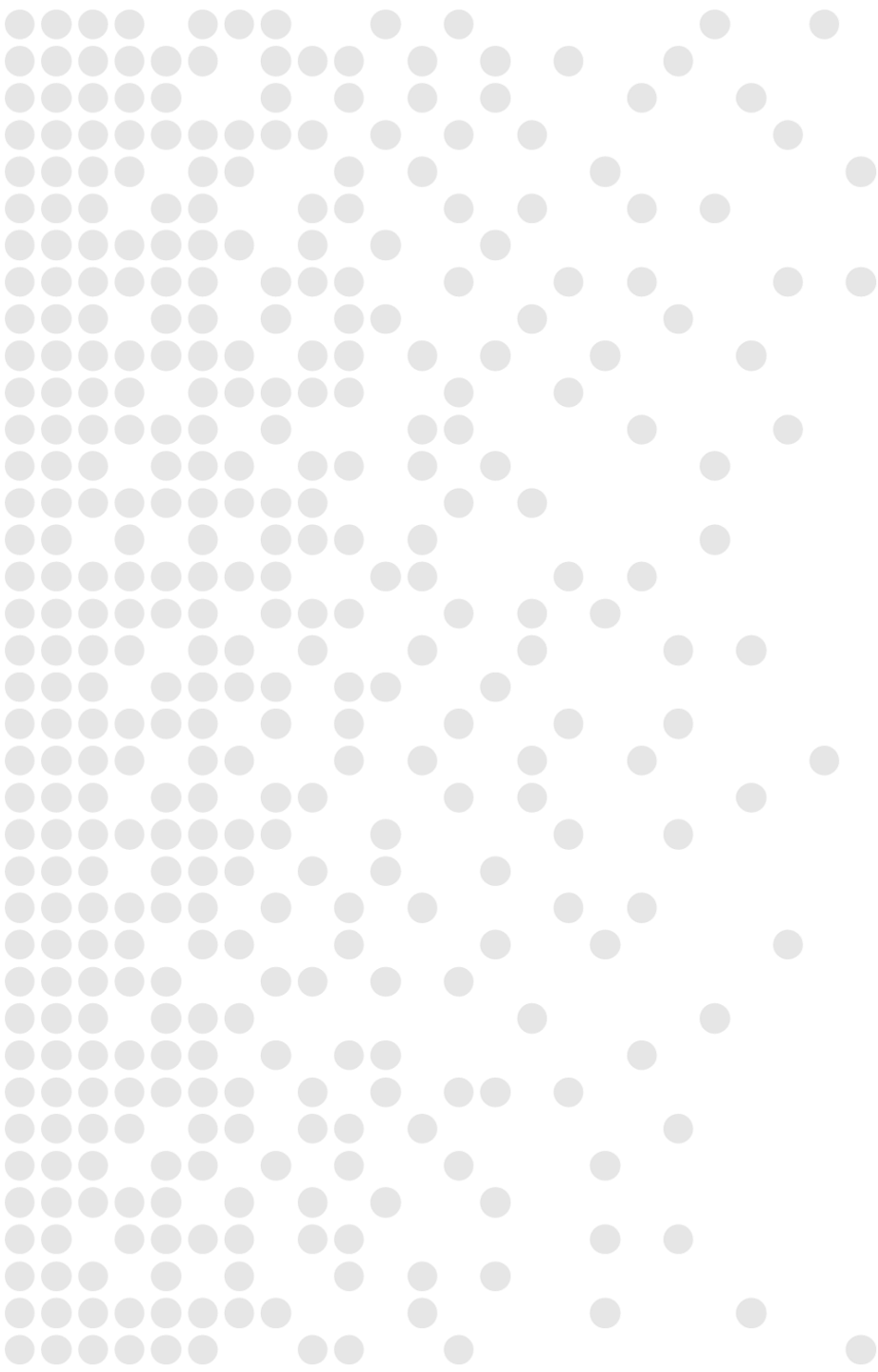
Spatial Applicability	<ul style="list-style-type: none">• D.C.s imposed on a municipal-wide basis (except police, water, and wastewater)• Police (P.H.P.S.), water, and wastewater D.C.s imposed within urban areas only
Timing of Collection	<ul style="list-style-type: none">• D.C.s generally calculated and payable at building permit issuance• Special cases (as discussed earlier): developments that went through a site plan or zoning by-law amendment process, rental housing, institutional• Council may delegate staff to enter into early/deferred payment agreements
Redevelopment Credits	<ul style="list-style-type: none">• D.C. credits provided on conversions or demolitions of existing buildings• Demolition/conversion must be within 5 years of building permit issuance

Proposed D.C. Policies

D.C. By-law Administration (continued)



Indexing	<ul style="list-style-type: none">• Annual indexing of D.C.s on January 1st using the Non-residential Building Construction Price Index
By-law Expiry	<ul style="list-style-type: none">• Proposed by-law has an expiry date of November 6, 2034 (i.e., 10 years from the date it comes into effect)



Next Steps

Next Steps



November 5



Receive feedback from Council and public

Council to determine if any further revisions are required to the D.C. Background Study and draft by-law

Council to consider approval of the D.C. Background Study and adoption of new D.C. by-law