



Municipality of Port Hope 2022 Development Charges Update Study

Public Meeting

September 6, 2022



Introduction

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 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 an overview of the proposed amendment and to receive public input on the matter

Introduction



Development Charges Update Study and By-law Amendment

- D.C. Update Study prepared to amend the Municipality's 2019 D.C. Background Study and By-law 63-2019
- Purpose of the proposed D.C. by-law amendment is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the D.C. recoverable costs (i.e. removal of the 10% statutory deduction, removal of ineligible services (i.e. Parking), and reallocation of service specific growth-related studies)
 - Changes to the timing of calculation and collection of D.C.s and statutory exemptions
 - Update capital cost estimates within Roads & Related and Parks & Recreation services
- All other components of the 2019 D.C. Background Study and D.C. By-law 63-2019 remain unchanged



2022 D.C. Amendment

Changes to D.C. Eligible Costs

- Removal of the 10% statutory deduction from the calculation of the charge (Parks and Recreation, Library, and some Studies)
- Removal of Parking services as it is no longer an eligible service for inclusion under the D.C.A.
- Addition of costs related to this D.C. Amendment

2022 D.C. Amendment

Changes to D.C. Eligible Costs



- Changes to projects and capital cost estimates:
 - Roads & Related
 - Updated cost estimate for the Victoria Street road reconstruction and widening projects
 - Updated cost estimate for the Rose Glen Road reconstruction and widening project
 - Parks & Recreation
 - Revised the project scope and cost of the Town Park Recreation Centre addition and renovations

2022 D.C. Amendment

Changes to D.C. Eligible Costs



Service/Class	D.C.-eligible Costs		
	2019 D.C. Background Study	2022 Update Study	Change (\$)
Municipal Wide Services			
Roads and Related	\$ 12,908,896	\$ 13,913,784	\$ 1,004,888
Fire Protection Services	\$ 963,869	\$ 963,869	\$ -
Parks and Recreation Services	\$ 1,826,751	\$ 2,628,880	\$ 802,128
Library Services	\$ 356,517	\$ 403,582	\$ 47,065
Growth-related Studies	\$ 282,710	\$ 303,650	\$ 20,940
Parking Services	\$ 22,500	\$ -	\$ (22,500)
Total Municipal Wide Services	\$ 16,361,243	\$ 18,213,765	\$ 1,852,522
Area Specific Services (Urban Area)			
Police Services (PHPS)	\$ 595,291	\$ 595,291	\$ -
Transit Services	\$ -	\$ -	\$ -
Total Area Specific Services (Urban Area)	\$ 595,291	\$ 595,291	\$ -
Area Specific Services (Rural Area)			
Police Services (OPP)	\$ -	\$ -	\$ -
Total Area Specific Services (Rural Area)	\$ -	\$ -	\$ -
Urban Services			
Wastewater Treatment Plants	\$ 13,415,840	\$ 13,415,840	\$ -
Wastewater	\$ 5,918,481	\$ 5,918,481	\$ -
Water Treatment Plants	\$ 3,302,913	\$ 3,302,913	\$ -
Water	\$ 3,394,929	\$ 3,394,929	\$ -
Total Urban Services	\$ 26,032,163	\$ 26,032,163	\$ -
GRAND TOTAL URBAN AREA	\$ 42,988,698	\$ 44,841,219	\$ 1,852,522

2022 D.C. Amendment

Proposed Schedule of Charges (indexed to 2022\$)



Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services						
Roads and Related	\$ 7,422	\$ 5,142	\$ 3,777	\$ 5,975	\$ 3,236	\$ 3.40
Fire Protection Services	\$ 581	\$ 403	\$ 296	\$ 468	\$ 253	\$ 0.16
Parks and Recreation Services	\$ 2,064	\$ 1,429	\$ 1,051	\$ 1,662	\$ 900	\$ 0.17
Library Services	\$ 317	\$ 219	\$ 162	\$ 256	\$ 138	\$ 0.02
Growth-related Studies	\$ 196	\$ 136	\$ 99	\$ 158	\$ 85	\$ 0.08
Parking Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services	\$ 10,580	\$ 7,329	\$ 5,385	\$ 8,519	\$ 4,612	\$ 3.83
Area Specific Services (Urban Area)						
Police Services (PHPS)	\$ 417	\$ 289	\$ 212	\$ 336	\$ 182	\$ 0.16
Transit Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Urban Area)	\$ 417	\$ 289	\$ 212	\$ 336	\$ 182	\$ 0.16
Area Specific Services (Rural Area)						
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Rural Area)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Urban Services						
Wastewater Treatment Plants	\$ 5,715	\$ 3,960	\$ 2,908	\$ 4,601	\$ 2,492	\$ 5.85
Wastewater	\$ 4,191	\$ 2,903	\$ 2,134	\$ 3,374	\$ 1,828	\$ 0.68
Water Treatment Plants	\$ 1,406	\$ 975	\$ 715	\$ 1,133	\$ 613	\$ 1.44
Water	\$ 1,445	\$ 1,001	\$ 737	\$ 1,164	\$ 632	\$ 1.48
Total Urban Services	\$ 12,757	\$ 8,839	\$ 6,494	\$ 10,272	\$ 5,565	\$ 9.45
GRAND TOTAL RURAL AREA	\$ 10,580	\$ 7,329	\$ 5,385	\$ 8,519	\$ 4,612	\$ 3.83
GRAND TOTAL URBAN AREA	\$ 23,754	\$ 16,457	\$ 12,091	\$ 19,127	\$ 10,359	\$ 13.44



D.C. Impacts and Municipal Comparisons

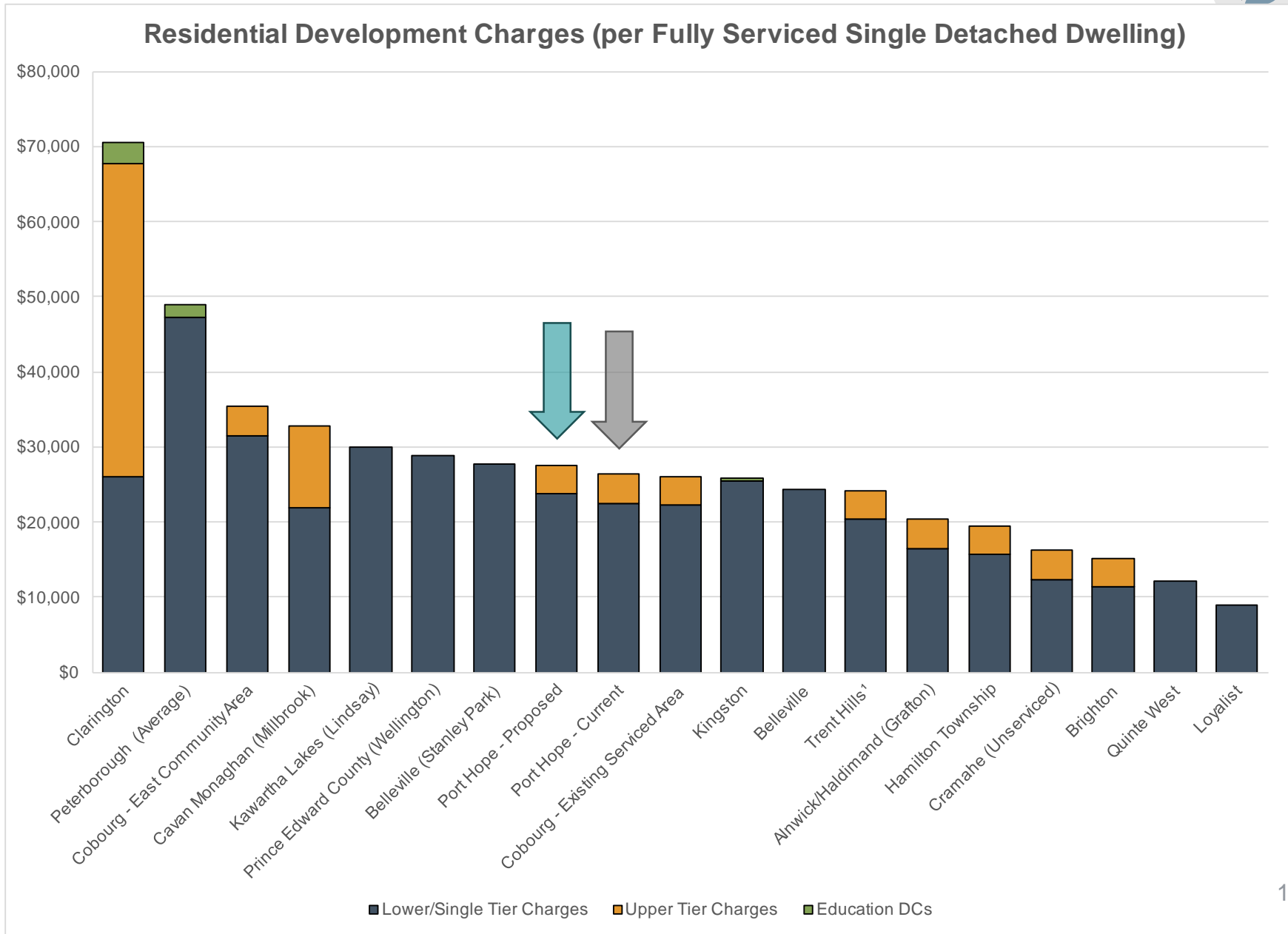
2022 D.C. Amendment



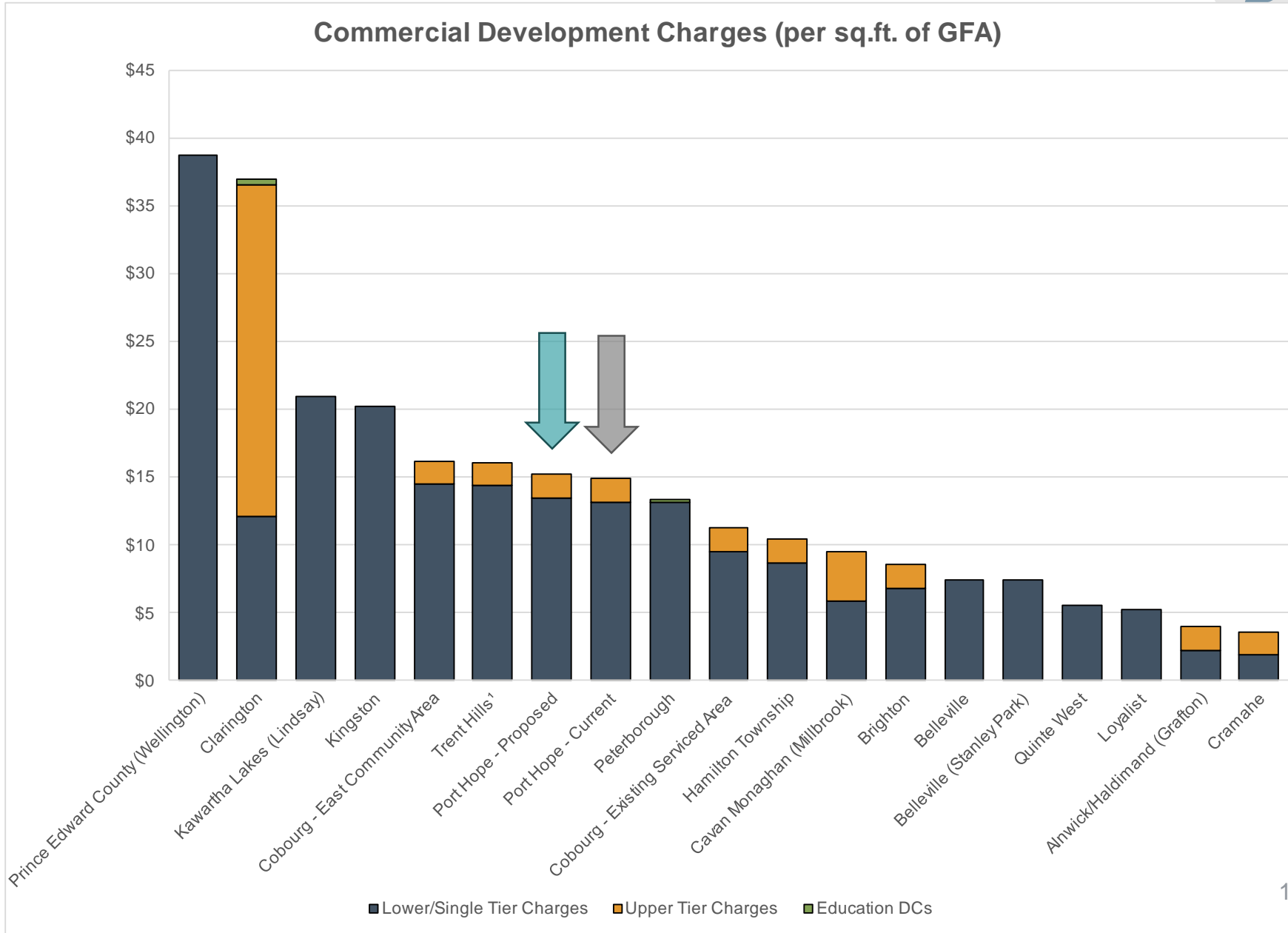
Comparison of current and calculated rates (indexed to 2022\$)

Service	Residential (per Single Detached Dwelling)		Non-Residential (per sq.ft. of GFA)	
	Current	Proposed	Current	Proposed
Municipal Wide Services				
Roads and Related	\$ 6,887	\$ 7,422	\$ 3.15	\$ 3.40
Fire Protection Services	\$ 581	\$ 581	\$ 0.16	\$ 0.16
Parks and Recreation Services	\$ 1,434	\$ 2,064	\$ 0.11	\$ 0.17
Library Services	\$ 280	\$ 317	\$ 0.02	\$ 0.02
Growth-related Studies	\$ 183	\$ 196	\$ 0.08	\$ 0.08
Parking Services	\$ 13	\$ -	\$ 0.01	\$ -
Total Municipal Wide Services	\$ 9,378	\$ 10,580	\$ 3.53	\$ 3.83
Area Specific Services (Urban Area)				
Police Services (PHPS)	\$ 417	\$ 417	\$ 0.16	\$ 0.16
Transit Services	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Urban Area)	\$ 417	\$ 417	\$ 0.16	\$ 0.16
Area Specific Services (Rural Area)				
Police Services (OPP)	\$ -	\$ -	\$ -	\$ -
Total Area Specific Services (Rural Area)	\$ -	\$ -	\$ -	\$ -
Urban Services				
Wastewater Treatment Plants	\$ 5,715	\$ 5,715	\$ 5.85	\$ 5.85
Wastewater	\$ 4,191	\$ 4,191	\$ 0.68	\$ 0.68
Water Treatment Plants	\$ 1,406	\$ 1,406	\$ 1.44	\$ 1.44
Water	\$ 1,445	\$ 1,445	\$ 1.48	\$ 1.48
Total Urban Services	\$ 12,757	\$ 12,757	\$ 9.45	\$ 9.45
GRAND TOTAL RURAL AREA	\$ 9,378	\$ 10,580	\$ 3.53	\$ 3.83
GRAND TOTAL URBAN AREA	\$ 22,552	\$ 23,754	\$ 13.14	\$ 13.44

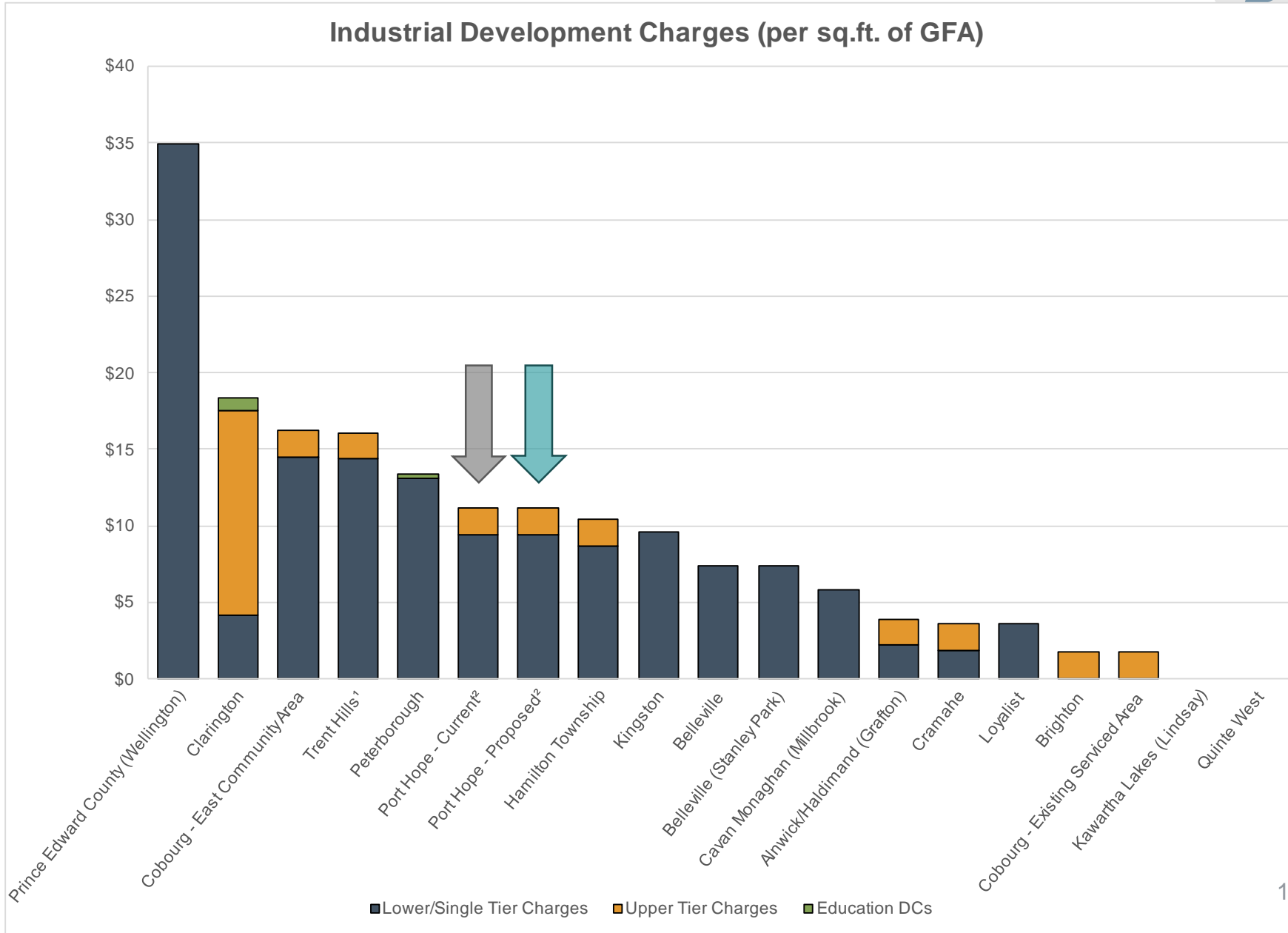
Municipal D.C. Comparison



Municipal D.C. Comparison



Municipal D.C. Comparison





D.C. By-law Policies



- **Except for the following revisions, policies contained within By-law 63-2019, remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval

D.C. By-Law Policies

Interest Charges



- Interest on instalment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed in accordance with the Municipality's Development Charges Interest Policy
 - Development Charges Interest Policy currently being prepared and will be brought forward for Council approval in tandem with the amending D.C. by-law

D.C. By-Law Policies

Statutory Exemptions



- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium & high-density buildings
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings
- Universities that receive regular and ongoing operating funds from the government

D.C. By-Law Policies

Redevelopment Credits



- Redevelopment credits where development involves the demolition and replacement of a building or structure on the same site, or conversion from principal use to another are now to be issued if redevelopment occurs within 60 months (5 years) prior to the date of payment of the D.C.
 - Updated for consistency with Northumberland County's D.C. by-law policy

D.C. By-Law Policies

Definitions



- “bona fide farm operation” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation
 - Updated for consistency with definition in Northumberland County’s D.C. by-law



Next Steps

Next Steps



- Council will receive input from the public and consider any amendments to the D.C Update Study and draft amending by-law
- Finalize Development Charges Interest Rate Policy
- Council to approve D.C Update Study, as amended, and consider adoption of amending D.C. by-law – September 20, 2022