



# County of Oxford – County Wide 2021 Development Charges Update Study

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Public Meeting

February 24, 2021



# Introduction

## Public Meeting 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
- Purpose of the public meeting is to provide an overview of the proposed amendment and to receive public input on the matter

# Introduction



## Development Charges Update Study and By-law Amendment

- Development Charges (D.C.) Update Study prepared to amend the County's 2019 D.C. Background Study and By-law 6121-2019 for County-Wide Services
- Purpose of the proposed D.C. by-law amendment is to:
  - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
    - Changes to the D.C. recoverable costs (i.e. removal of the 10% statutory deduction, updates to capital cost estimates and reallocation of service specific growth-related studies); and
    - Changes to the timing of calculation and collection of D.C.s and statutory exemptions
- All other components of the 2019 D.C. Background Study and D.C. By-law 6121-2019 remain unchanged

# D.C. By-law Amendment

## D.C. Eligible Costs



- Changes to the D.C. recoverable costs by service include:
  - Removal of the 10% statutory deduction from the calculation of the charge for Parks and Recreation Services and Administration Studies
  - Additional capital costs for Growth-Related Studies
  - Reallocation of service specific studies and inclusion of D.C. amendment costs

Service/Class	D.C. Eligible Costs		
	2019 D.C. Study	By-law Amendment	Change (\$)
<b>County Wide Services/Classes of Service:</b>			
Growth-Related Studies	689,941	750,449	60,508
Land Ambulance	1,803,236	2,031,251	228,015
Roads and Related	19,677,720	19,677,720	-
Library Services	1,216,714	1,288,362	71,648
Waste Diversion	228,389	253,766	25,377
<b>Total</b>	<b>23,616,000</b>	<b>24,001,548</b>	<b>385,548</b>

# 2020 D.C. Amendment

## Proposed Schedule of Charges



### 2019\$

Service/Class	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
<b>County Wide Services/Classes of Service:</b>						
Growth-Related Studies	102	54	37	64	0.37	102
Land Ambulance	328	175	118	206	1.27	328
Roads and Related	2,651	1,413	956	1,665	10.22	2,651
Library Services <sup>1</sup>	434	231	156	273	0.40	-
Waste Diversion	31	17	11	20	0.16	-
<b>Total County Wide Services/Classes of Service</b>	<b>3,546</b>	<b>1,890</b>	<b>1,278</b>	<b>2,228</b>	<b>12.43</b>	<b>3,081</b>

### 2021\$

Service/Class	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.m. of Gross Floor Area)	(per Wind Turbine)
<b>County Wide Services/Classes of Service:</b>						
Growth-Related Studies	108	57	39	67	0.39	108
Land Ambulance	346	185	124	217	1.34	346
Roads and Related	2,795	1,490	1,008	1,756	10.78	2,794
Library Services <sup>1</sup>	458	244	165	288	0.42	-
Waste Diversion	33	18	12	21	0.17	-
<b>Total County Wide Services/Classes of Service</b>	<b>3,740</b>	<b>1,994</b>	<b>1,348</b>	<b>2,349</b>	<b>13.10</b>	<b>3,248</b>

<sup>1</sup> The charge for Library Services does not apply in Woodstock



## D.C. Impacts and Municipal Comparisons

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# 2020 D.C. Amendment

## Development Charge Comparison (2021\$)

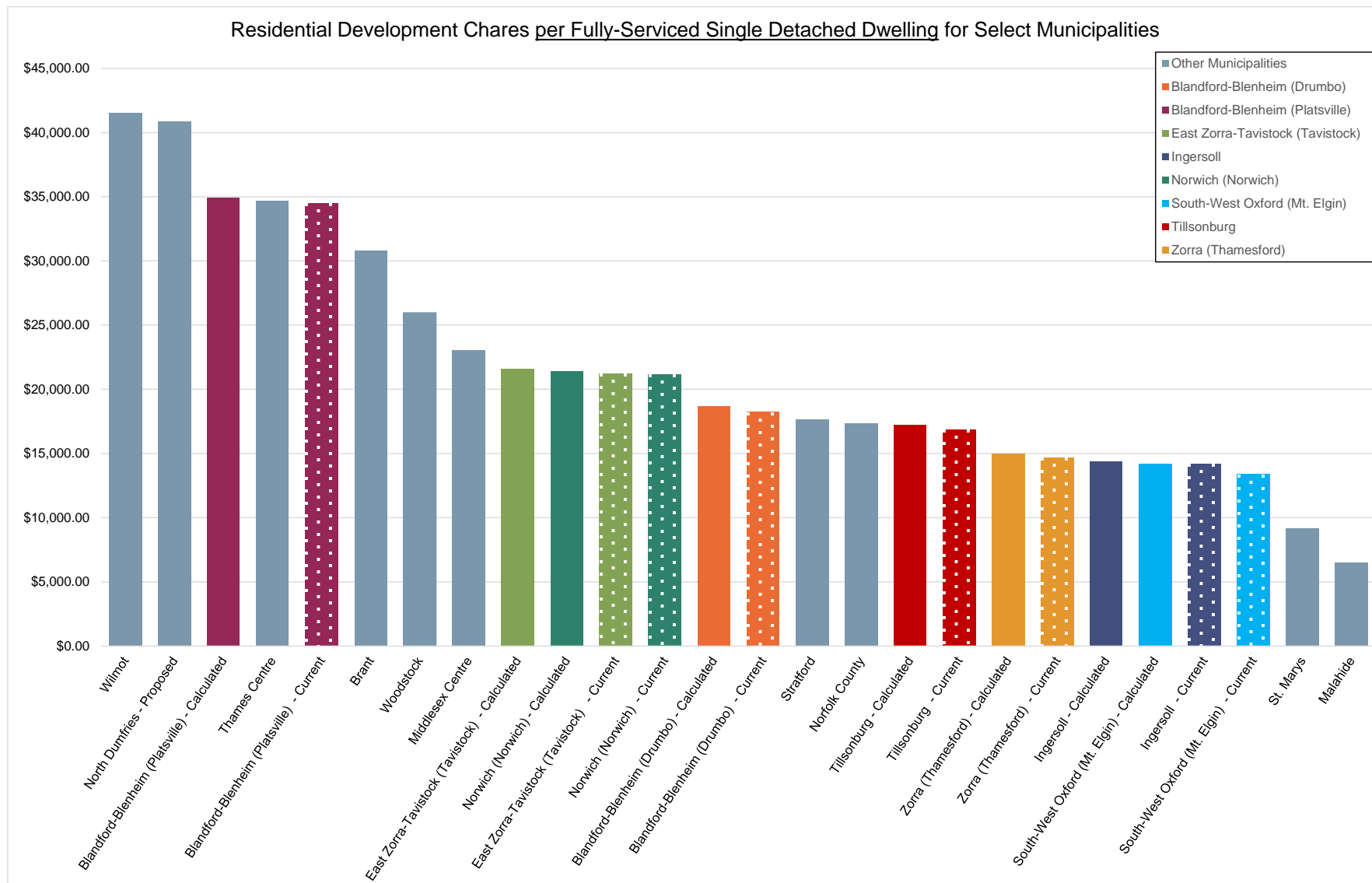


Service/Class	Current	D.C. By-law Amendment	Change (\$)	Change (%)
<b><i>Residential Single and Semi-Detached Dwelling</i></b>				
<b>County Wide Services/Classes of Service:</b>				
Growth-Related Studies	98	108	10	10.2%
Land Ambulance	314	346	32	10.2%
Roads and Related	2,795	2,795	-	0.0%
Library Services <sup>1</sup>	432	458	26	6.0%
Waste Diversion	30	33	3	10.0%
<b>Total County Wide Services/Classes of Service</b>	<b>3,669</b>	<b>3,740</b>	<b>71</b>	<b>1.9%</b>
<b><i>Non-Residential (per sq. m. of Gross Floor Area)</i></b>				
<b>County Wide Services/Classes of Service:</b>				
Growth-Related Studies	0.38	0.39	0.01	2.6%
Land Ambulance	1.21	1.34	0.13	10.7%
Roads and Related	10.78	10.78	-	0.0%
Library Services <sup>1</sup>	0.39	0.42	0.03	7.7%
Waste Diversion	0.16	0.17	0.01	6.3%
<b>Total County Wide Services/Classes of Service</b>	<b>12.92</b>	<b>13.10</b>	<b>0.18</b>	<b>1.4%</b>

<sup>1</sup> The charge for Library services does not apply in Woodstock.

# Municipal D.C. Comparison

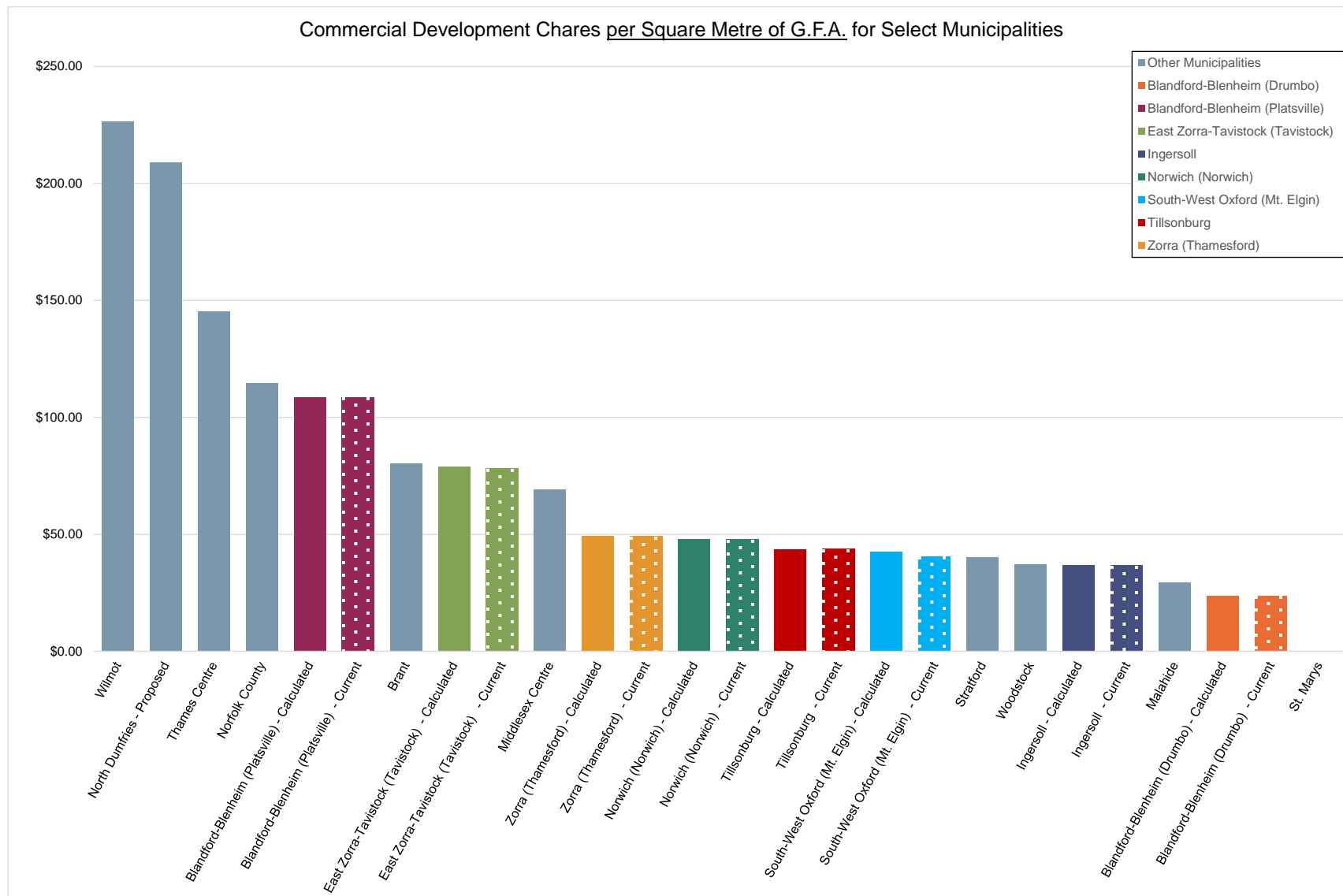
## per Single Detached Residential Dwelling Unit (2021\$)





# Municipal D.C. Comparison

\$ per sq.m. of Commercial Gross Floor Area (2021\$)

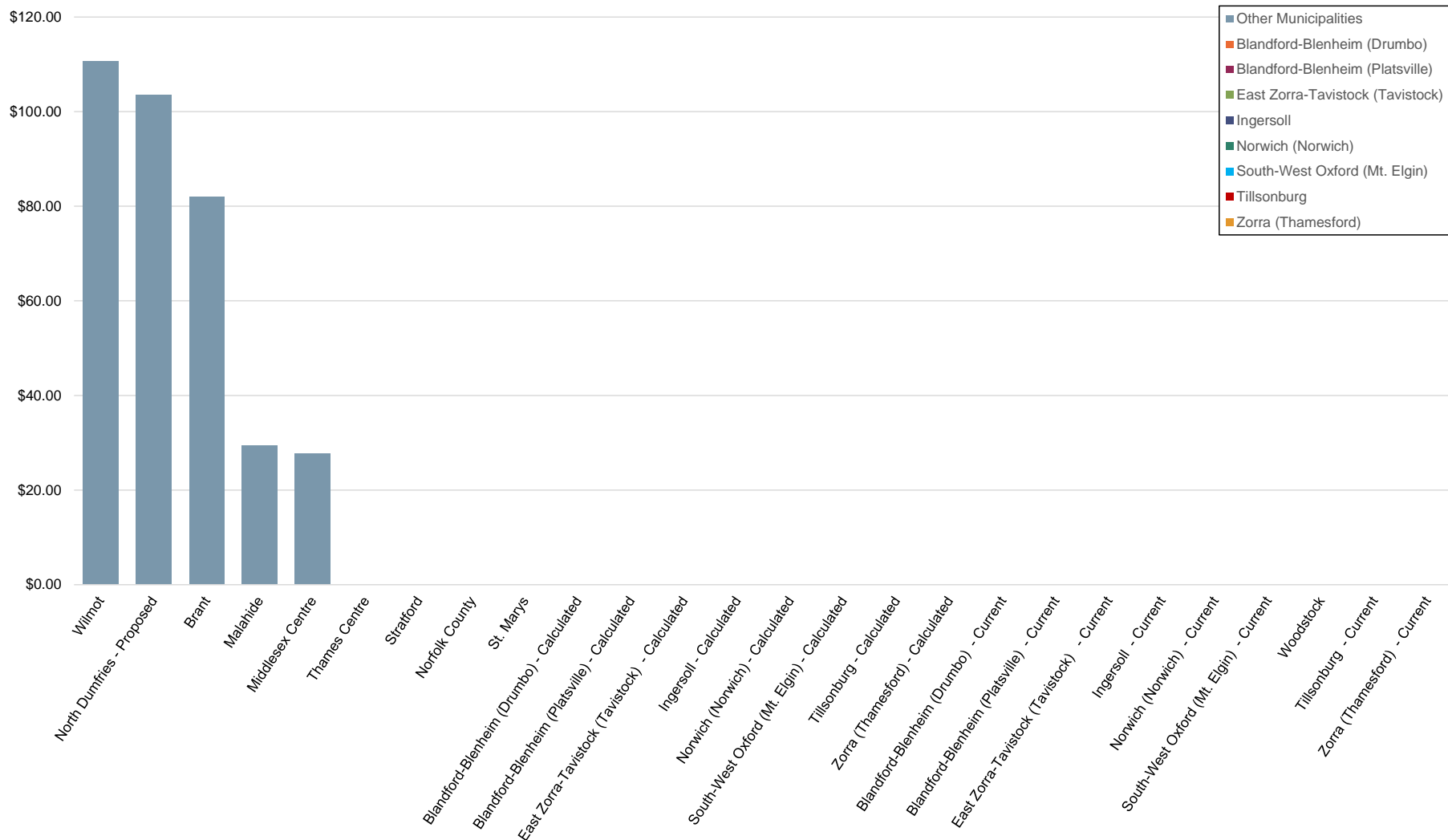


# Municipal D.C. Comparison

## \$ per sq.m. of Industrial Gross Floor Area (2021\$)



Industrial Development Chares per Square Meter of G.F.A. for Select Municipalities





## D.C. By-law Policies

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- **Except for the following revisions, policies contained within By-law 6121-2019, remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
  - Charges to be frozen for a maximum period of 2 years after planning application approval

# D.C. By-Law Policies

## Interest Charges



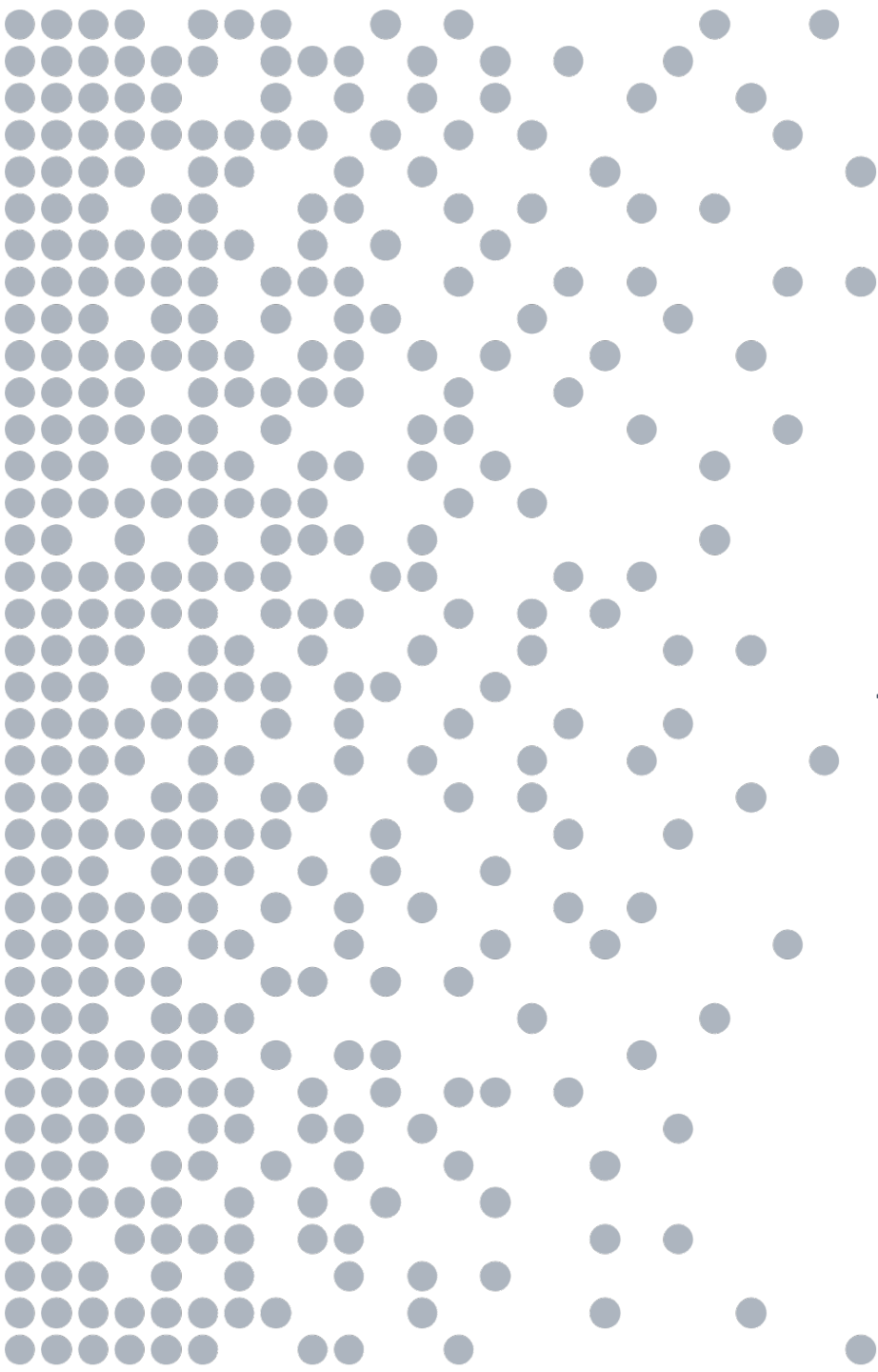
- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed as identified the County's amending by-law. Proposed policy is consistent with that of the area-municipalities (excl. Woodstock).
  - Interest to be charged at the Bank of Canada Prime lending rate + 2%
  - Interest rate to be determined at April 1<sup>st</sup> of each year
  - This interest rate is to be fixed throughout the duration of the installment payments

# D.C. By-Law Policies

## Statutory Exemptions



- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
  - May add up to two apartments for a single detached home as long as size of home doesn't double
  - Add one additional unit in medium & high density buildings
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings



## Next Steps

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## Next Steps



- Council will receive input from the public and consider any amendments to the D.C Update Study and draft amending By-law
- Council to approve D.C Update Study and consider adoption of amending D.C. By-law – March 24, 2021
- By-law effective date – April 1, 2021