



 Watson  
& Associates  
ECONOMISTS LTD.

## Municipality of Lakeshore

Public Meeting 2022 Development Charges Update Study

April 26, 2022



# Format for Public Meeting

- D.C.A Public Meeting
  - Opening Remarks
  - Presentation of the Proposed Policies and Charges
  - Presentations by the Public
  - Questions from Council
  - Conclude Public Meeting

# Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. by-law to:
  - Update the D.C. calculation to reflect updated cost estimates and provide for the recovery of financing costs for the Denis St. Pierre Water Pollution Plant Expansion; and
  - Incorporate additional mandatory exemptions and refined definitions in the by-law to reflect recent changes to the Development Charges Act (D.C.A.).
- The meeting is a mandatory requirement under the 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 60 days prior to the D.C. by-law passage.

# Study Process & Timelines



1

**February to March 2022**

Meetings with Municipal Staff & Revisions to Calculations

2

**March 30, 2022**

Release of Background Study and Draft Amending By-law

3

**April 26, 2022**

Public Meeting of Council

4

**May 31, 2022**

Council Consideration of Amending by-law

# Development Charges (D.C.)



## 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 (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

# Current Development Charges (2020\$)



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	Wind Turbines & Communication Towers (per Turbine/Tower)	Solar Farm (per sq. ft.)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)		
<b>Municipal Wide Services/Classes of Services:</b>								
Services Related to a Highway	5,979	3,495	3,057	2,362	1,974	2.66	5,979	2.66
Public Works	566	331	289	224	187	0.25	-	-
Fire Protection Services	711	416	364	281	235	0.31	711	0.31
Policing Services	106	62	54	42	35	0.05	106	0.05
Parks and Recreation Services	3,754	2,194	1,919	1,483	1,240	0.17	-	-
Library Services	-	-	-	-	-	-	-	-
Growth Studies	460	269	235	182	152	0.20	460	0.20
<b>Total Municipal Wide Services/Classes of Services</b>	<b>11,576</b>	<b>6,767</b>	<b>5,918</b>	<b>4,574</b>	<b>3,823</b>	<b>3.63</b>	<b>7,256</b>	<b>3.22</b>
<b>Urban Services</b>								
Wastewater Services	10,391	6,074	5,312	4,105	3,431	4.46	-	-
Water Services	4,222	2,468	2,159	1,668	1,394	1.82	-	-
<b>Total Urban Services</b>	<b>14,613</b>	<b>8,542</b>	<b>7,471</b>	<b>5,773</b>	<b>4,825</b>	<b>6.28</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,576</b>	<b>6,767</b>	<b>5,918</b>	<b>4,574</b>	<b>3,823</b>	<b>3.63</b>	<b>7,256</b>	<b>3.22</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>26,189</b>	<b>15,309</b>	<b>13,389</b>	<b>10,347</b>	<b>8,648</b>	<b>9.91</b>	<b>7,256</b>	<b>3.22</b>

# Updates to Wastewater Services



- The expansion to the Denis St. Pierre Water Pollution Control Plant was identified in the 2020 D.C. study at a capital cost of approximately \$30 million (2020 dollars).
- Updated construction/tender prices have resulted in a revised estimate of \$54 million (or \$47 million in 2020 dollars).
- There is no anticipated change in the scope of the project.
- Financing costs of approximately \$5.1 million have also been identified for this project.
- These additional costs have been included in the D.C. calculation.

# By-Law Amendments



- To reflect recent changes to legislation, D.C. policies in the by-law are being updated with respect to:
  - Mandatory exemption for new ancillary units;
  - Mandatory exemption for universities receiving operating funds from the Government; and
  - Additional and refined definitions, where required.



# Calculated D.C. Rates (2020\$)



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	Wind Turbines & Communication Towers (per Turbine/Tower)	Solar Farm (per sq. ft.)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)		
<b>Municipal Wide Services/Classes of Services:</b>								
Services Related to a Highway	5,979	3,495	3,057	2,362	1,974	2.66	5,979	2.66
Public Works	566	331	289	224	187	0.25	-	-
Fire Protection Services	711	416	364	281	235	0.31	711	0.31
Policing Services	106	62	54	42	35	0.05	106	0.05
Parks and Recreation Services	3,754	2,194	1,919	1,483	1,240	0.17	-	-
Library Services	-	-	-	-	-	-	-	-
Growth Studies	460	269	235	182	152	0.20	460	0.20
<b>Total Municipal Wide Services/Classes of Services</b>	<b>11,576</b>	<b>6,767</b>	<b>5,918</b>	<b>4,574</b>	<b>3,823</b>	<b>3.63</b>	<b>7,256</b>	<b>3.22</b>
<b>Urban Services</b>								
Wastewater Services	14,116	8,251	7,217	5,577	4,662	6.05	-	-
Water Services	4,222	2,468	2,159	1,668	1,394	1.82	-	-
<b>Total Urban Services</b>	<b>18,338</b>	<b>10,719</b>	<b>9,376</b>	<b>7,245</b>	<b>6,056</b>	<b>7.87</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,576</b>	<b>6,767</b>	<b>5,918</b>	<b>4,574</b>	<b>3,823</b>	<b>3.63</b>	<b>7,256</b>	<b>3.22</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>29,914</b>	<b>17,486</b>	<b>15,294</b>	<b>11,819</b>	<b>9,879</b>	<b>11.50</b>	<b>7,256</b>	<b>3.22</b>

# Calculated D.C. Rates (2022\$)



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	Wind Turbines & Communication Towers (per Turbine/Tower)	Solar Farm (per sq. ft.)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)		
<b>Municipal Wide Services/Classes of Services:</b>								
Services Related to a Highway	6,844	4,001	3,499	2,704	2,260	3.04	6,844	3.04
Public Works	648	379	331	256	214	0.28	-	-
Fire Protection Services	814	476	417	322	269	0.35	814	0.35
Policing Services	121	71	62	48	40	0.06	121	0.06
Parks and Recreation Services	4,297	2,511	2,197	1,698	1,419	0.19	-	-
Library Services	-	-	-	-	-	-	-	-
Growth Studies	527	308	269	208	174	0.23	527	0.23
<b>Total Municipal Wide Services/Classes of Services</b>	<b>13,251</b>	<b>7,746</b>	<b>6,774</b>	<b>5,236</b>	<b>4,376</b>	<b>4.16</b>	<b>8,306</b>	<b>3.68</b>
<b>Urban Services</b>								
Wastewater Services	16,158	9,445	8,261	6,384	5,337	6.93	-	-
Water Services	4,833	2,825	2,471	1,909	1,596	2.08	-	-
<b>Total Urban Services</b>	<b>20,991</b>	<b>12,270</b>	<b>10,733</b>	<b>8,293</b>	<b>6,932</b>	<b>9.00</b>	<b>-</b>	<b>-</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>13,251</b>	<b>7,746</b>	<b>6,774</b>	<b>5,236</b>	<b>4,376</b>	<b>4.16</b>	<b>8,306</b>	<b>3.68</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>34,242</b>	<b>20,016</b>	<b>17,507</b>	<b>13,529</b>	<b>11,308</b>	<b>13.16</b>	<b>8,306</b>	<b>3.68</b>

*Note: based on indexing of 14.47%*

# Rate Comparison – Residential (Single-detached Units)



Service/Class of Service	Current (By-law 89-2020) (2020\$)	Calculated (D.C. Update) (2020\$)
<b>Municipal Wide Services/Classes of Services:</b>		
Services Related to a Highway	5,979	5,979
Public Works	566	566
Fire Protection Services	711	711
Policing Services	106	106
Parks and Recreation Services	3,754	3,754
Library Services	-	-
Growth Studies	460	460
<b>Total Municipal Wide Services/Classes</b>	<b>11,576</b>	<b>11,576</b>
<b>Urban Services:</b>		
Wastewater Services	10,391	14,116
Water Services	4,222	4,222
<b>Total Urban Services</b>	<b>14,613</b>	<b>18,338</b>
<b>Grand Total - Urban Area</b>	<b>26,189</b>	<b>29,914</b>

# Rate Comparison – Non- Residential (per sq.ft. of gross floor area)



Service/Class of Service	Current (By-law 89-2020) (2020\$)	Calculated (D.C. Update) (2020\$)
<b>Municipal Wide Services/Classes of Services:</b>		
Services Related to a Highway	2.66	2.66
Public Works	0.25	0.25
Fire Protection Services	0.31	0.31
Policing Services	0.05	0.05
Parks and Recreation Services	0.17	0.17
Library Services	-	-
Growth Studies	0.20	0.20
<b>Total Municipal Wide Services/Classes</b>	<b>3.63</b>	<b>3.63</b>
<b>Urban Services:</b>		
Wastewater Services	4.46	6.05
Water Services	1.82	1.82
<b>Total Urban Services</b>	<b>6.28</b>	<b>7.87</b>
<b>Grand Total - Urban Area</b>	<b>9.91</b>	<b>11.50</b>

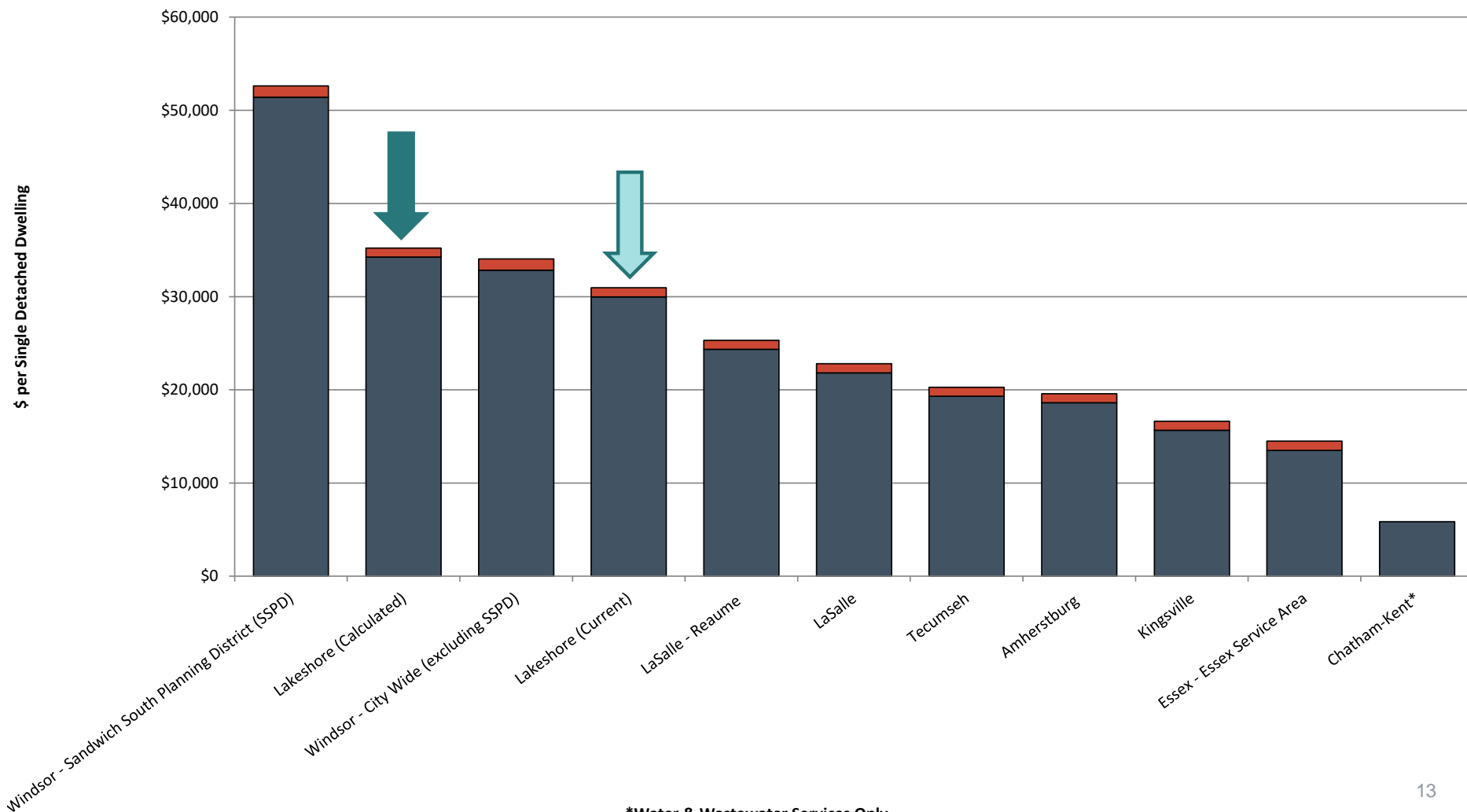
# Survey of D.C. Rates – Residential



## Development Charge Rates for Lakeshore and Select Municipalities

### Single Detached and Semi-Detached Dwellings

Upper Tier Charges Lower Tier Charges Education DC's



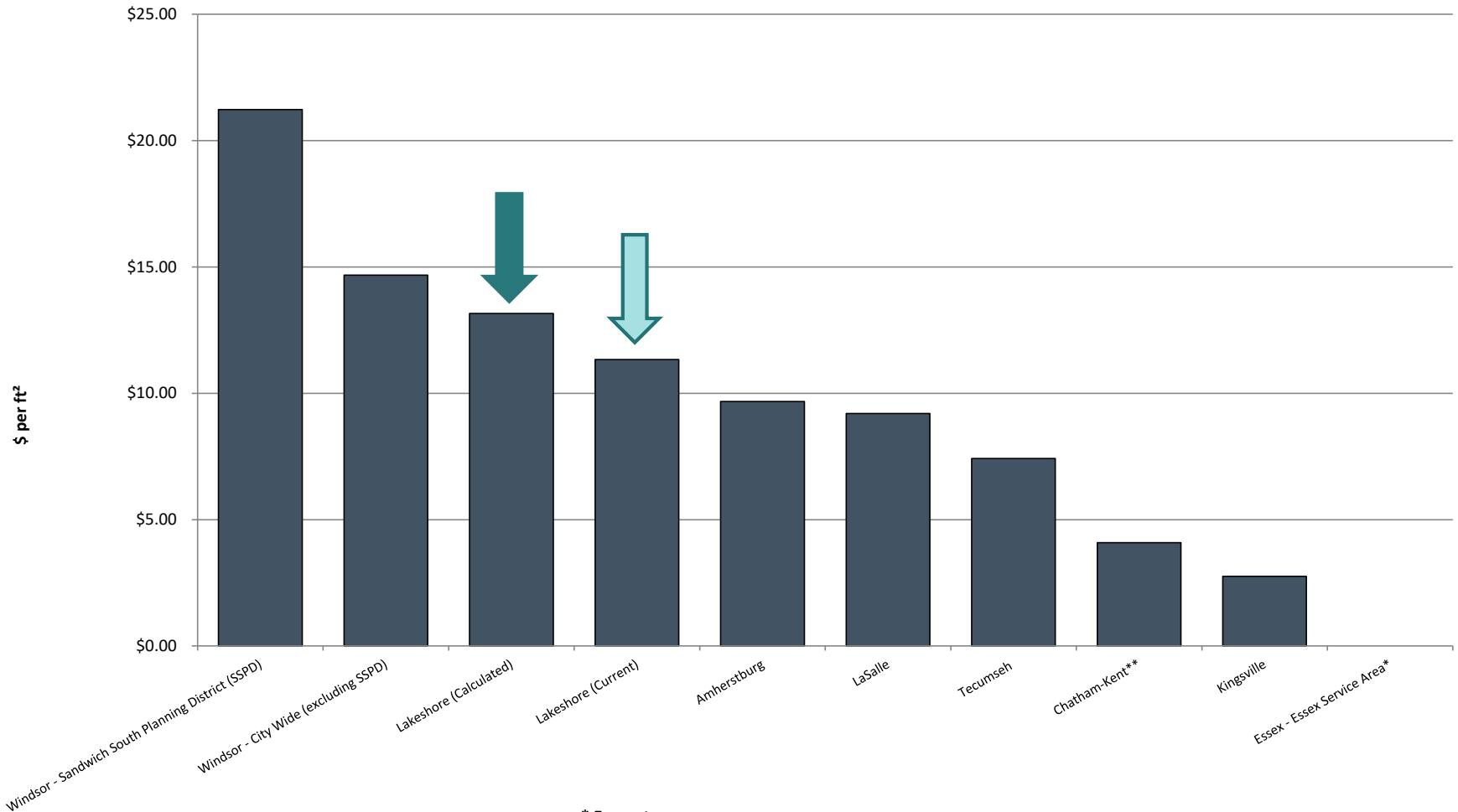
\*Water & Wastewater Services Only

# Survey of D.C. Rates – Commercial



## Development Charge Rates for Lakeshore and Select Municipalities Commercial Development - per sq.ft.

Upper Tier Charges Lower Tier Charges Education DC's



\* Exempt

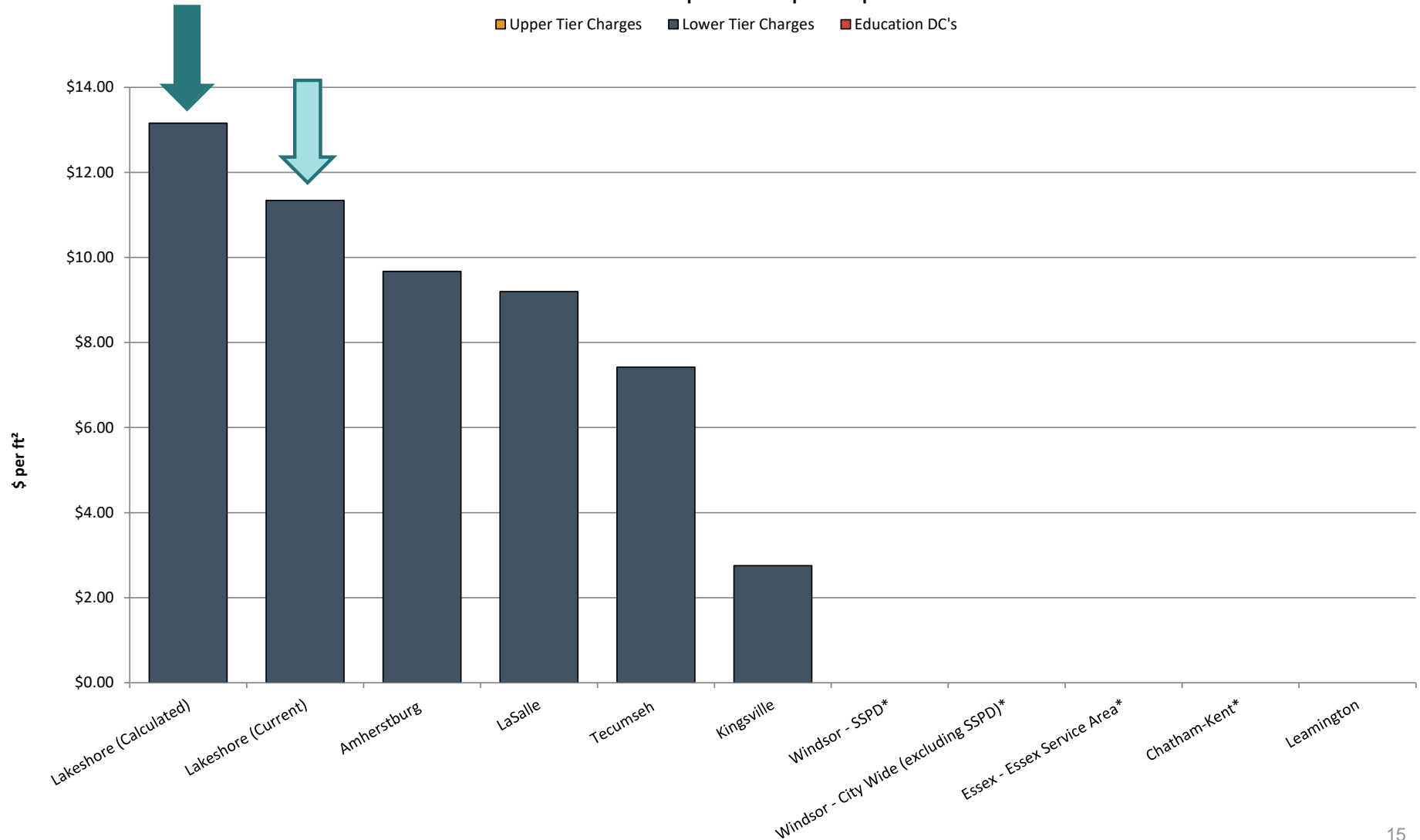
\*\*Water & Wastewater Services Only

# Survey of D.C. Rates – Industrial



## Development Charge Rates for Lakeshore and Select Municipalities

Industrial Development - per sq.ft.



\* Exempt

# Study Process & Timelines



**February to March 2022**

Meetings with Municipal Staff & Revisions to Calculations



**March 30, 2022**

Release of Background Study and Draft Amending By-law



**April 26, 2022**

Public Meeting of Council



**May 31, 2022**

Council Consideration of Amending by-law



# Next Steps



By-law  
Passage  
(May 31,  
2022)