

2021 NOBLETON AREA-SPECIFIC WASTEWATER DEVELOPMENT CHARGE BACKGROUND STUDY AND BYLAW

PUBLIC MEETING PRESENTATION

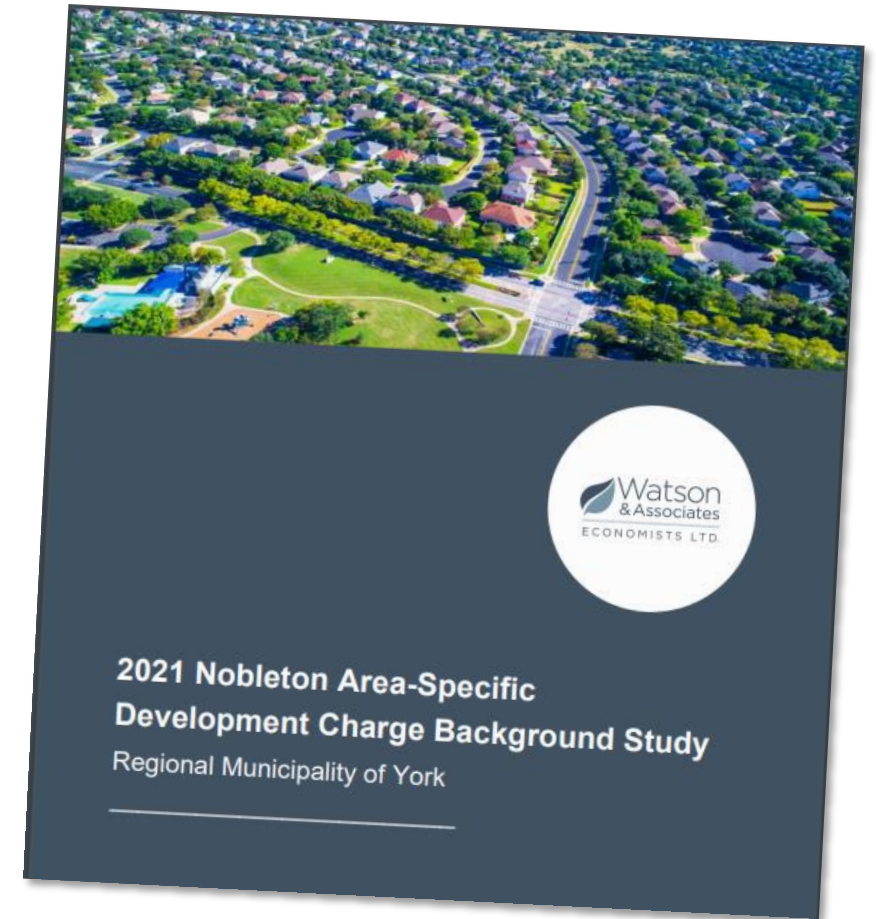
Committee of the Whole
April 8, 2021

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OUTLINE

1. Background
2. Development charge rate calculation
3. Development charge bylaw policies
4. Next steps



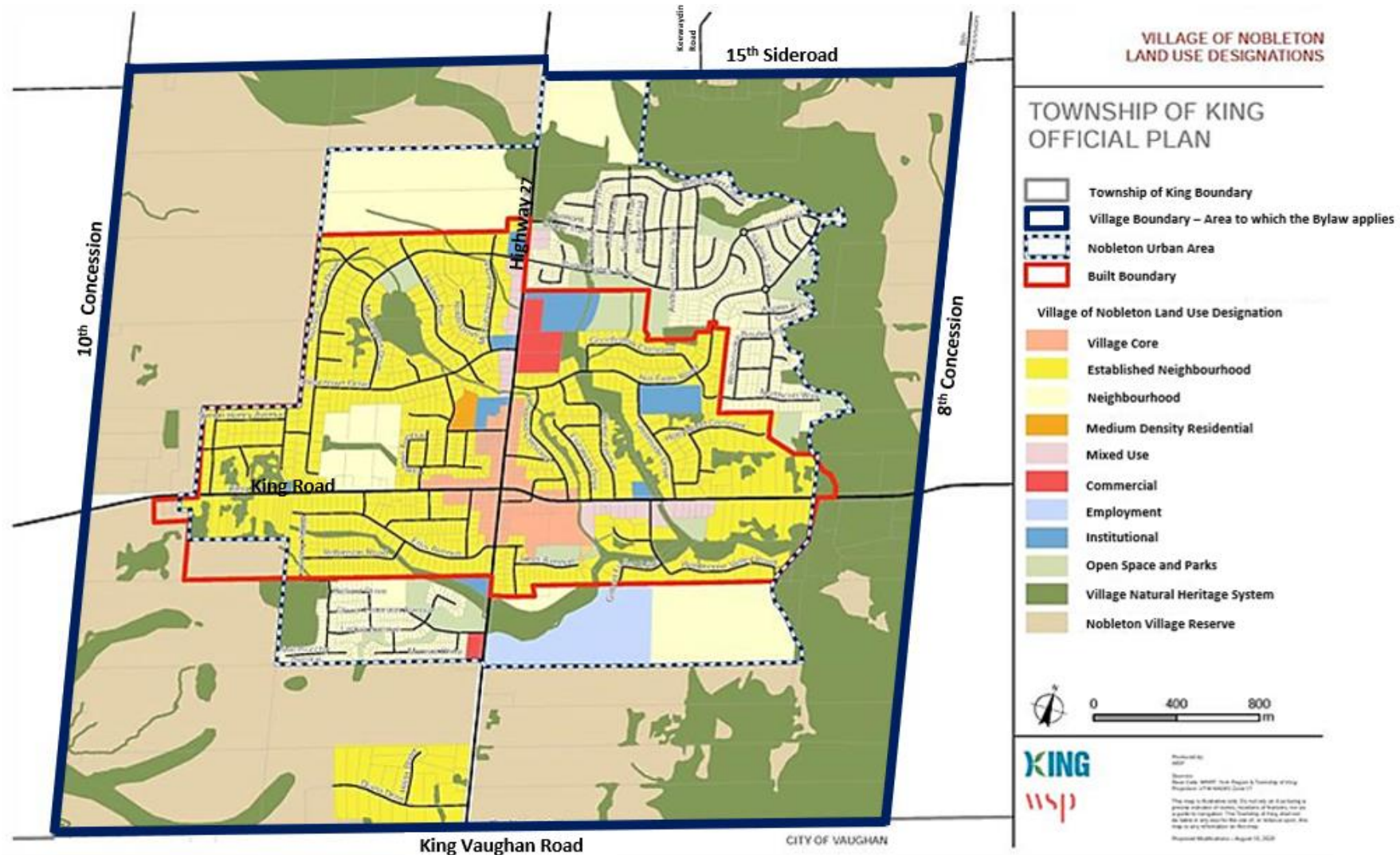
BACKGROUND

- **Objective is to replace the current Nobleton Area-Specific Wastewater Development Charges Bylaw 2016-40 which expires September 20, 2021**
- The area-specific wastewater Development Charges Bylaw is to fund the Regional portion of the wastewater infrastructure investment that services growth in the Village of Nobleton
- Development in the Village of Nobleton pays this wastewater development charge in place of the Region-wide wastewater development charge

BACKGROUND (CONTINUED)

- On September 21, 2006, Regional Council passed an area-specific Bylaw for wastewater services
- This was applicable only to the Village of Nobleton (Township of King)
- It covered the estimated cost of the Water Pollution Control Plant, forcemain and trunk sewer, wastewater pumping stations, outfall and wetland
- The 2006 bylaw expired on September 20, 2011 and was replaced by the current area-specific Development Charges Bylaws 2011-36 and 2016-40
- Development Charges Bylaw 2016-40 expires on September 20, 2021

THIS DEVELOPMENT CHARGE BYLAW APPLIES TO THE LANDS WITHIN THE NOBLETON VILLAGE BOUNDARY



PROCESS

Date	Deliverable/Area
January 14	Background Study made available to the public and posted to the Region's website
	Regional staff held a Nobleton Stakeholder's meeting
February 4	Public meeting posted in local newspaper – King Connection

- ✓ All of the above, including today's public meeting, adhere to the *Development Charge Act, 1997*, as amended, requirements

DEVELOPMENT CHARGE RATE CALCULATION

	(000's \$)
2011 Estimated Gross Cost	23,103
<i>Less Scope Changes (2011-2014)</i>	<u>(189)</u>
2014 Final Cost	22,914
<i>Less Non-Growth Share</i>	<u>(9,419)</u>
Eligible Growth Share	13,495
<i>Less Credits/Contributions to Date¹</i>	<u>(8,915)</u>
Amount Remaining to Be Recovered	4,580

¹ includes adjustments for indexing and cost of the 2021 DC study

DEVELOPMENT CHARGE RATE CALCULATION (CONTINUED)

Cost Attribution		
	Residential	Non-Residential
DC Eligible Capital Cost	\$1,515,290	\$3,064,427
Remaining Growth to Buildout		
Gross Population/Gross Floor Area (square feet)	<u>364</u>	<u>523,828</u>
Cost Per Capita/Non-residential (square feet)	\$4,162.89	\$5.85

Residential Unit Type	Persons per unit assumptions
Single and Semi-Detached	3.48
Multiple Unit Dwelling	2.95
Apartments – 700 square feet or more	2.18
Apartments – Less than 700 square feet	1.50

COMPARISON OF CURRENT VERSUS PROPOSED WASTEWATER RATES

	Current Rates (indexed as of Sep 21, 2020)	Proposed 2021 Rates
Residential (\$ per unit)		
Single and Semi-Detached	11,349	14,487*
Multiple Unit Dwelling	9,751	12,281*
Apartments >=700 square feet**	6,856	9,075*
Apartments < 700 square feet**	4,992	6,244*
Non-residential (\$ per square foot of Gross Floor Area)		
Retail	6.23	5.85
Industrial/Office/Institutional	6.23	5.85

*Note: Residential development charge rates have increased due to indexing exceeding development charge payments received during the same period

**Note: The 2016 Nobleton Area-Specific Development Charge Bylaw delineated apartments at 650 square feet

DEVELOPMENT CHARGE BYLAW POLICIES — NEW

- The amount of the development charge is determined at the time of subdivision agreement for residential development, for all other development types the development charge is determined at the time of building permit issuance
 - The development charge amount for all developments occurring within two years of a Site Plan or Zoning Bylaw Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the development charge in effect on the day of the Site Plan or Zoning Bylaw Amendment application
 - Rental housing and institutional developments will pay development charge in six equal annual installments commencing at occupancy
 - Non-profit housing will pay development charge in twenty-one equal annual installments commencing at occupancy

DEVELOPMENT CHARGE BYLAW POLICIES — NEW (CONTINUED)

- Definition of **small apartments** modified to align with 2017 Region-wide Development Charges Bylaw (i.e., less than 700 sq.ft.)
- Definition of **gross floor area** modified to align with 2017 Region-wide Development Charges Bylaw (i.e., excludes structured parking accessory to shopping malls and hotels)
- **Timing of annual indexing** modified to align with 2017 Region-wide Development Charges Bylaw (i.e., **July 1st**)

DEVELOPMENT CHARGE BYLAW POLICIES — MAINTAIN

- Residential charges are calculated based on dwelling unit type
- Non-residential charges are calculated based on amount of gross floor area
- Municipal and school board properties are exempt under the *Development Charges Act, 1997*
- Certain expansions to existing industrial buildings and residential intensification within or ancillary to classes of prescribed residential buildings are exempt under the *Development Charges Act, 1997*
- Credits are calculated and applied where existing buildings are converted or demolished and replaced within 48 months prior to building permit issuance

DEVELOPMENT CHARGE BYLAW POLICIES — MAINTAIN (CONTINUED)

- Non-statutory exemptions are provided for places of worship (maximum 5,000 square feet) or portion used for worship whichever is greater; and certain non-retail building expansions
- If provided for by the Township of King, exemptions will be given to certain other types of development, for example:
 - Non-profit community use buildings;
 - Private schools exempt under the *Assessment Act*;
 - Agricultural uses; and
 - Public hospitals receiving aid under the *Public Hospitals Act*

NEXT STEPS

- Following receipt of public input on the background study and proposed Bylaw, the Bylaw will be brought to Committee for discussion, including any staff recommendations on public input received
- The Bylaw will be brought to Council for its consideration of approval on May 27, 2021
- The new Bylaw would come into effect **July 1, 2021**

THANK YOU

