



# Town of Tillsonburg 2019 Development Charges Background Study

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Public Meeting  
May 13, 2019

# Public Meeting Purpose



## Purpose:

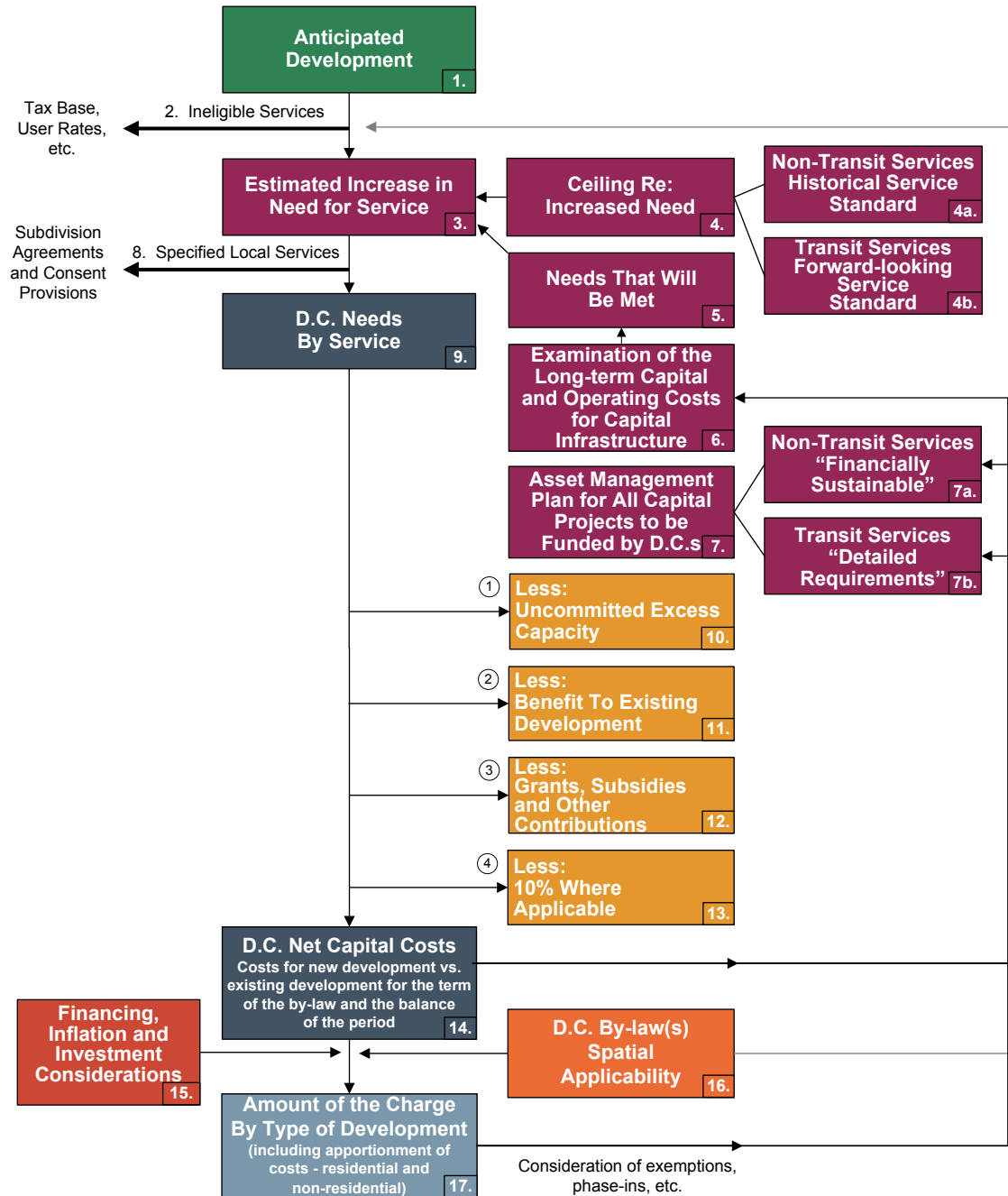
- This meeting is a mandatory requirement under the *Development Charges Act (D.C.A.)*
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting and provided on the Municipality's website 60 days prior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

# Study Process and Timeline



- D.C. Background Study process has been undertaken in conjunction with Oxford County and the area municipalities (excl. Woodstock)
  - Growth forecast and detailed discussions with staff regarding future needs to service growth (July – Dec. 2018)
  - Joint Council Information Session (July 10, 2018)
  - Development Industry Stakeholder Session (Aug. 13 and Sep. 5, 2018)
  - Joint County and Area Municipal Council Information Session (March 13, 2019)
  - Development Industry Stakeholder Session (March 21 and 25, 2019)
  - Tillsonburg Council Information Session (March 21, 2019)
  - Release of D.C. Background Study (April 12, 2019)
  - **D.C. Public Meeting (May 13, 2019)**
  - Council consideration of D.C. By-law (June 13, 2019)

# The Process of Calculating a Development Charge under the Act that must be followed



# Growth Forecast



- The County of Oxford is currently undertaking a Municipal Comprehensive Review to update the growth forecast for the County and area municipalities.
- Growth forecast has been prepared based on January 2019 draft findings for the 10-year period (2019-2029) and 22 year period (2019-2041)

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment <sup>1</sup>	Sq.m. of GFA
Mid 2019	16,545	7,696	7,722	n/a
Mid 2029	18,386	8,589	8,233	n/a
Mid 2041	20,713	9,541	8,941	n/a
Incremental Change				
10-year (2019-2029)	1,841	893	511	45,300
22-year (2019-2041)	4,168	1,845	1,219	102,800

1. Excludes NFPOW and WAH



# Increase in Need for Service

## Town-Wide Services (22-year)

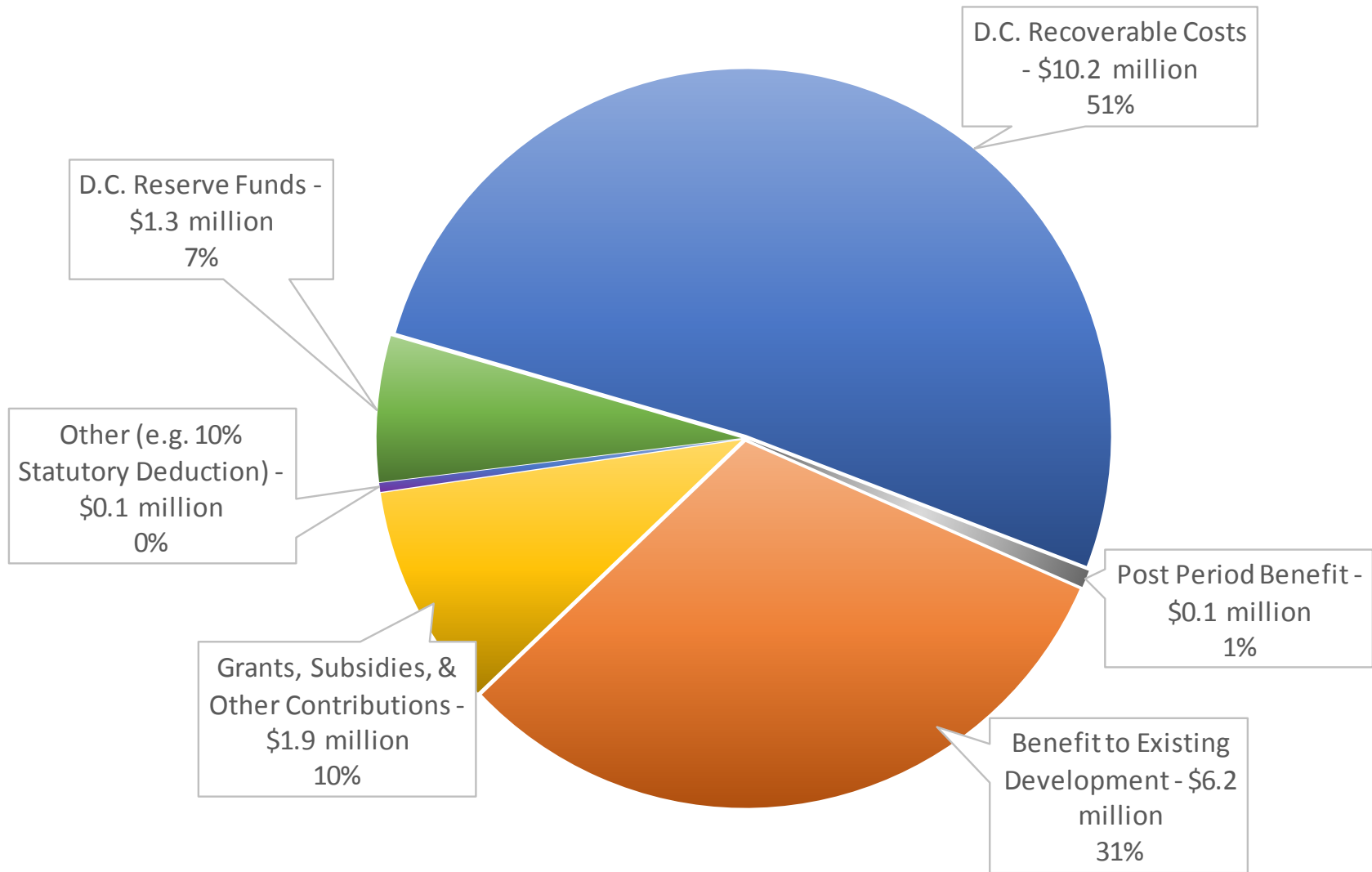
- Roads and Related (road improvements and public works)

## Town-Wide Services (10-year)

- Fire Services
- Police Services
- Parks and Recreation (indoor recreation, parks and trails development)
- Administration - Studies

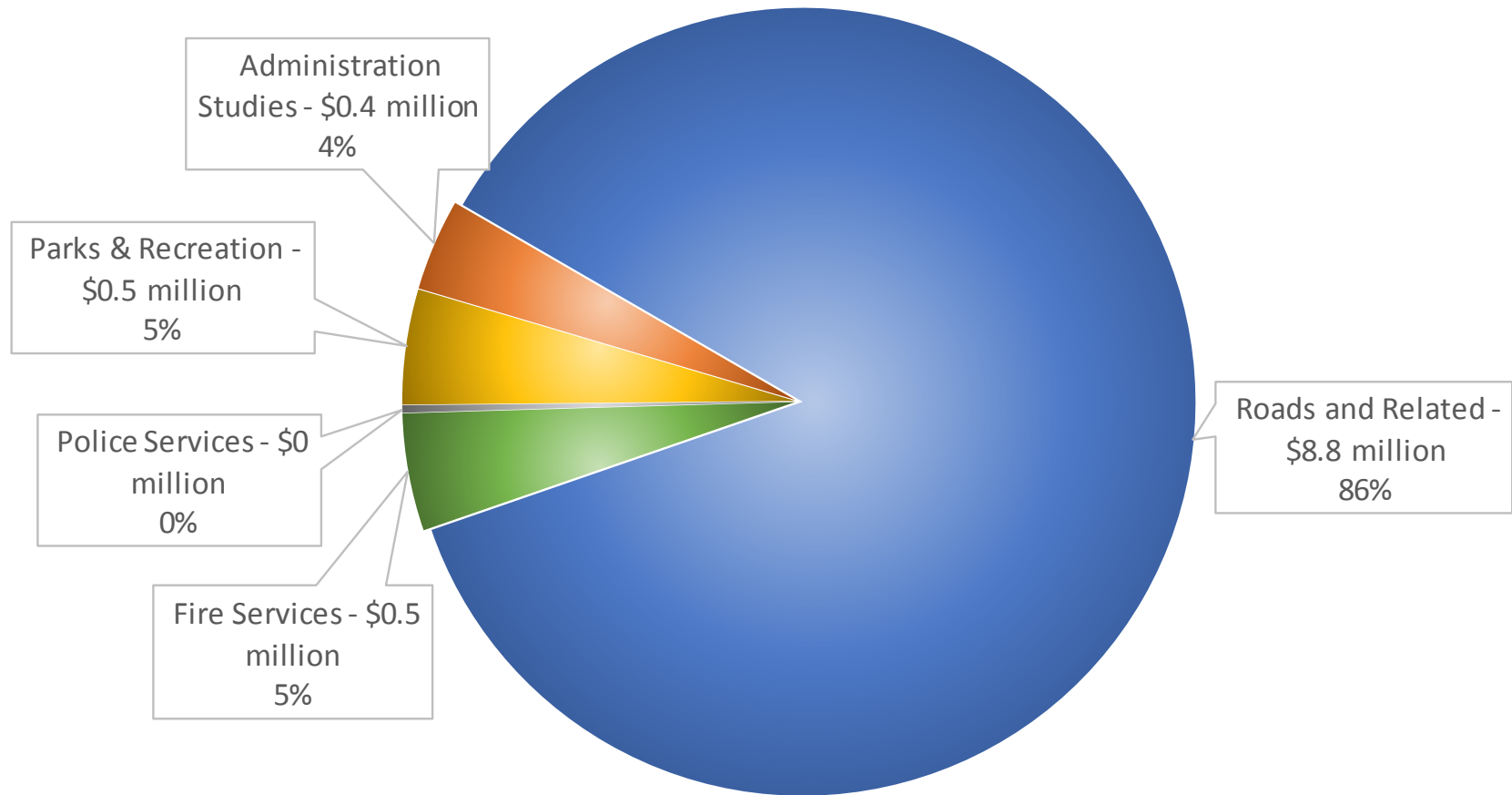
# Anticipated Capital Needs

Gross Capital Costs - \$19.8 million



# Development Charge Recoverable Capital Costs

Total D.C. Recoverable Costs – \$10.2 million





# Proposed Schedule of Development Charges



Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m <sup>2</sup> of Gross Floor Area)	(per Wind Turbine)
<b>Municipal Wide Services:</b>						
Roads and Related	4,434	2,364	1,599	2,785	19.73	4,434
Fire Services	512	273	185	322	2.39	512
Police Services	47	25	17	29	0.22	47
Parks & Recreation	860	458	310	540	0.75	
Administration Studies	400	213	144	251	1.87	400
<b>Total Municipal Wide Services</b>	<b>6,252</b>	<b>3,333</b>	<b>2,255</b>	<b>3,927</b>	<b>24.95</b>	<b>5,392</b>



# Comparison of Current vs. Proposed D.C.

Per Single Detached Residential Dwelling Unit, and per Square Metre of Non-Residential Gross Floor Area

**Residential (Single Detached) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Roads and Related	2,796	4,434
Fire Services	490	512
Police Services	-	47
Parks & Recreation	383	860
Administration Studies	127	400
<b>Total Municipal Wide Services</b>	<b>3,796</b>	<b>6,252</b>

**Non-Residential (per m<sup>2</sup>) Comparison**

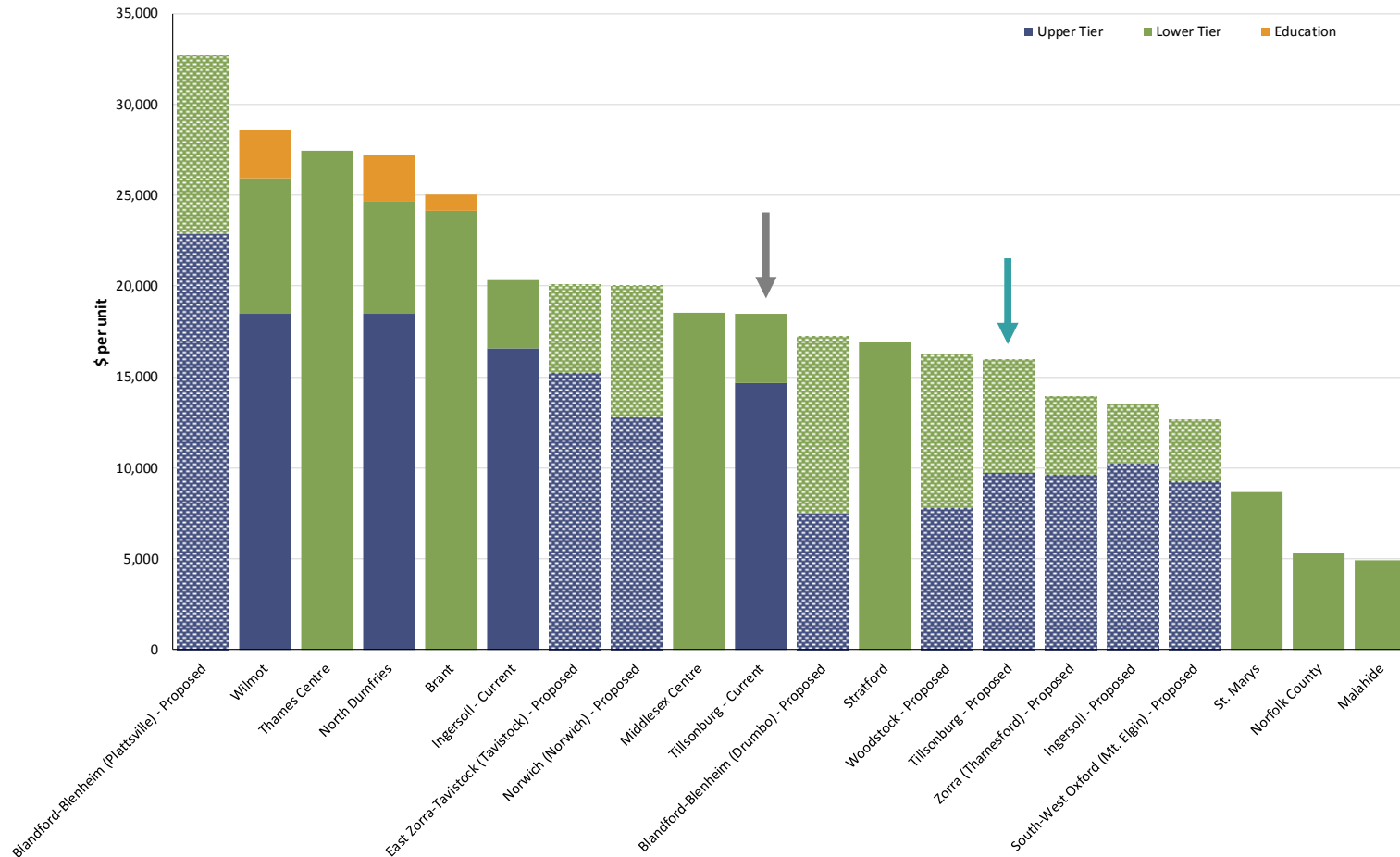
Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Roads and Related	-	19.73
Fire Services	-	2.39
Police Services	-	0.22
Parks & Recreation	-	0.75
Administration Studies	-	1.87
<b>Total Municipal Wide Services</b>	<b>-</b>	<b>24.95</b>

# Municipal D.C. Comparison

## Per Single-Detached Residential Dwelling Unit

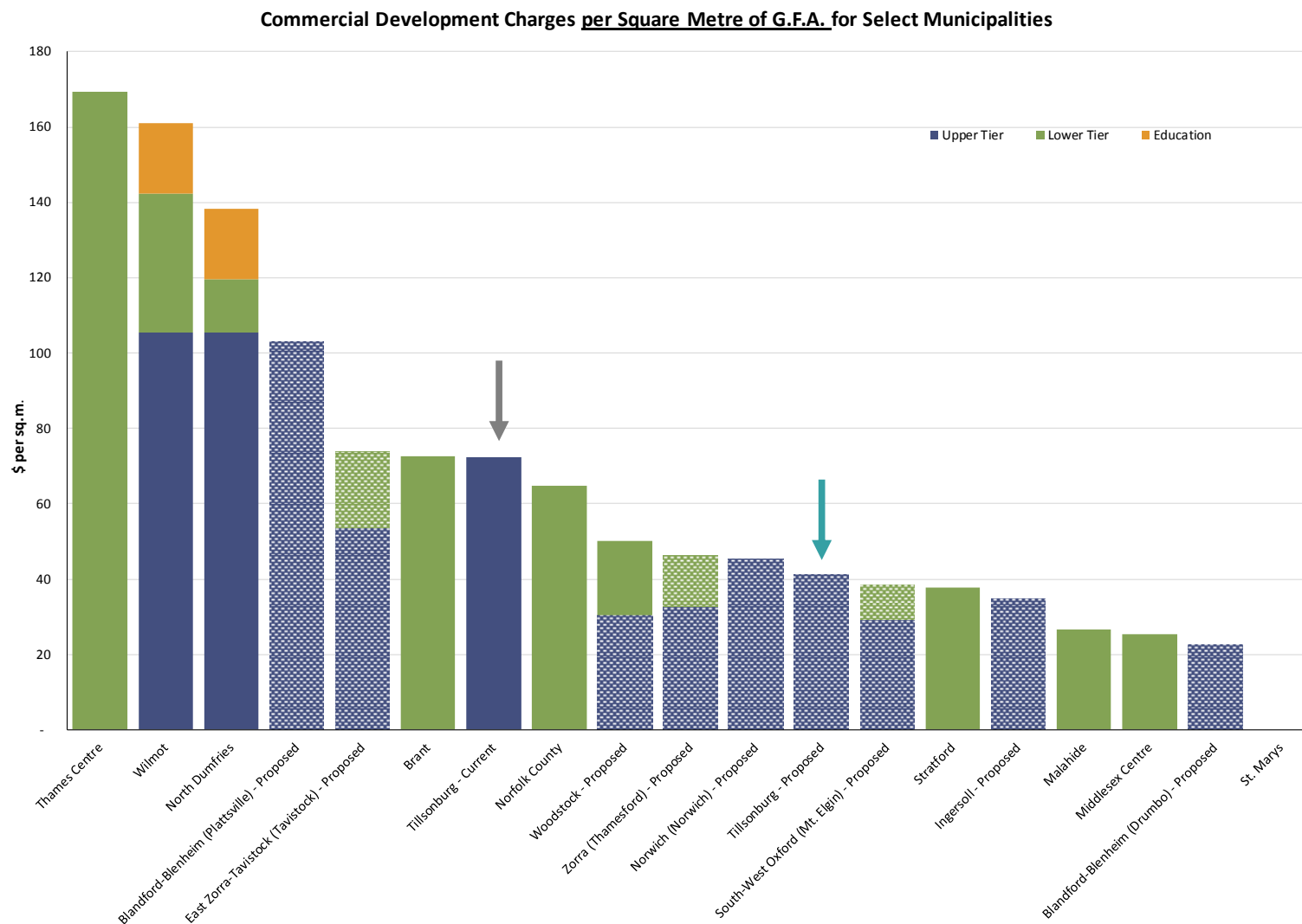


Residential Development Charges per Fully-Serviced Single Detached Dwelling for Select Municipalities



# Municipal D.C. Comparison

## Per Square Metre of Commercial Gross Floor Area

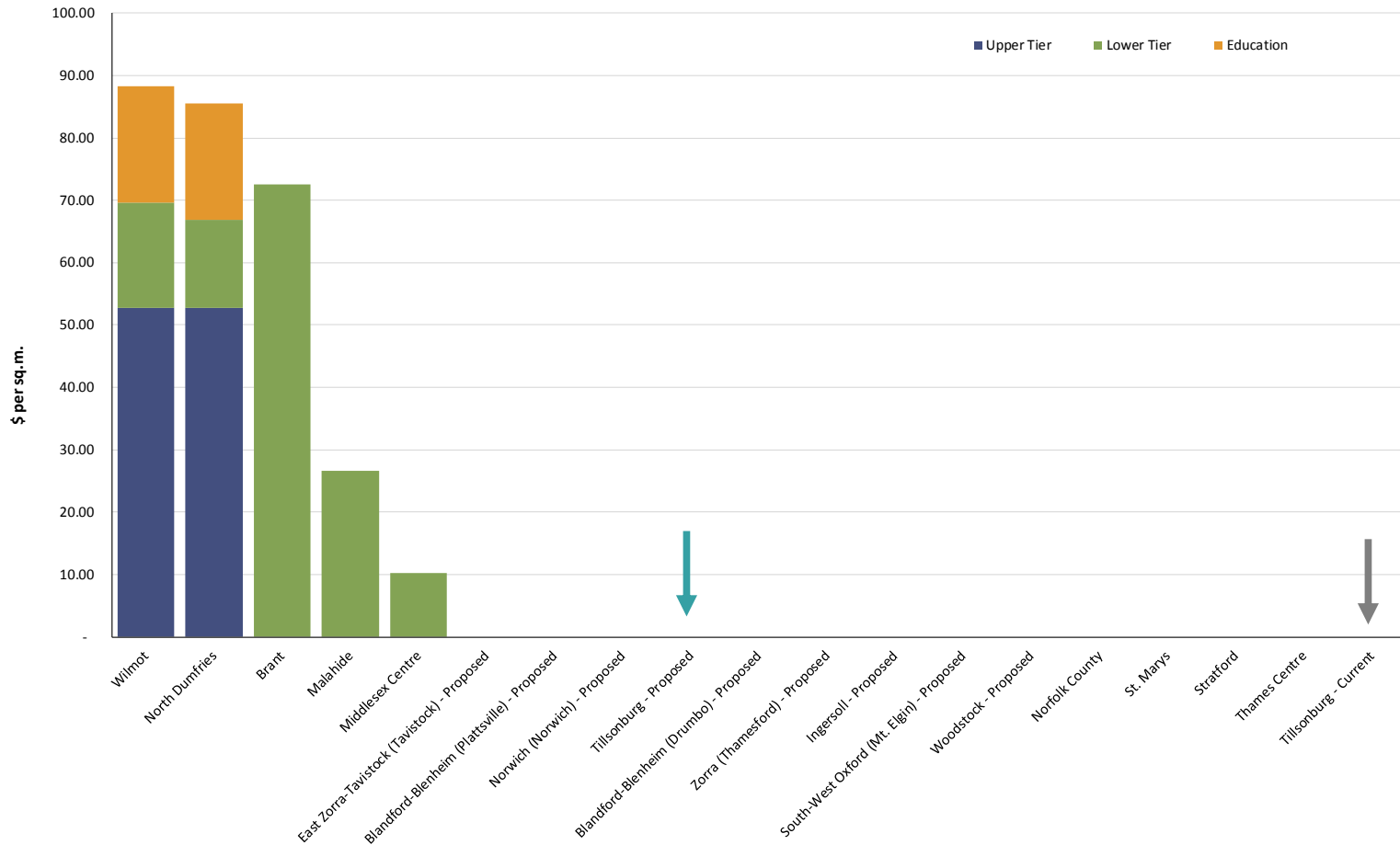


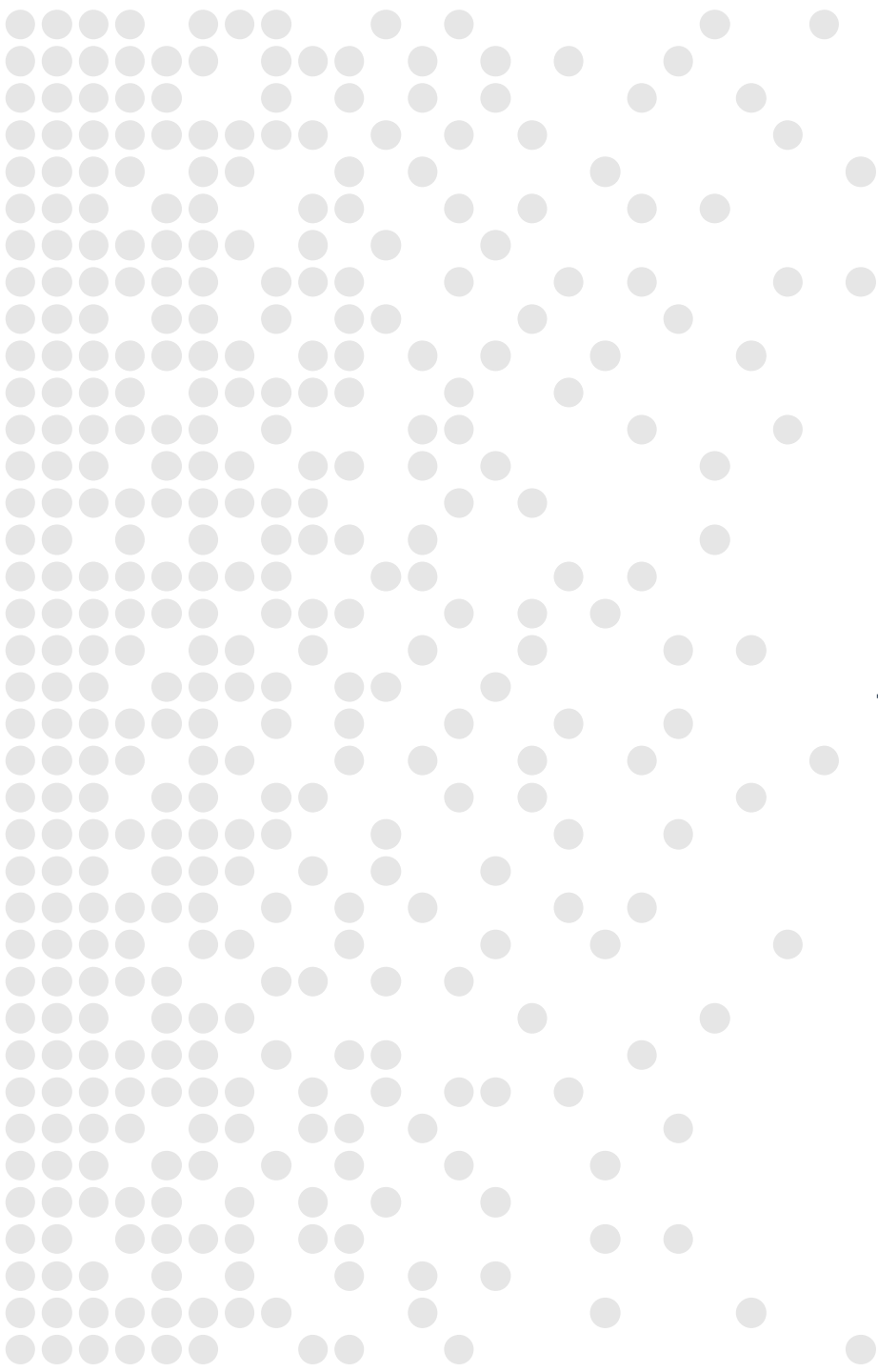
# Municipal D.C. Comparison

## Per Square Metre of Industrial Gross Floor Area



Industrial Development Charges per Square Metre of G.F.A. for Select Municipalities





## Development Charge By-Law Policies

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# D.C. By-Law Policies

## Charge Applicability, Timing, and Administration

- One municipal development charge by-law be used for all services
- D.C. by-law would provide for calculation and collection of the charges at the time of building permit issuance
- Municipality may enter into agreement for the D.C. to be paid before or after it would otherwise be payable
- Annual Indexing of D.C.s to occur on April 1<sup>st</sup>

# D.C. By-Law Policies

## Statutory D.C. Exemptions



- The D.C.A. provides statutory exemptions for:
  - Industrial additions of up to and including 50% of the existing GFA of the building - for industrial additions which exceed 50% of the existing GFA, only the portion of the addition in excess of 50% is subject to D.C.s
  - Land used for Municipal or Board of Education purposes
  - Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units





# D.C. By-Law Policies

## Current Non-Statutory D.C. Exemptions

- Non-Residential Buildings
- Places of Worship
- Public Hospitals
- Farm Buildings
- Temporary Buildings or Structures
- Temporary Dwelling Units
- Affordable Housing
- Lands designated as “Central Business District” and “Entrepreneurial Area” in the County of Oxford Official Plan, Schedule T-1
- Long-Term Care homes



# D.C. By-Law Policies

## Redevelopment Credits

- Credits provided for redevelopment through the demolition or conversion of an existing building or structure
- Credits are witnessed for a 5-year period from demolition or conversion, or no later than 12 months from the date of building permit issuance for the redevelopment
- No credit shall be given where the existing building or would have been exempt from Development Charges in accordance with the by-law



## Next Steps

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# Next Steps



- Council to receive input from the public on the proposed D.C. By-Law;
- Consider further amendments to the D.C. Background Study and D.C. by-law prior to by-law passage, as required; and
- Council consideration of D.C. By-law (June 13, 2018)