

South Frontenac Development Charges Project

2019 Update to the Development Charges By-law



Presentation to South Frontenac Council – April 16, 2019

Agenda



- Development Charges Overview
- Changes to Development Charges Act as a result of Bill 73
- Project Timeline

South Frontenac Development Charges By-law

By-law 2014-54



- Current Development Charges By-law 2014-54 was passed on September 2, 2014.
- Development Charges Act only permits by-laws to be in effect for 5 yrs.
- Current South Frontenac Development Charges By-law is set to expire on September 2nd, 2019.
- Watson & Associates has been awarded the RFP to update the Development Charges By-law. Watsons will assist the Township by:
 - Updating the Development Charge Background Study to meet the requirements set out in the *Development Charges Act, 1997*.
 - Calculating an updated Development Charge Rate Schedule based on the information contained in the Development Charges Background Study
 - Preparing a revised Development Charge By-Law and Rate Schedule

Development Charges Defined



Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision/condominium (i.e. internal roads, Township roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges under the Development Charges Act (D.C.A.)



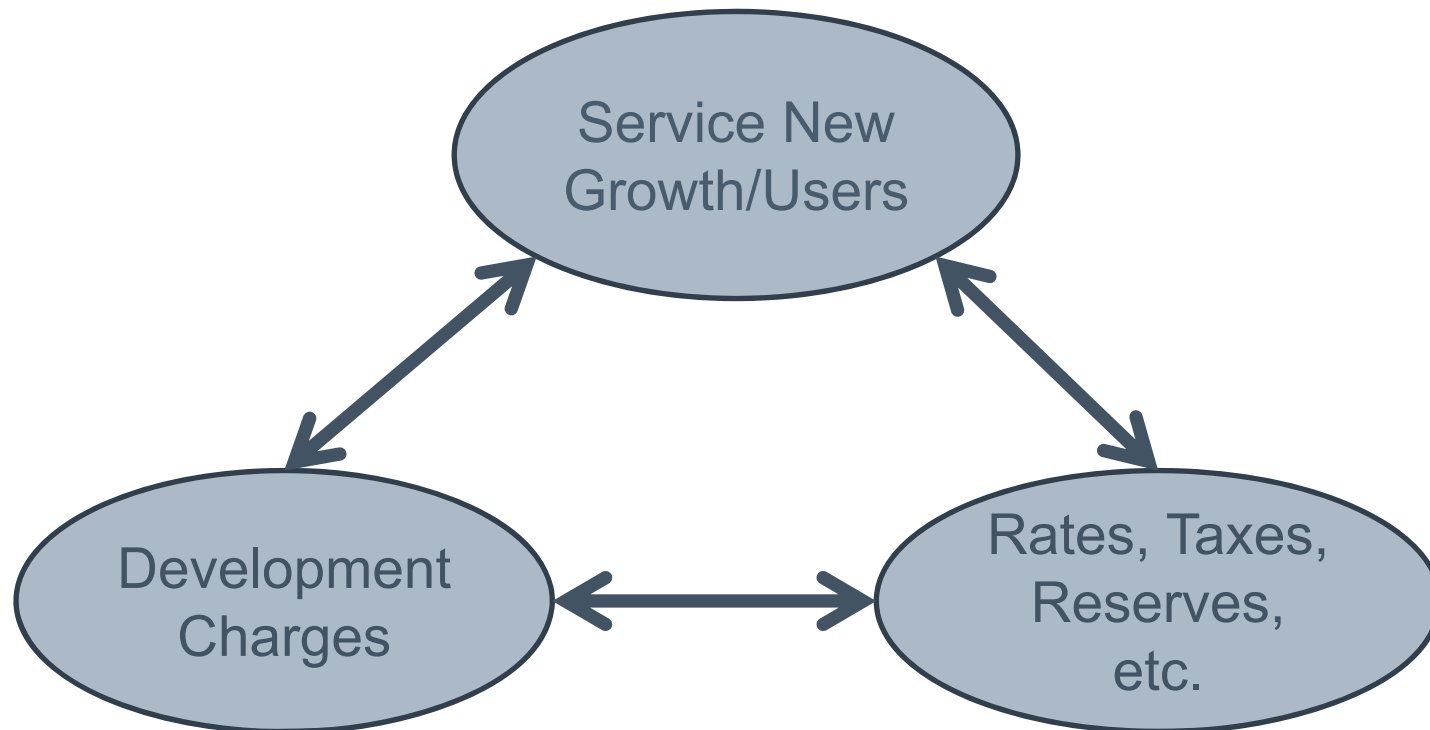
Limitations on Services

- A development charges by-law is a financial tool to assist municipalities recover capital costs associated with residential and non-residential growth within a municipality
- Some forms of capital and some services can not be included under the Development Charges Act. For example items that cannot be covered by DCs include:
 - Headquarters for the General Administration of the Municipality
 - Arts, Culture, Museums and Entertainment Facilities
 - Tourism Facilities
 - Provision of a Hospital
 - Parkland Acquisition
 - Waste Management Services (**Bill 73 update now allows us to charge for waste diversion**)

Overview of the D.C. Calculation



Relationship Between Needs to Service Growth vs. Funding



Impact of Bill 73 on South Frontenac



- It is important to develop a Local Service Policy that clearly sets out expectations for what developers will pay for versus what the Township will pay for new development.
- Discuss inclusion of waste diversion in the D.C.
- Annual reporting requirements to conform to the new required format (SF has been doing this reporting since 2017)
- Ensure the background study is available at least 60 days prior to by-law passage
- Need to consider Area Rating as part of the Background Study (but not mandatory to impose)
- Development Charges by-law may include exemptions
- Development Charges by-laws classify charges based on use (Residential, Commercial, Industrial, etc.)

Emerging Issues



- Refining definitions on new types of housing (e.g. back-to-back townhouses, stacked townhouses, live/work units)
- Cannabis facilities
- Categories of Residential Charges
 - Apartments
 - Special Care/Special Dwelling Units
 - Accessory/Secondary Suites
- Places of Worship (portion for worship only)

Project Timeline



Date	Activity
May 14, 2019	Review Draft Background Study with Council
May 31, 2019	Public Release of Background Study (website & social media)
June 19, 2019	Development Charges Open House (5-7pm)
July 2, 2019	Statutory Public Meeting for Development Charges By-law
August 6, 2019	Adoption of Development Charges By-law