



Town of Tillsonburg 2019 Development Charges Background Study

Public Meeting
May 13, 2019

Public Meeting Purpose



Purpose:

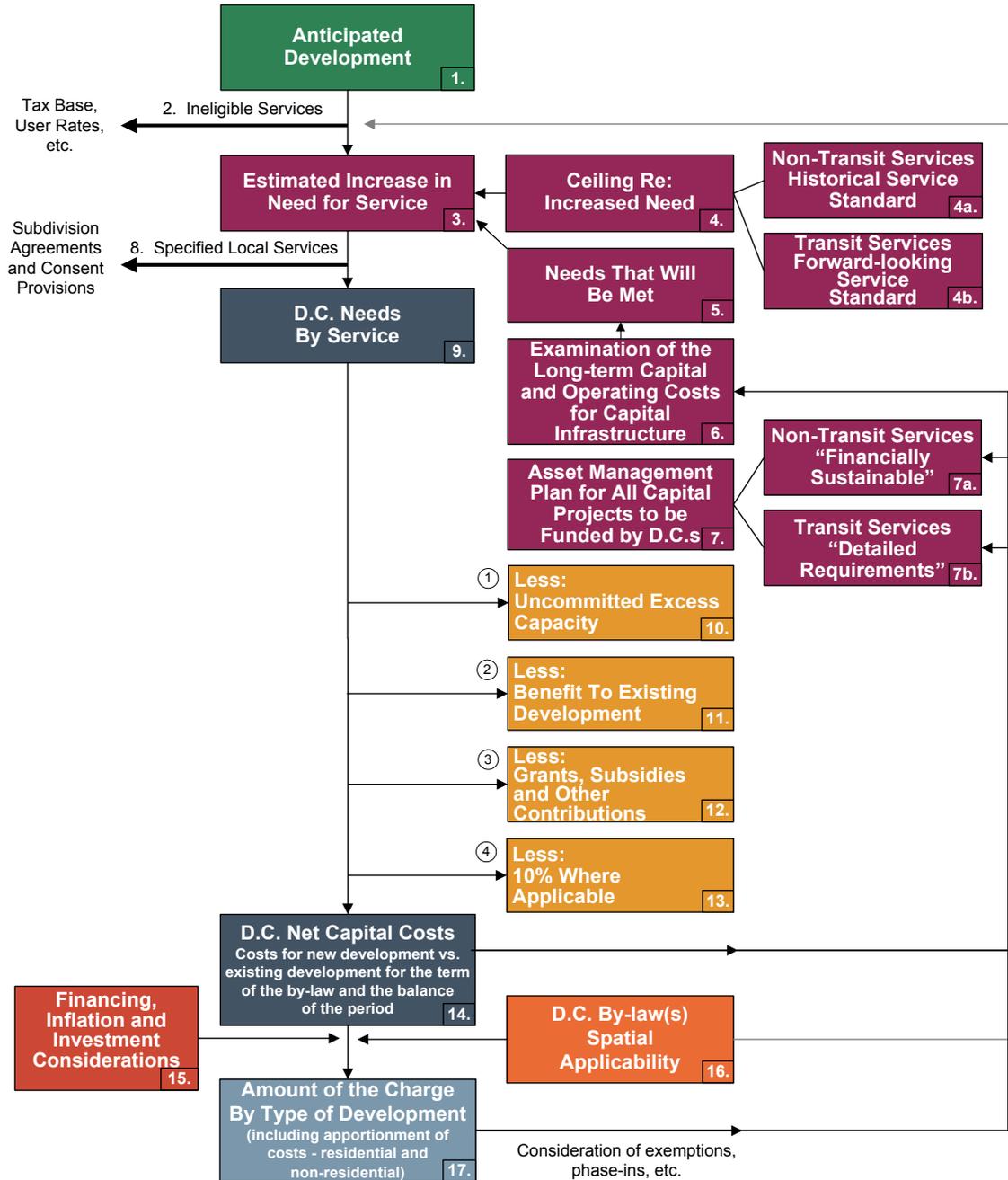
- This meeting is a mandatory requirement under the *Development Charges Act (D.C.A.)*
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting and provided on the Municipality's website 60 days prior 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 ¹	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)

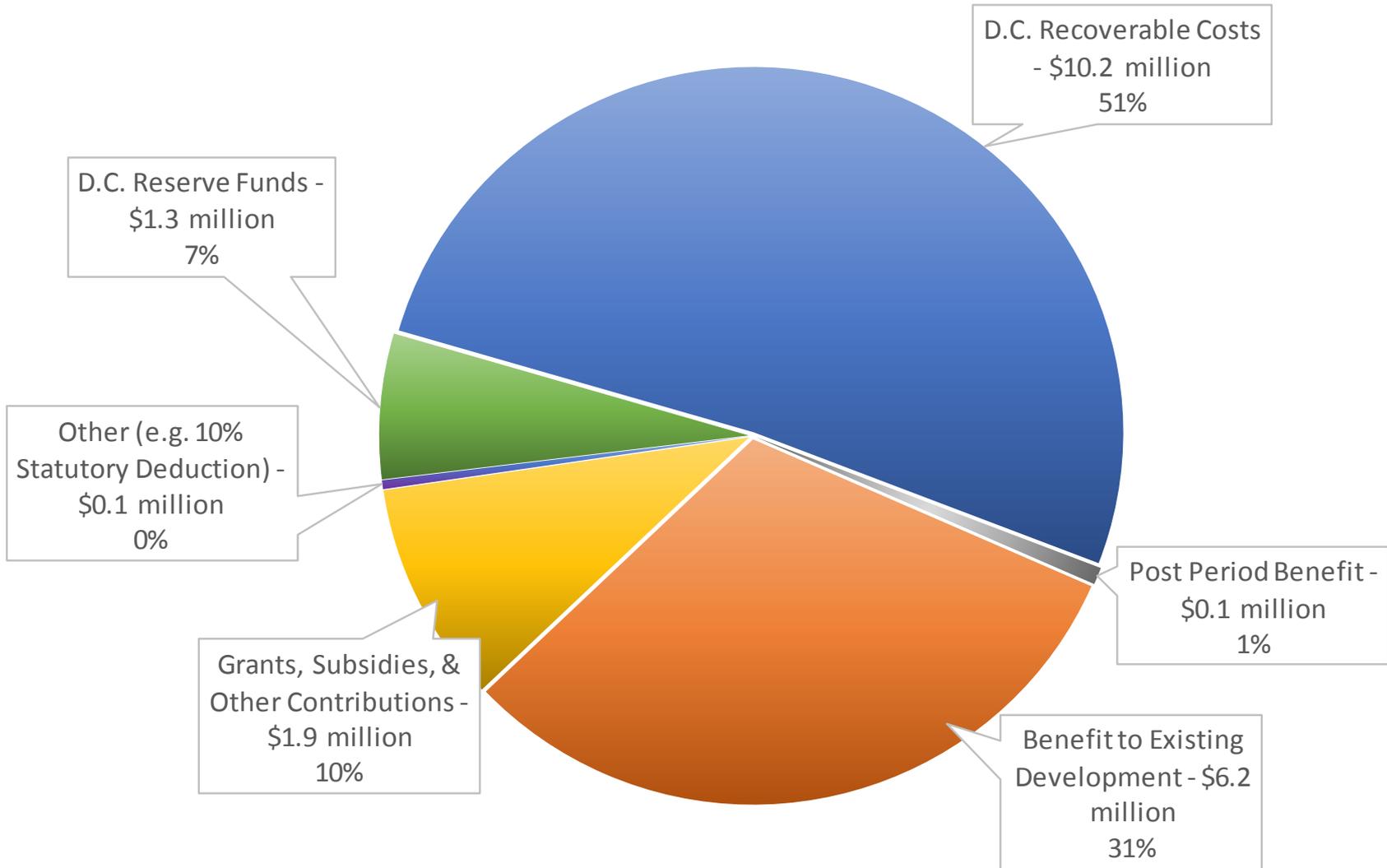
- Roads and Related (road improvements and public works)

Town-Wide Services (10-year)

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

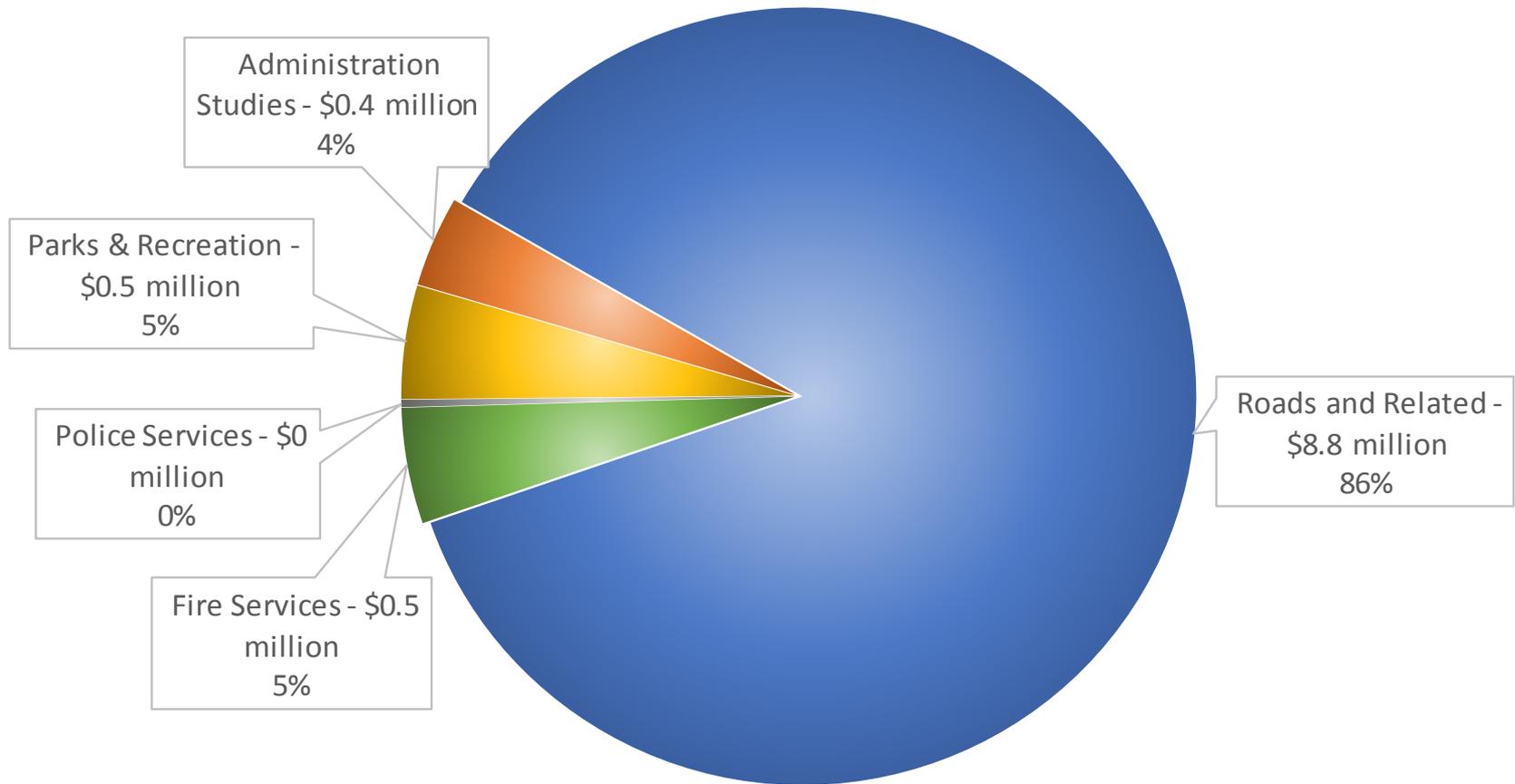
Anticipated Capital Needs

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 ² of Gross Floor Area)	(per Wind Turbine)
Municipal Wide Services:						
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
Total Municipal Wide Services	6,252	3,333	2,255	3,927	24.95	5,392



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

Non-Residential (per m²) Comparison

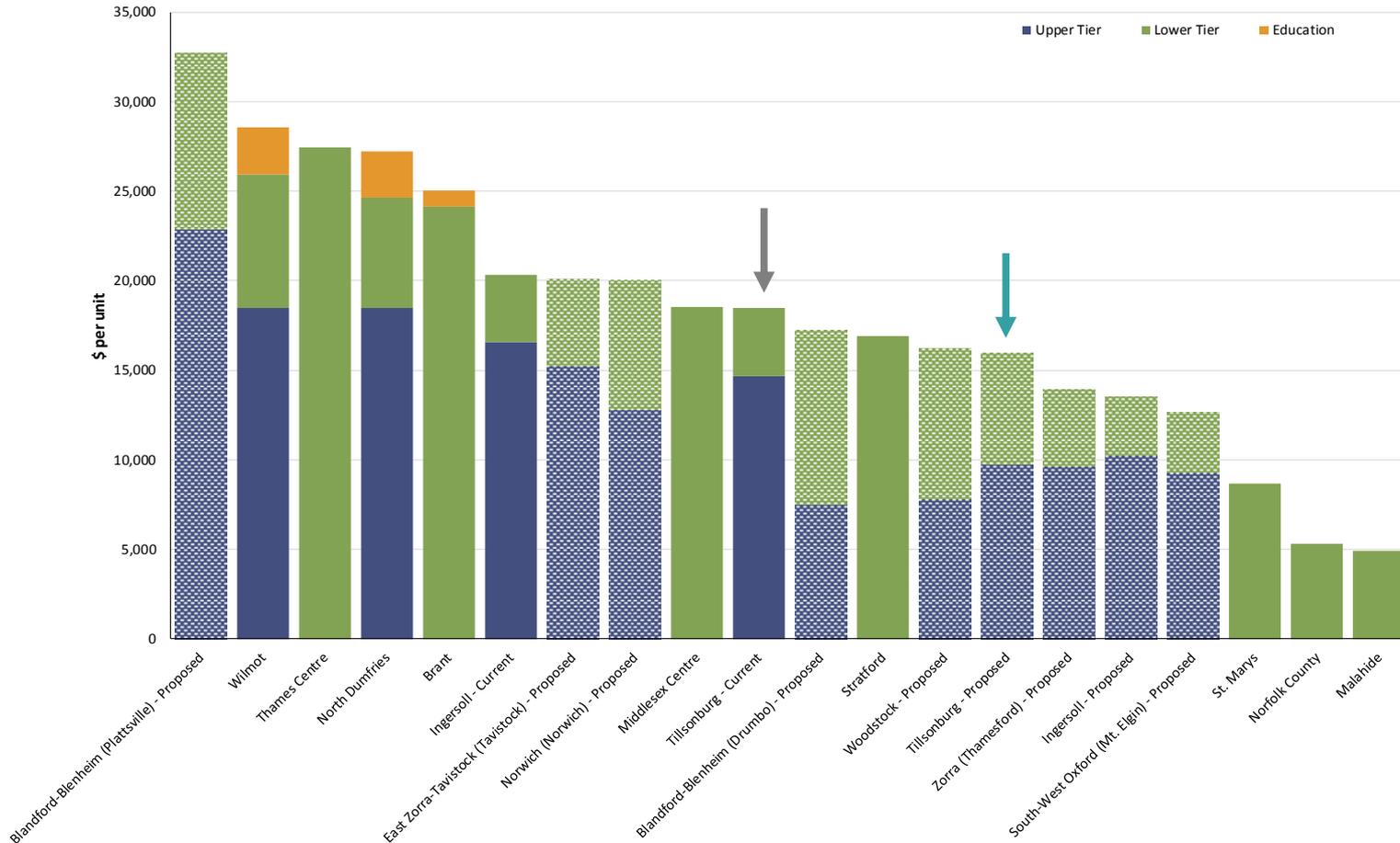
Service	Current	Calculated
Municipal Wide Services:		
Roads and Related	-	19.73
Fire Services	-	2.39
Police Services	-	0.22
Parks & Recreation	-	0.75
Administration Studies	-	1.87
Total Municipal Wide Services	-	24.95

Municipal D.C. Comparison

Per Single-Detached Residential Dwelling Unit



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



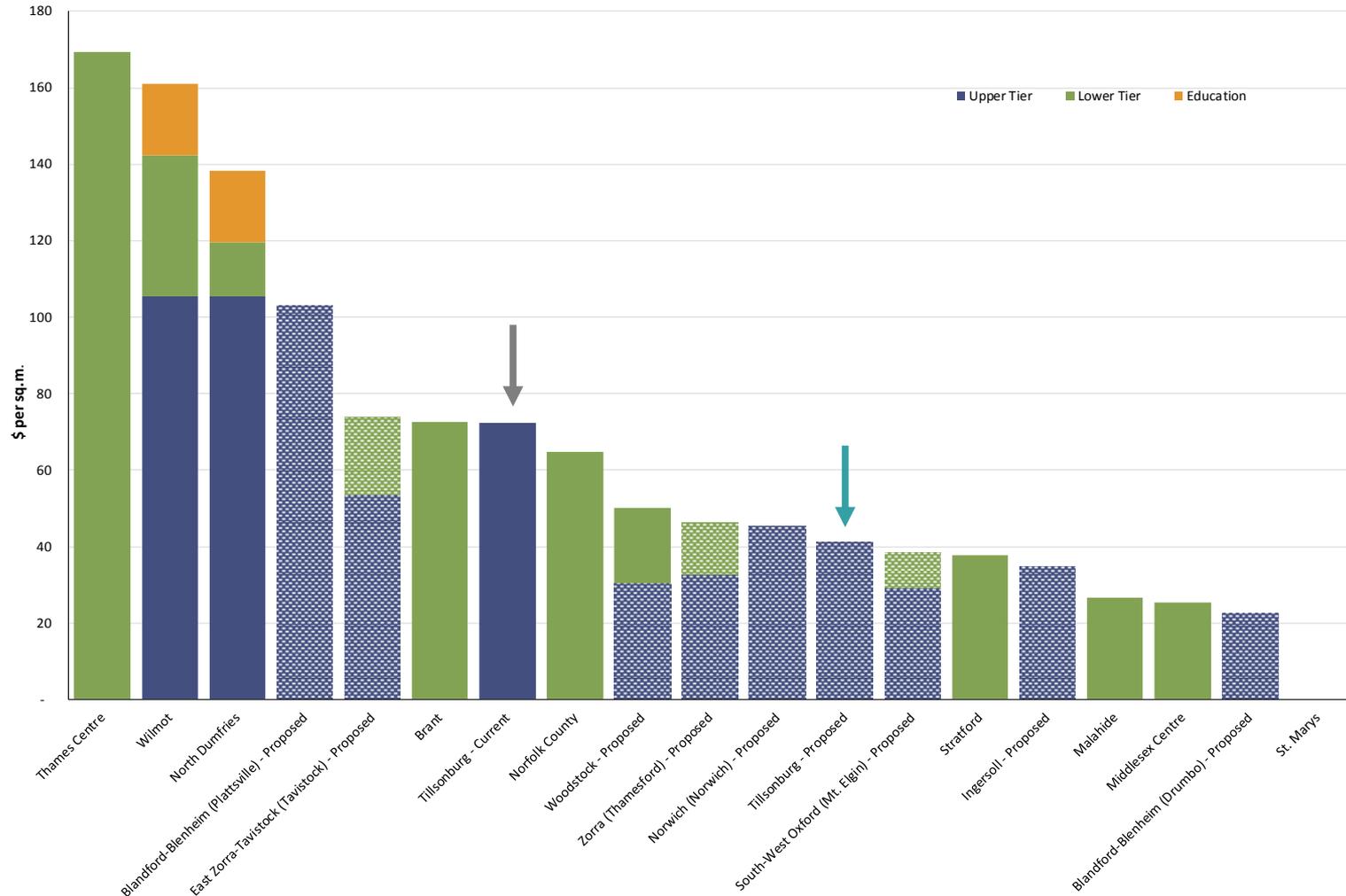
Proposed Oxford County and Area-Municipality rates Shown with hatching

Municipal D.C. Comparison

Per Square Metre of Commercial Gross Floor Area



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



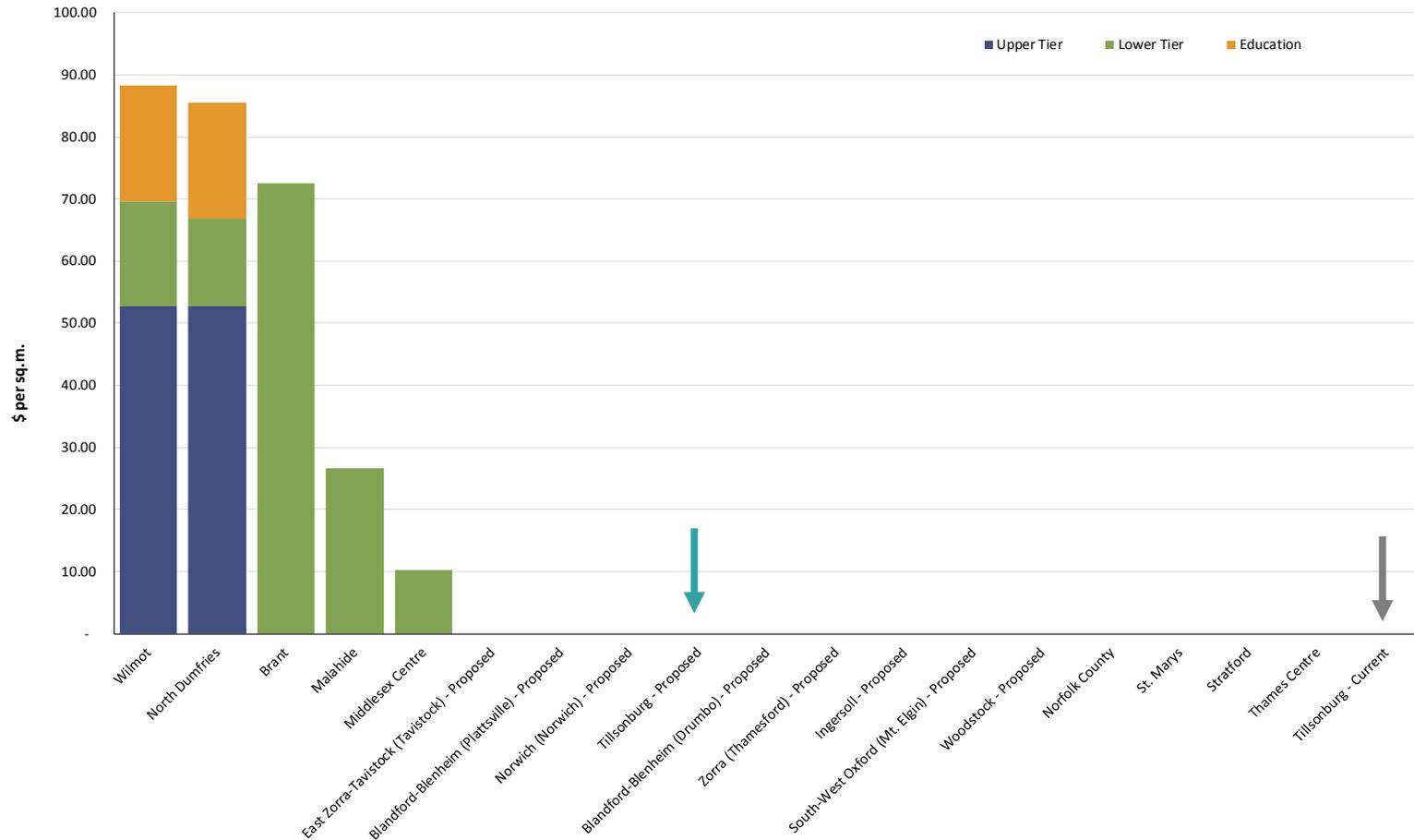
Calculated Oxford County and Area-Municipality rates Shown with hatching

Municipal D.C. Comparison

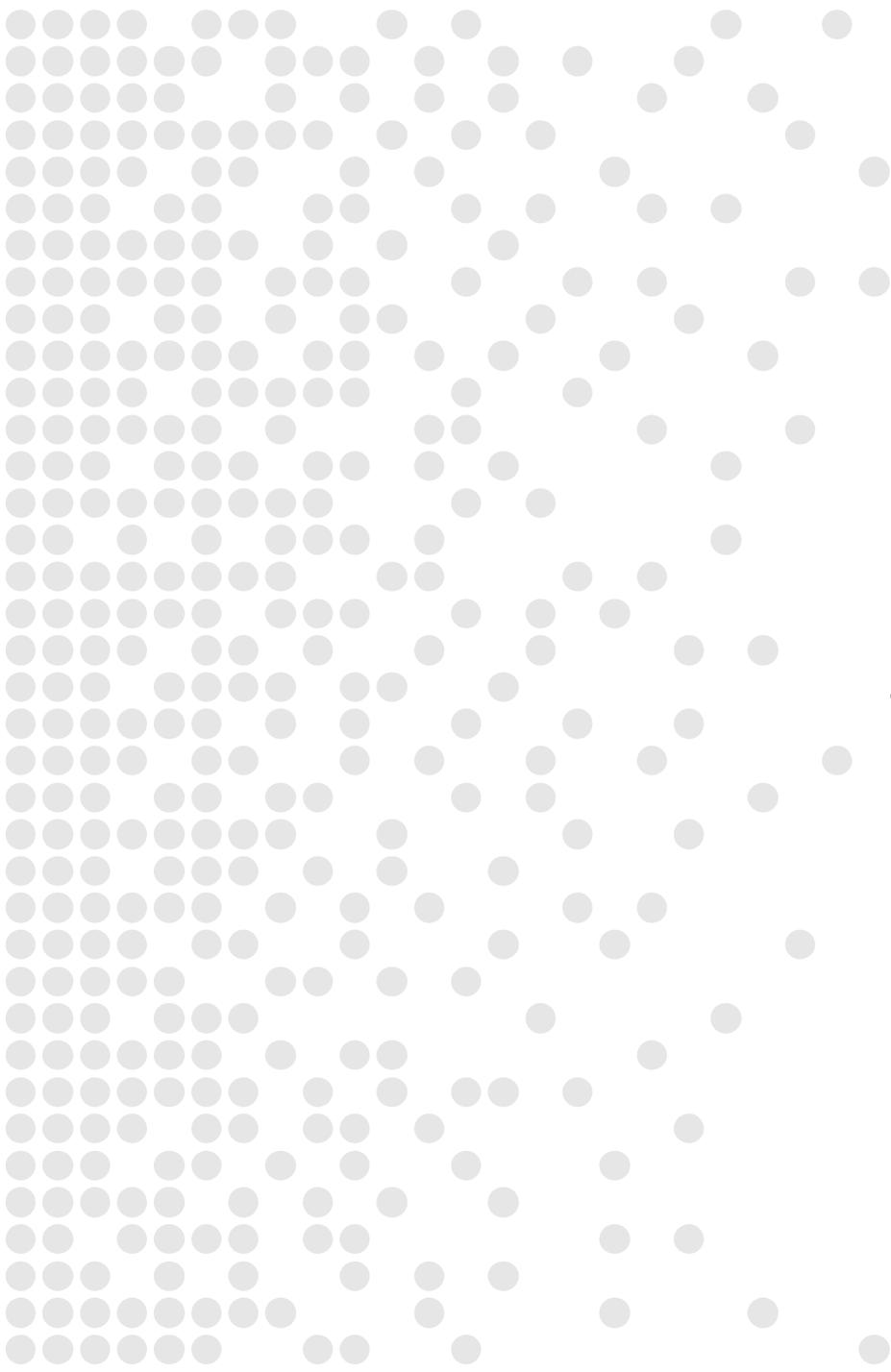
Per Square Metre of Industrial Gross Floor Area



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



Calculated Oxford County and Area-Municipality rates Shown with hatching



Development Charge By-Law Policies



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 1st



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

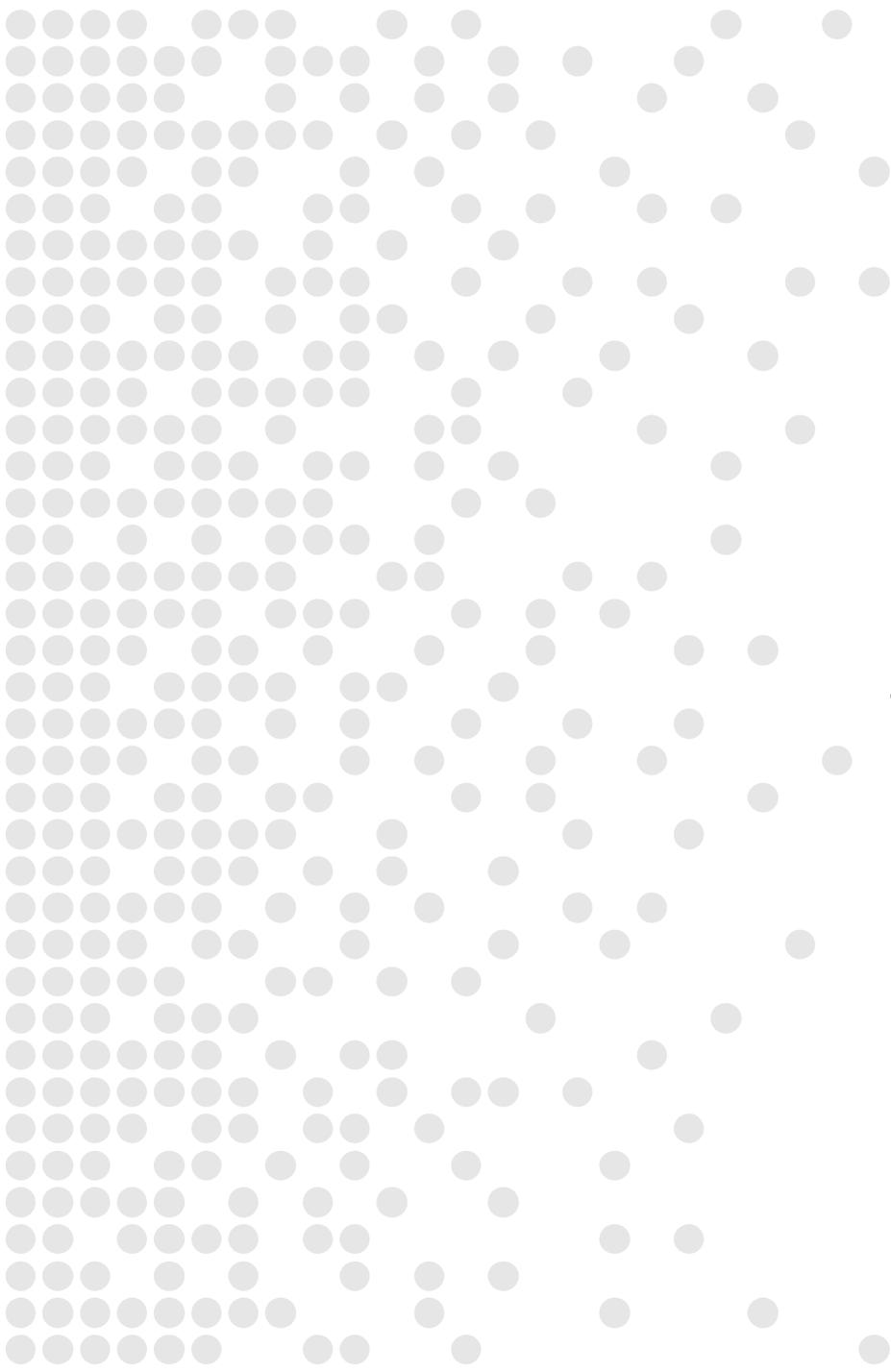
- Non-Residential Buildings
- Places of Worship
- Public Hospitals
- Farm Buildings
- Temporary Buildings or Structures
- Temporary Dwelling Units
- Affordable Housing
- Lands designated as “Central Business District” and “Entrepreneurial Area” in the County of Oxford Official Plan, Schedule T-1
- Long-Term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

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)