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**To:** Council  
**From:** Karl Doyle, Director of Planning and Building  
**Date of Meeting:** July 13, 2022  
**Subject:** By-law 2022-057 Township of South Stormont  
Development Charges

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**Recommendation:**

That Council approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated May 2, 2022, subject to further annual review during the capital budget process; and further

Approve the Development Charges Background Study dated May 2, 2022; and furthermore,

Approve Development Charges By-law No. 2022-057 as set out in Appendix E of the Development Charges Background Study, with an effective date of September 15, 2022, read and passed in open Council, signed and sealed this 13<sup>th</sup> day of July 2022.

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**Executive Summary:**

The purpose of this report is to provide Council with an executive summary of the Development Charges by-law, which is being brought forward for passage this evening at the regular meeting of Council.

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**Background:**

The Township of South Stormont has retained consultants Watson & Associates Economists Ltd. to undertake a Development Charges Background Study, as prescribed by the Development Charges Act 1997.

The purpose of Development Charges are to recover the capital costs associated with residential and non-residential growth within a municipality. The capital costs are in addition to what infrastructure costs would normally be when constructing a subdivision (i.e. internal roads, watermains, roads, sidewalks, streetlights, etc.). Municipalities are empowered to impose these charges via the Development Charges Act.

The complete Development Charges Background Study addresses the forecasted amount, type, and location of growth for the community, the requirement for "rules" governing the imposition of development charges, and provide sufficient background information on the legislation, recommendations and the basis for these recommendations.

Watson & Associates had several meetings with Township Council, staff and have undertaken significant data collection exercises to arrive at their conclusions and prepare the Development Charges Background Study and proposed Development Charges By-law.

The Township made the Background Study and proposed By-law available to the public on May 5, 2022. Staff dedicated an independent page on the Township website and disseminated the information on the South Stormont Bang the Table platform in order to gauge public's reception to the proposal.

On May 30, 2022, a Public Stakeholder meeting was held in Council Chambers by the Consultant and Township staff to present the Background Study and proposed By-law. The purpose of the meeting was to hear feedback from industry stakeholders and the public.

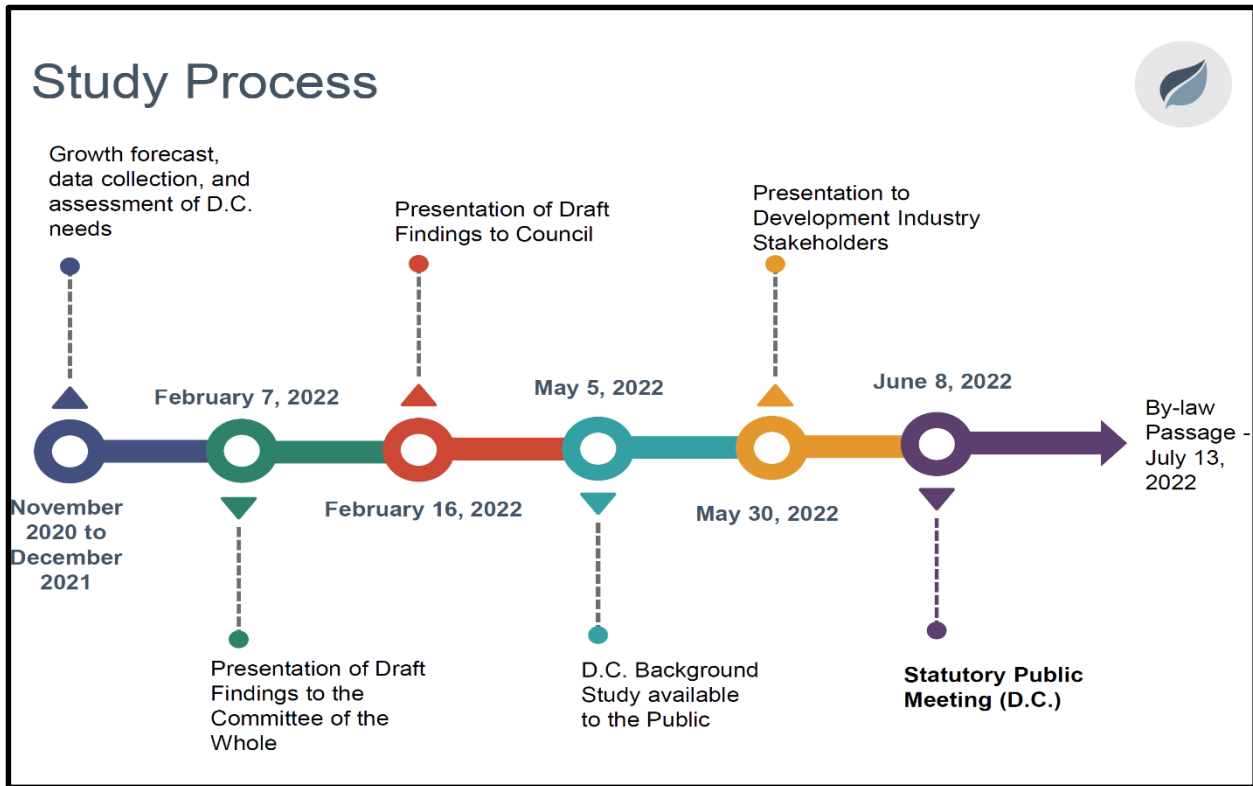
The statutory Public Meeting was held on June 8, 2022, to receive commentary and answer questions received from the public and members of Council on the Development Charges Background Study and proposed Development Charges By-law.

Staff presented a Key Information report to Council on June 22, 2022, in order to receive commentary regarding the Background study and proposed Development Charges By-law.

**Discussion:**

To date, the Township of South Stormont has received minimal feedback from key industry stakeholders and the public regarding the Background Study and proposed By-law.

The following statutory implementation requirements are listed below:



The Township of South Stormont is in a position to implement Development Charges. Staff has recommended that the Development Charges By-law take effect on September 15, 2022. If approved this evening, the by-law will expire on September 15, 2027, unless repealed by Council on an earlier date.

The reasoning for the September 15, 2022 implementation date is so that Township Administration and staff can solidify the administration aspects i.e. financial accounting/reporting and by-law charge calculation procedures for the development process. Furthermore, it will allow for the building industry to become accustomed and adjust accordingly to the new charges when considering a development proposal.

As contained in the study, the increase for need of service on the 2022-2036 horizon we included the following Township wide services is based on;

- Fire Protection
- Services Related to a Highway (incl. Transportation and Public Works)
- Parks and Recreation
- Growth-Related Studies related to the above services included as a separate class of service

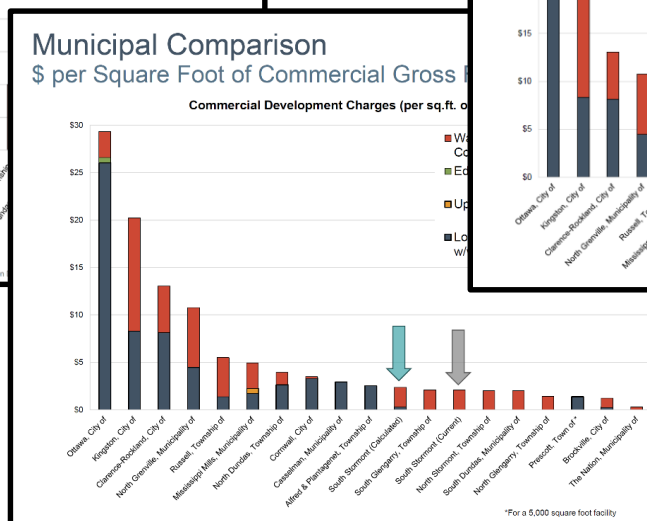
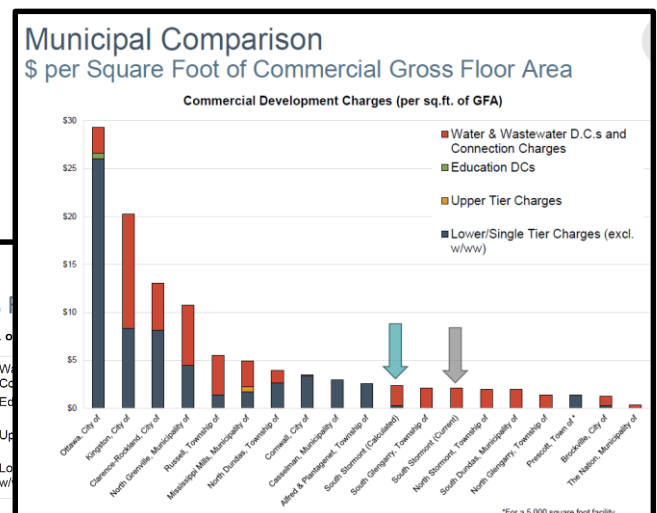
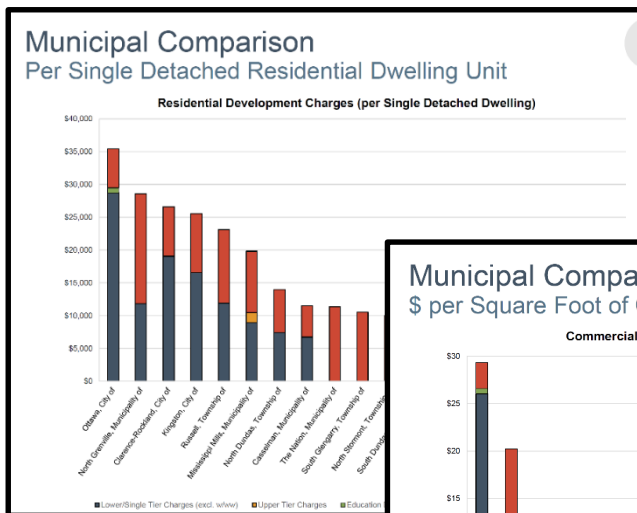
Growth-related capital costs of water and wastewater services will continue to be recovered through connection charges imposed under the authority of the Municipal Act. Based on future Township servicing studies and the County growth projection study, the Township may proceed with a future amendment to the Development Charges Background Study and by-law. Amendments to the documents will be in accordance with legislative requirements. (Late 2022- Early 2023).

## Calculated Schedule of D.C.s



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	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/Class of Service:</b>						
Services Related to a Highway	980	815	602	400	386	0.12
Fire Protection Services	1,042	866	640	425	410	0.13
Parks and Recreation Services	2,423	2,014	1,489	988	953	0.03
Growth-Related Studies	98	81	60	39	38	0.00
<b>Total Municipal Wide Services/Class of Services</b>	<b>4,543</b>	<b>3,776</b>	<b>2,791</b>	<b>1,852</b>	<b>1,787</b>	<b>0.28</b>

Below are comparison charts in relation to other municipalities in our region that currently have development charges in place for both residential and ICI uses.



To date, we have received positive feedback regarding the proposed development charges by-law from attendees at both the Public Stakeholder and Statutory Public meeting. Staff has not received any formalized adverse commentary regarding the background study or proposed by-law from the public or industry stakeholders. Therefore, staff have not proceeded with any modifications to the proposed Development Charges by-law presented at the June 8, 2022 Statutory Public meeting.

It is the opinion of Administration that the Township is currently at a pivotal juncture when considering forecasted costs. With the introduction of Development Charges the Township can start recovering capital costs associated with future/anticipated residential and non-residential growth.

If the Development Charges by-law is approved this evening, staff will proceed with subsequent legislative requirements such as; posting the Notice of Development Charges By-law Passage within twenty (20) days, provide Notice to the prescribed list of individuals and prepare the Development Charges Pamphlet within sixty (60) days.

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**Alignment with Community Strategic Plan:**

Goal 3: Economic Growth

Objective 3.2: Shovel Readiness

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**Risk and Asset Management Considerations:**

There is no risk or adverse asset management implications associated with executing the proposed development charges by-law.

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**Options:**

Council adopt and approve the Development Charges Background Study dated May 02, 2022 and the Township wide Development Charges by-law with an effective date of September 15, 2022, or;

Council adopt and approve the Development Charges Background Study dated May 02, 2022 and the Township wide Development Charges by-law with an effective date of July 13, 2022 or;

Council not adopt and approve the Development Charges Background Study dated May 02, 2022 and the Township wide Development Charges by-law.

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**Financial Impact:**

The Township will be in a position to recover capital costs associated with future/anticipated residential and non-residential growth.

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**Others Consulted:**

Administration

Watson and Associates Economists LTD.