

# Town of St. Marys

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**Stakeholder Meeting**

**August 9, 2017**

# Overview of Presentation

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- This presentation is to provide Stakeholders an overview of the recent changes to the Development Charges Act due to Bill 73, and the process used in developing the draft rate calculations
- Staff will also look for Stakeholder feedback regarding:
  - Consideration of Area Rating
  - Discretionary Exemptions
  - By-law Refinements
  - Initial Draft D.C. Rates

# Study Process

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- ✓ Project Start-up meeting – March 6, 2017
- ✓ Staff Interviews – May 17, 2017
- ✓ Council Workshop – July 18, 2017
- ❖ Stakeholder Meeting – August 9, 2017
- Final Background Study and draft D.C. by-law – Mid-September, 2017
- Public Meeting – October 24, 2017
- By-law adoption – November 28, 2017

# Development Charges

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## 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 (DCA)

# D.C.A. Overview

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- The D.C.A. 1997 provided a major change to the D.C.A. 1989 which resulted in a significant loss of potential revenue to municipalities. The 1997 Act introduced a number of:
  - Service Limitations
  - Service Standard Restrictions
  - Mandatory Reductions
  - Mandatory Exemptions
- Bill 73, passed in December, 2015, introducing changes to the D.C.A 1997
- The following provides a summary of the key aspects of the D.C.A. 1997 as amended

# Limitations on Services

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- Some forms of capital and some services can not be included in the DCA. For example:
  - Headquarters for the General Administration of the Municipality
  - Arts, Culture, Museums and Entertainment Facilities
  - Tourism Facilities
  - Provision of a Hospital
  - Parkland Acquisition
  - Waste Management Services (updated to allow for waste diversion, as per Bill 73)

# Capital Costs

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- Capital Cost definition has been broadened to include:
  - Acquire land or interest in land
  - Improve land
  - Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
  - Equipment and rolling stock
  - Capital component of a lease for the above
  - Circulation materials for Libraries
  - Studies for above including a DC Background Study
  - Interest on money borrowed to pay for the above

# Capital Costs

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- Certain Capital Costs may not be included:
  - Vehicle & Equipment with avg. life of <7 yrs.
  - Computer Equipment
- DCA also provides for a mandatory 10% reduction of capital cost for all services except:
  - Water, Wastewater and Stormwater Services
  - Roads and related services (i.e. Public Works)
  - Fire
  - Police
  - Transit (updated as per Bill 73)



# Capital Costs

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- The planning horizon for future capital needs is limited to 10 years for all services except:
  - Water, Wastewater and Stormwater Services
  - Roads and related services (i.e. Public Works)
  - Fire
  - Police
- Capital costs must be reduced by grants, subsidies and other contributions.
- May include authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board

# Service Standards

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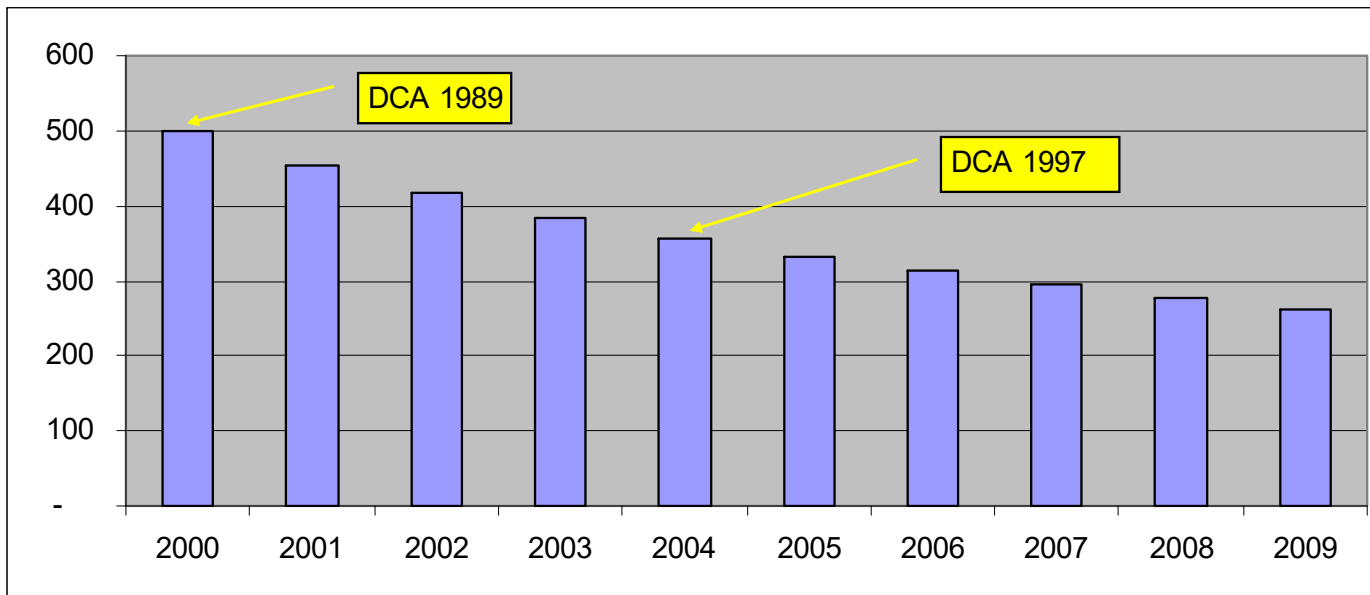
- ❑ Service Standard measure provides a ceiling on the level of the charge which can be imposed
- ❑ Previously (DCA, 1989), provided that the DC be “no higher than” the highest level attained over the previous 10 year period.
- ❑ DCA, 1997 provides that the “average of the past 10 years” (except transit as per Bill 73)
- ❑ Impacts – generally lowers collection levels and may provide for spiral downwards if the municipality does not keep up with construction of services

# Service Standard Example

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- ❑ A municipality of 10,000 in 2000 is growing at 1,000 persons per year
- ❑ They have 1 arena (\$5 million value) and have a council approved standard of one arena per 10,000 persons – they will construct the new arena in 2010 when they reach a population of 20,000
- ❑ Following slide shows recovery under current DCA vs. 1989 DCA

# Service Standard Example



|                  | 2000      | 2001      | 2002      | 2003      | 2004      | 2005      | 2006      | 2007      | 2008      | 2009      |
|------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Arena Value      | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 |
| population       | 10,000    | 11,000    | 12,000    | 13,000    | 14,000    | 15,000    | 16,000    | 17,000    | 18,000    | 19,000    |
| Service Standard | 500       | 455       | 417       | 385       | 357       | 333       | 313       | 294       | 278       | 263       |

|             |        |
|-------------|--------|
| 10 Yr. Avg. | 359.39 |
|-------------|--------|

# Changes to the DCA (Bill 73)

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Effective as of January 1, 2016, DCA changes include:

- ❑ Transit Services – mandatory 10% deduction removed and basis for service standard measure changed
- ❑ Waste Diversion – to be included as an eligible service
- ❑ Ineligible Service definition to be moved from Act to regulations
- ❑ DC Background Studies to examine area rating – also to provide asset management plan for new capital
- ❑ Annual Report of the Treasurer – increased reporting requirements
- ❑ No Additional Levies
- ❑ Minister to have power to impose area specific changes
- ❑ Housekeeping changes to the Act

# Exemptions via the D.C.A.

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## □ Mandatory exemptions

- for industrial building expansions (may expand by 50% with no D.C.)
- May add up to 2 apartments for a single as long as size of home doesn't double
- Add one additional unit in medium & high density buildings
- Upper/Lower Tier Governments and School Boards

## □ Discretionary exemptions

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)

# Update on Bill 73

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Effective January 1, 2016, D.C.A. changes include:

- ❑ Transit Services – mandatory 10% deduction removed and basis for service standard measure changed
- ❑ Waste Diversion – to be included as an eligible service
- ❑ Ineligible Service definition to be moved from Act to regulations
- ❑ D.C. Background Studies to examine area rating – also to provide asset management plan for new capital
- ❑ Annual Report of the Treasurer – increased reporting requirements
- ❑ No Additional Levies
- ❑ Minister to have power to impose area specific changes
- ❑ Housekeeping changes to the Act

# Update on Bill 73: Impact on Town of St. Marys

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- ❑ Need to consider Area Rating as part of the Background Study (but not mandatory to impose)
- ❑ Town currently does not charge for Transit but does provide Transit services – Disabled & Special Needs
- ❑ Consider Waste Diversion
- ❑ Consider impact of “no additional levies” in development process



# Consideration of Area Rating

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Legislated requirements as per Bill 73:

- ❑ Requires that Municipalities must examine the use of area-rating but is not mandatory to impose
- ❑ While there are no specific “prescribed” services, this section identifies that the background study must consider this to reflect the different needs for different areas
- ❑ **Water and wastewater services have been calculated on a Town-wide basis, consistent with the previous D.C. study**

# Local Service Policy

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- ❑ Subdivision Agreement Conditions - the Act broadens the coverage of such agreements to include “local services related to a plan of subdivision or within the area to which the plan relates”, rather than simply local services within a plan of subdivision, as under the old Act.
- ❑ This suggests the need for a D.C. Background study to provide a local service policy
- ❑ Further, due to Bill 73, “no additional levies” clause, a Local Service Policy is required to be developed and approved by Council, through the D.C. study process, to clearly define what developers would be required to do as part of their development agreements versus what would be included in the D.C.
- ❑ Items to consider are collector & arterial roads, intersection improvements & traffic signals, streetlights & sidewalks, Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways, Noise Abatement Measures, Land dedications/easements, water, wastewater, stormwater, and park requirements.

# Proposed Discretionary Exemptions (as per current by-law)

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- ❑ Place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act
- ❑ Non-residential farm buildings constructed for bona fide farm uses
- ❑ An accessory building
- ❑ A home occupation
- ❑ A temporary use permitted under the municipal zoning by-law enacted in accordance with section 396 of the Planning Act
- ❑ A temporary building without foundation in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site for which development charges have already been paid
- ❑ All non-residential development

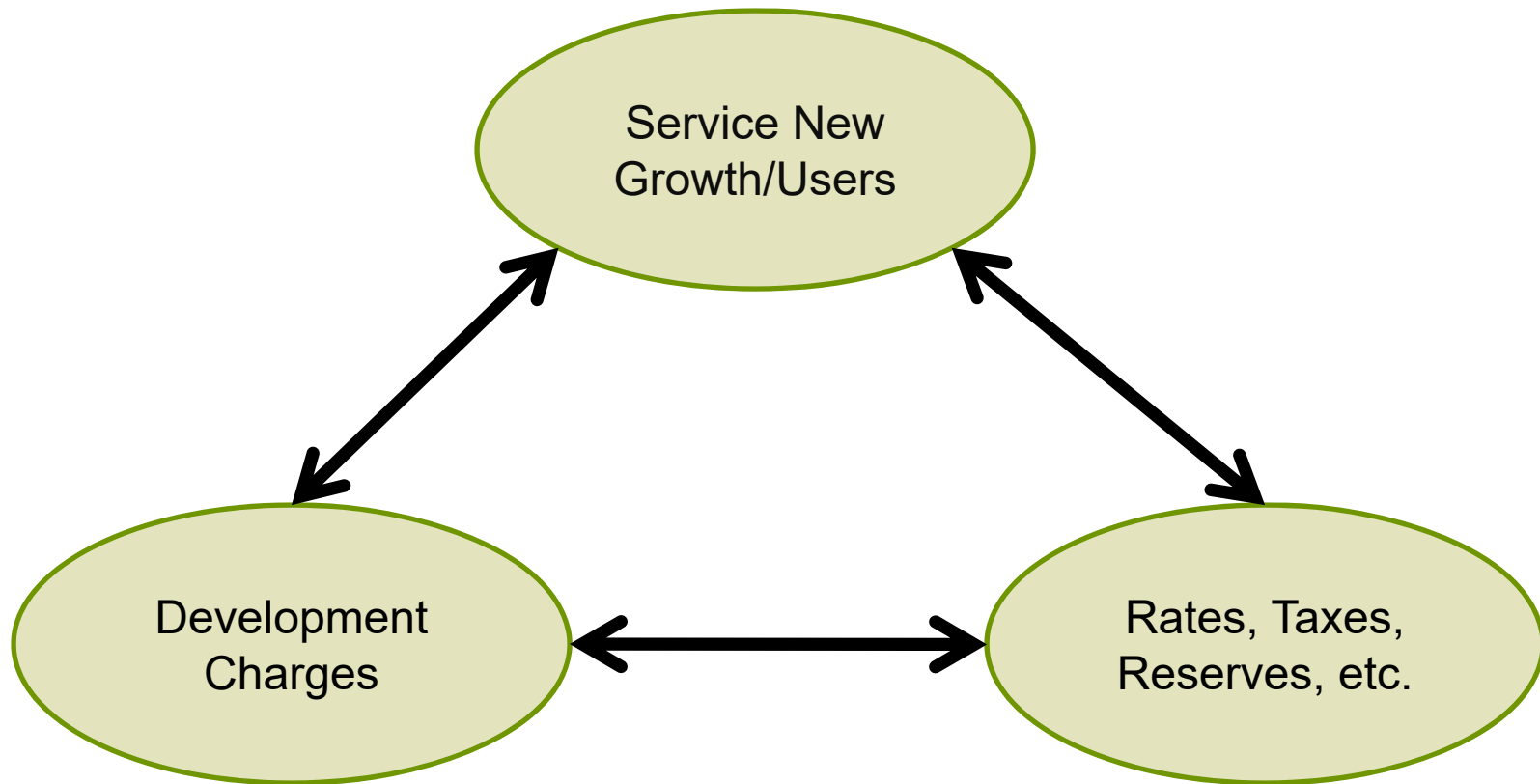
# Discretionary Exemptions

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- Current discretionary exemptions are anticipated to continue

# Relationship Between Needs to Service Growth vs. Funding

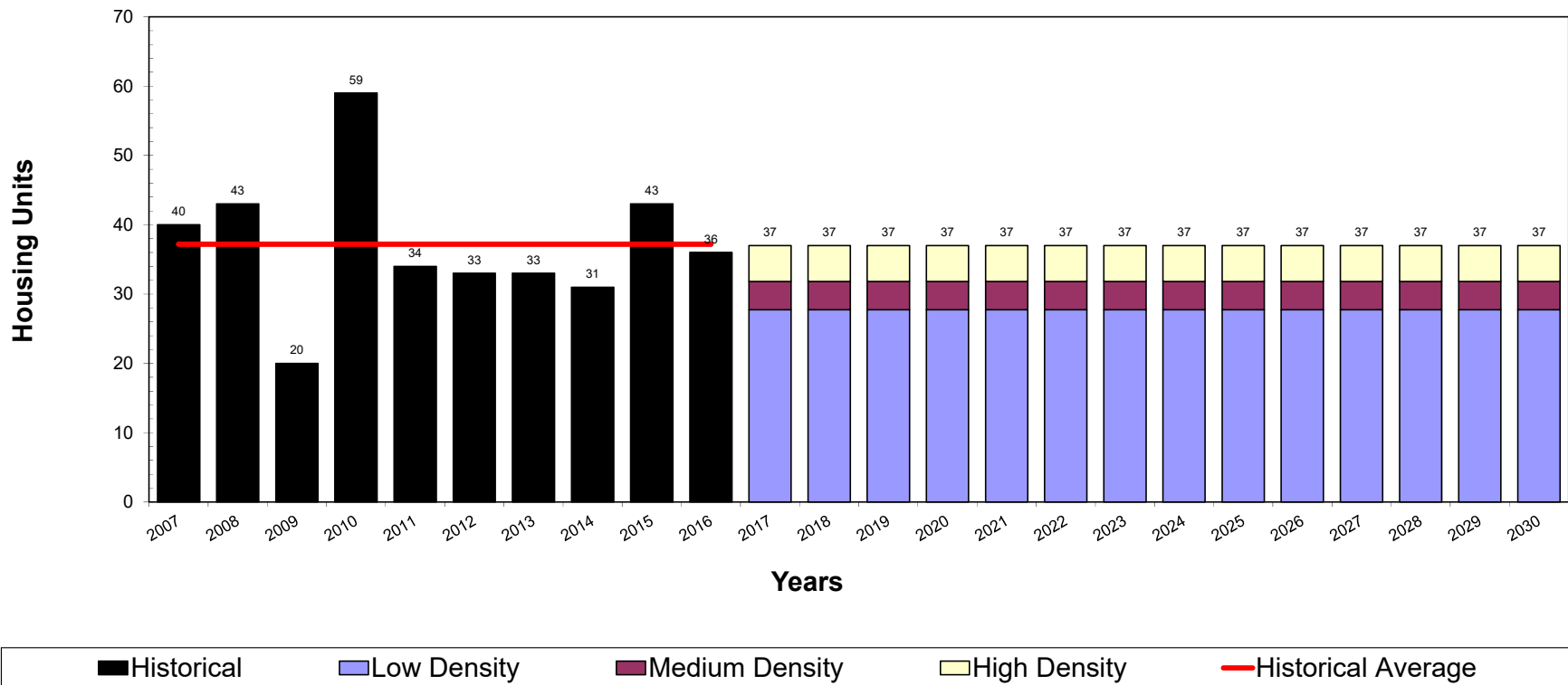
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# Growth Forecast Breakdown

Figure A-1

Annual Housing Forecast<sup>1</sup>



# Growth Forecast Summary

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The 2017 Development Charge forecast provides for the following growth:

| Measure  | 10 Year<br>2017-2026 | 15 Year<br>2017-2031 | Build Out<br>2017-Build Out |
|--|----------------------|----------------------|-----------------------------|
| (Net) Population Increase                                    | 439                  | 698                  | 1,948                       |
| Residential Unit Increase                                    | 371                  | 519                  | 1,162                       |
| Non-Residential Gross Floor Area Increase (ft <sup>2</sup> ) | 107,400              | 180,600              | 548,900                     |

Source: Watson & Associates Economists Ltd. Forecast 2017

# Summary of Services Considered

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## □ Town-wide Services:

- Services Related to a Highway (currently roads and related)
- Fire Protection Services
- Police Services
- Outdoor Recreation Services
- Indoor Recreation Services
- Library Services
- Administration Studies
- Child Care
- Waste Diversion
- Wastewater Services
- Water Services



# Draft Capital Costs Summary

| Increased Service Needs Attributable to Anticipated Development | Gross Capital Cost Estimate (2017\$) | Post Period Benefit | Other Deductions | Net Capital Cost  | Less:                           |   | Subtotal          | Less: Other (e.g. 10% Statutory Deduction) | Potential DC Recoverable Cost |                   |                       |
|---|--------------------------------------|---------------------|------------------|-------------------|---------------------------------|---|-------------------|--|-------------------------------|-------------------|-----------------------|
|   |                                      |                     |                  |                   | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development |                   |  | Total                         | Residential Share | Non-Residential Share |
| Fire Services   | 347,600                              | -                   | -                | 347,600           | 14,532                          | -   | 333,068           |  | 333,068                       | 232,264           | 100,804               |
| Police Services   | 308,600                              | 3,118               | -                | 305,482           | 243,800                         | -   | 61,682            |  | 61,682                        | 43,794            | 17,888                |
| Services Related to a Highway                                   | 9,068,600                            | 1,590,060           | -                | 7,478,540         | 3,477,595                       | 2,035,900   | 1,965,045         |  | 1,965,045                     | 1,183,077         | 781,968               |
| Parks and Recreation*   | 321,775                              | -                   | -                | 321,775           | -                               | -   | 321,775           | 32,177                                     | 289,597                       | 275,117           | 14,480                |
| Library Services  | 5,425,000                            | 1,560,451           | -                | 3,864,549         | 3,572,009                       | -   | 292,540           | 31,385                                     | 261,155                       | 247,032           | 14,123                |
| Child Care Services   | 500,000                              | -                   | -                | 500,000           | 467,100                         | -   | 32,900            | 3,290                                      | 29,610                        | 29,610            | -                     |
| Administration Studies  | 357,000                              | -                   | -                | 357,000           | 185,334                         | -   | 171,666           | 21,149                                     | 150,517                       | 90,475            | 60,042                |
| Waste Diversion   | 2,006                                | -                   | -                | 2,006             | -                               | -   | 2,006             | 201  | 1,806                         | 1,282             | 524                   |
| Wastewater  | 11,488,284                           | 2,757,100           | -                | 8,731,184         | 2,389,489                       | 182,650   | 6,159,045         |  | 6,159,045                     | 4,539,852         | 1,619,192             |
| Water   | 3,212,600                            | -                   | -                | 3,212,600         | 2,008,571                       | 335,000   | 869,029           |  | 869,029                       | 603,445           | 265,584               |
| <b>Total</b>  | <b>31,031,465</b>                    | <b>5,910,729</b>    | <b>-</b>         | <b>25,120,736</b> | <b>12,358,431</b>               | <b>2,553,550</b>  | <b>10,208,755</b> | <b>88,202</b>                              | <b>10,120,553</b>             | <b>7,245,949</b>  | <b>2,874,604</b>      |

\*Note: Parks and Recreation capital needs are the same as presented in the previous study, pending Monteith Brown report.

\*\*Note: Reserve Fund balances have been applied to the Residential Shares only, as the Town currently exempts Non-residential charges

# Level of Service Ceiling – Maximum vs. Utilized

| Service Category  | Sub-Component                     | 10 Year Average Service Standard |                       |   |                      |                     | Maximum Ceiling LOS | Utilized  | Remaining |
|-------------------|-----------------------------------|----------------------------------|-----------------------|---|----------------------|---------------------|---------------------|-----------|-----------|
|                   |                                   | Cost (per capita)                | Quantity (per capita) |   | Quality (per capita) |                     |                     |           |           |
| Roads and Related | Roads                             | \$4,597.70                       | 0.0068                | lane km of roadways                     | 676,132              | per lane km         | 3,209,195           |           |           |
|                   | Sidewalks                         | \$466.00                         | 0.0035                | km of sidewalks                         | 133,143              | per km              | 325,268             | 1,567,545 | 2,311,450 |
|                   | Traffic Signals & Streetlights    | \$493.60                         | 0.0628                | No. of Traffic Signals and Streetlights | 7,860                | per signal          | 344,533             |           |           |
|                   | Public Works Services             | \$634.19                         | 4.9632                | ft <sup>2</sup> of building area        | 128                  | per ft <sup>2</sup> | 442,665             |           |           |
|                   | Roads and Related Vehicles        | \$332.35                         | 0.0029                | No. of vehicles and equipment           | 114,603              | per vehicle         | 231,980             | 397,500   | 277,145   |
| Fire              | Fire Facilities                   | \$231.29                         | 0.8202                | ft <sup>2</sup> of building area        | 282                  | per ft <sup>2</sup> | 161,440             |           |           |
|                   | Fire Vehicles                     | \$353.55                         | 0.0009                | No. of vehicles                         | 392,833              | per vehicle         | 246,778             | 333,068   | 134,571   |
|                   | Fire Small Equipment and Gear     | \$85.13                          | 0.0619                | No. of equipment and gear               | 1,375                | per Firefighter     | 59,421              |           |           |
| Police            | Police Facilities                 | \$88.37                          | 0.5421                | ft <sup>2</sup> of building area        | 163                  | per ft <sup>2</sup> | 61,682              | 61,682    | -         |
| Parks             | Parkland Development              | \$230.15                         | 0.0035                | Acres of Parkland                       | 65,757               | per acre            | 101,036             |           |           |
|                   | Parkland Amenities                | \$436.65                         | 0.0055                | No. of parkland amenities               | 79,391               | per amenity         | 191,689             | 316,700   | 74        |
|                   | Parkland Trails                   | \$54.78                          | 2.4899                | Linear Metres of Paths and Trails       | 22                   | per lin m.          | 24,048              |           |           |
|                   | Parks Vehicles and Equipment      | \$11.56                          | 0.0003                | No. of vehicles and equipment           | 38,533               | per vehicle         | 5,075               | 5,075     | -         |
| Recreation        | Indoor Recreation Facilities      | \$5,230.89                       | 19.7341               | ft <sup>2</sup> of building area        | 265                  | per ft <sup>2</sup> | 2,296,361           | -         | 2,296,361 |
|                   | Recreation Vehicles and Equipment | \$28.55                          | 0.0011                | No. of vehicles and equipment           | 25,955               | per vehicle         | 12,533              | -         | 12,533    |
| Library           | Library Facilities                | \$283.69                         | 0.7330                | ft <sup>2</sup> of building area        | 387                  | per ft <sup>2</sup> | 124,540             | 124,540   | -         |
|                   | Library Collection Materials      | \$383.11                         | 11.9168               | No. of library collection items         | 32                   | per collection item | 168,185             | 168,000   | 185       |
| Childcare         | Child Care Facilities             | \$229.40                         | 0.7910                | ft <sup>2</sup> of building area        | 290                  | per ft <sup>2</sup> | 100,707             | 32,900    | 67,807    |
| Waste Diversion   | Waste Diversion - Contract        | \$4.57                           | 0.4094                | No. of serviced properties              | 11                   | per vehicle         | 2,006               | 2,006     | -         |

# Summary of Preliminary Calculations

| Service                         | RESIDENTIAL                       |                           |                                     |                 | NON-RESIDENTIAL                           |
|---------------------------------|-----------------------------------|---------------------------|-------------------------------------|-----------------|---|
|                                 | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | (per ft <sup>2</sup> of Gross Floor Area) |
| <b>Town-wide Services:</b>      |                                   |                           |                                     |                 |   |
| Services Related to a Highway   | 2,537                             | 1,510                     | 1,045                               | 1,733           | 4.33                                      |
| Fire Protection Services        | 498                               | 296                       | 205                                 | 340             | 0.56                                      |
| Police Services                 | 94                                | 56                        | 39                                  | 64              | 0.10                                      |
| Outdoor Recreation Services     | 827                               | 492                       | 341                                 | 565             | 0.13                                      |
| Indoor Recreation Services      | -                                 | -                         | -                                   | -               | -   |
| Library Services                | 743                               | 442                       | 306                                 | 508             | 0.13                                      |
| Administration                  | 272                               | 162                       | 112                                 | 186             | 0.57                                      |
| Child Care                      | 89                                | 53                        | 37                                  | 61              | -   |
| Waste Diversion                 | 4                                 | 2                         | 2                                   | 3               | -   |
| Wastewater Services             | 4,543                             | 2,703                     | 1,872                               | 3,103           | 3.16                                      |
| Water Services                  | 1,294                             | 770                       | 533                                 | 884             | 1.47                                      |
| <b>Total Town-wide Services</b> | <b>10,901</b>                     | <b>6,486</b>              | <b>4,492</b>                        | <b>7,447</b>    | <b>10.45</b>                              |

# Comparison of Current and Calculated Charges - Residential

Residential (Single Detached) Comparison

| Service                           | Current      | Calculated    |
|-----------------------------------|--------------|---------------|
| <b>Town-wide Services</b>         |              |               |
| Services Related to a Highway     | 2,109        | 2,537         |
| Fire Protection Services          | 46           | 498           |
| Police Services                   | -            | 94            |
| Parks and Recreation Services     | 890          | 827           |
| Library Services                  | 232          | 743           |
| Administration                    | 934          | 272           |
| Child Care                        | -            | 89            |
| Waste Diversion                   | -            | 4             |
| Wastewater Services               | 2,667        | 4,543         |
| Water Services                    | 690          | 1,294         |
| <b>Total - Town-wide Services</b> | <b>7,568</b> | <b>10,901</b> |

Notes.

-Parks and Recreation capital needs are the same as presented in the previous study, pending Monteith Brown report.

-Reserve Fund balances have been applied to the Residential Shares only, as the Town currently exempts Non-residential charges

-Wastewater treatment plant costs are calculated over a buildout time horizon, whereas the rest of

27 wastewater services and water services are calculated on a 15-year time horizon

# Comparison of Current and Calculated Charges – Non-residential

Non-Residential (per ft<sup>2</sup>.) Comparison

| Service                           | Current | 2011 Calculated<br>(if indexed)* | Calculated   |
|-----------------------------------|---------|----------------------------------|--------------|
| <b>Town-wide Services</b>         |         |                                  |              |
| Services Related to a Highway     | -       | 2.87                             | 4.33         |
| Fire Protection Services          | -       | 0.03                             | 0.56         |
| Police Services                   | -       | -                                | 0.10         |
| Parks and Recreation Services     | -       | 0.13                             | 0.13         |
| Library Services                  | -       | 0.02                             | 0.13         |
| Administration                    | -       | 0.95                             | 0.57         |
| Child Care                        | -       | -                                | -            |
| Waste Diversion                   | -       | -                                | -            |
| Wastewater Services               | -       | 4.00                             | 3.16         |
| Water Services                    | -       | 1.08                             | 1.47         |
| <b>Total - Town-wide Services</b> | -       | <b>9.08</b>                      | <b>10.45</b> |

\*2011 Calculated amounts indexed at the same rate as the residential charges

Notes:

- Parks and Recreation capital needs are the same as presented in the previous study, pending Monteith Brown report.
- Reserve Fund balances have been applied to the Residential Shares only, as the Town currently exempts Non-residential charges
- Wastewater treatment plant costs are calculated over a buildout time horizon, whereas the rest of wastewater services and water services are calculated on a 15-year time horizon

# Survey of Residential D.C.s

| Municipality   | Single & Semi Detached Dwelling |                    |                |                           | Rank      |
|--|---------------------------------|--------------------|----------------|---------------------------|-----------|
|  | Upper Tier Charges              | Lower Tier Charges | Education DC's | Total Development Charges |           |
| Woolwich (Breslau)   | \$17,962                        | \$8,403            | \$2,601        | \$28,966                  | 1         |
| Wellesley  | \$17,962                        | \$8,054            | \$2,601        | \$28,617                  | 2         |
| Wilmot (New Hamburg/Baden)                                   | \$17,962                        | \$7,149            | \$2,601        | \$27,712                  | 3         |
| Woolwich   | \$17,962                        | \$6,929            | \$2,601        | \$27,492                  | 4         |
| Thames Centre  | \$0                             | \$26,657           | \$0            | \$26,657                  | 5         |
| Mapleton (Drayton)   | \$4,714                         | \$11,997           | \$1,884        | \$18,595                  | 6         |
| Mapleton (Moorefield)  | \$4,714                         | \$10,528           | \$1,884        | \$17,126                  | 7         |
| Middlesex Centre (Arva, Delaware, Ilderton, Kilworth/Komoka) | \$0                             | \$16,899           | \$0            | \$16,899                  | 8         |
| North Perth (Listowel)                                       | \$0                             | \$14,297           | \$0            | \$14,297                  | 9         |
| Stratford  | \$0                             | \$13,558           | \$0            | \$13,558                  | 10        |
| Minto  | \$4,714                         | \$6,112            | \$1,884        | \$12,710                  | 11        |
| North Perth (Atwood)   | \$0                             | \$12,228           | \$0            | \$12,228                  | 12        |
| St. Marys (Calculated)                                       | \$0                             | \$10,918           | \$0            | \$10,918                  | 13        |
| <b>St. Marys (Current)</b>                                   | <b>\$0</b>                      | <b>\$7,568</b>     | <b>\$0</b>     | <b>\$7,568</b>            | <b>14</b> |
| Lucan Biddulph - Lucan Urban Area**                          | \$0                             | \$6,400            | \$0            | \$6,400                   | 15        |
| North Middlesex (Parkhill)                                   | \$0                             | \$5,485            | \$0            | \$5,485                   | 16        |
| North Middlesex (Ailsa Craig, Nairn & Petty)                 | \$0                             | \$5,384            | \$0            | \$5,384                   | 17        |
| West Perth*  | \$0                             | \$5,379            | \$0            | \$5,379                   | 18        |
| Lucan Biddulph - Granton Urban Area**                        | \$0                             | \$5,300            | \$0            | \$5,300                   | 19        |

\*2014 rates

\*\*2015 rates  
29

# Survey of Commercial D.C.s

| Municipality   | Commercial - per ft <sup>2</sup> |                    |                |                           | Rank |
|--|----------------------------------|--------------------|----------------|---------------------------|------|
|  | Upper Tier Charges               | Lower Tier Charges | Education DC's | Total Development Charges |      |
| Thames Centre  | \$0.00                           | \$15.29            | \$0.00         | \$15.29                   | 1    |
| Wilmot (New Hamburg/Baden)                                   | \$9.52                           | \$3.27             | \$1.73         | \$14.52                   | 2    |
| Woolwich (Breslau)   | \$9.52                           | \$2.83             | \$1.73         | \$14.08                   | 3    |
| Wellesley  | \$9.52                           | \$2.50             | \$1.73         | \$13.75                   | 4    |
| Woolwich   | \$9.52                           | \$1.84             | \$1.73         | \$13.09                   | 5    |
| St. Marys (Calculated)                                       | \$0.00                           | \$10.45            | \$0.00         | \$10.45                   | 6    |
| Mapleton (Drayton)   | \$1.36                           | \$3.73             | \$0.00         | \$5.09                    | 7    |
| Middlesex Centre (Arva, Delaware, Ilderton, Kilworth/Komoka) | \$0.00                           | \$4.78             | \$0.00         | \$4.78                    | 8    |
| Mapleton (Moorefield)  | \$1.36                           | \$3.26             | \$0.00         | \$4.62                    | 9    |
| Minto  | \$1.36                           | \$2.38             | \$0.00         | \$3.74                    | 10   |
| North Perth (Listowel)                                       | \$0.00                           | \$3.00             | \$0.00         | \$3.00                    | 11   |
| West Perth   | \$0.00                           | \$2.06             | \$0.00         | \$2.06                    | 12   |
| North Perth (Atwood)   | \$0.00                           | \$1.60             | \$0.00         | \$1.60                    | 13   |
| Stratford  | \$0.00                           | \$0.95             | \$0.00         | \$0.95                    | 14   |
| North Middlesex (Parkhill)                                   | \$0.00                           | \$0.76             | \$0.00         | \$0.76                    | 15   |
| North Middlesex (Ailsa Craig, Nairn & Petty)                 | \$0.00                           | \$0.75             | \$0.00         | \$0.75                    | 16   |
| Lucan Biddulph - Lucan Urban Area                            | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 17   |
| Lucan Biddulph - Granton Urban Area                          | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 17   |
| St. Marys (Current)  | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 17   |

# Survey of Industrial D.C.s

| Municipality   | Industrial - per ft <sup>2</sup> |                    |                |                           | Rank |
|--|----------------------------------|--------------------|----------------|---------------------------|------|
|  | Upper Tier Charges               | Lower Tier Charges | Education DC's | Total Development Charges |      |
| St. Marys (Calculated)                                       | \$0.00                           | \$10.45            | \$0.00         | \$10.45                   | 1    |
| Woolwich (Breslau)   | \$4.77                           | \$2.83             | \$1.73         | \$9.33                    | 2    |
| Wellesley  | \$4.77                           | \$2.50             | \$1.73         | \$9.00                    | 3    |
| Woolwich   | \$4.77                           | \$1.84             | \$1.73         | \$8.34                    | 4    |
| Wilmot (New Hamburg/Baden)                                   | \$4.77                           | \$1.51             | \$1.73         | \$8.01                    | 5    |
| Mapleton (Drayton)   | \$1.36                           | \$3.73             | \$0.00         | \$5.09                    | 6    |
| Mapleton (Moorefield)  | \$1.36                           | \$3.26             | \$0.00         | \$4.62                    | 7    |
| Minto  | \$1.36                           | \$2.38             | \$0.00         | \$3.74                    | 8    |
| West Perth   | \$0.00                           | \$2.06             | \$0.00         | \$2.06                    | 9    |
| Middlesex Centre (Arva, Delaware, Ilderton, Kilworth/Komoka) | \$0.00                           | \$1.91             | \$0.00         | \$1.91                    | 10   |
| North Perth (Listowel)                                       | \$0.00                           | \$1.78             | \$0.00         | \$1.78                    | 11   |
| North Middlesex (Parkhill)                                   | \$0.00                           | \$0.76             | \$0.00         | \$0.76                    | 12   |
| North Middlesex (Ailsa Craig, Nairn & Petty)                 | \$0.00                           | \$0.75             | \$0.00         | \$0.75                    | 13   |
| North Perth (Atwood)   | \$0.00                           | \$0.38             | \$0.00         | \$0.38                    | 14   |
| Thames Centre  | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 15   |
| Lucan Biddulph - Lucan Urban Area                            | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 15   |
| Lucan Biddulph - Granton Urban Area                          | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 15   |
| Stratford  | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 15   |
| St. Marys (Current)  | \$0.00                           | \$0.00             | \$0.00         | \$0.00                    | 15   |



# Draft DC Rates and Policies

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## □ For Discussion:

- Are there any comments surrounding the draft D.C. rates? (they may change as staff work to refine the capital program)
- Are there any comments regarding Potential Area Specific DC rates?
- Are there any comments regarding DC policies:
  - Exemptions?
  - Definitions?
  - Other?
- Other?

# Next Steps

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- Final Background Study and draft D.C. by-law – Mid-September, 2017
- Public Meeting – October 24, 2017
- By-law adoption – November 28, 2017