

Statutory Public Meeting

# 2024 Development Charges Background Study



THE TOWN OF THE BLUE MOUNTAINS

Tuesday, March 12<sup>th</sup>, 2024



# Purpose of Today's Meeting

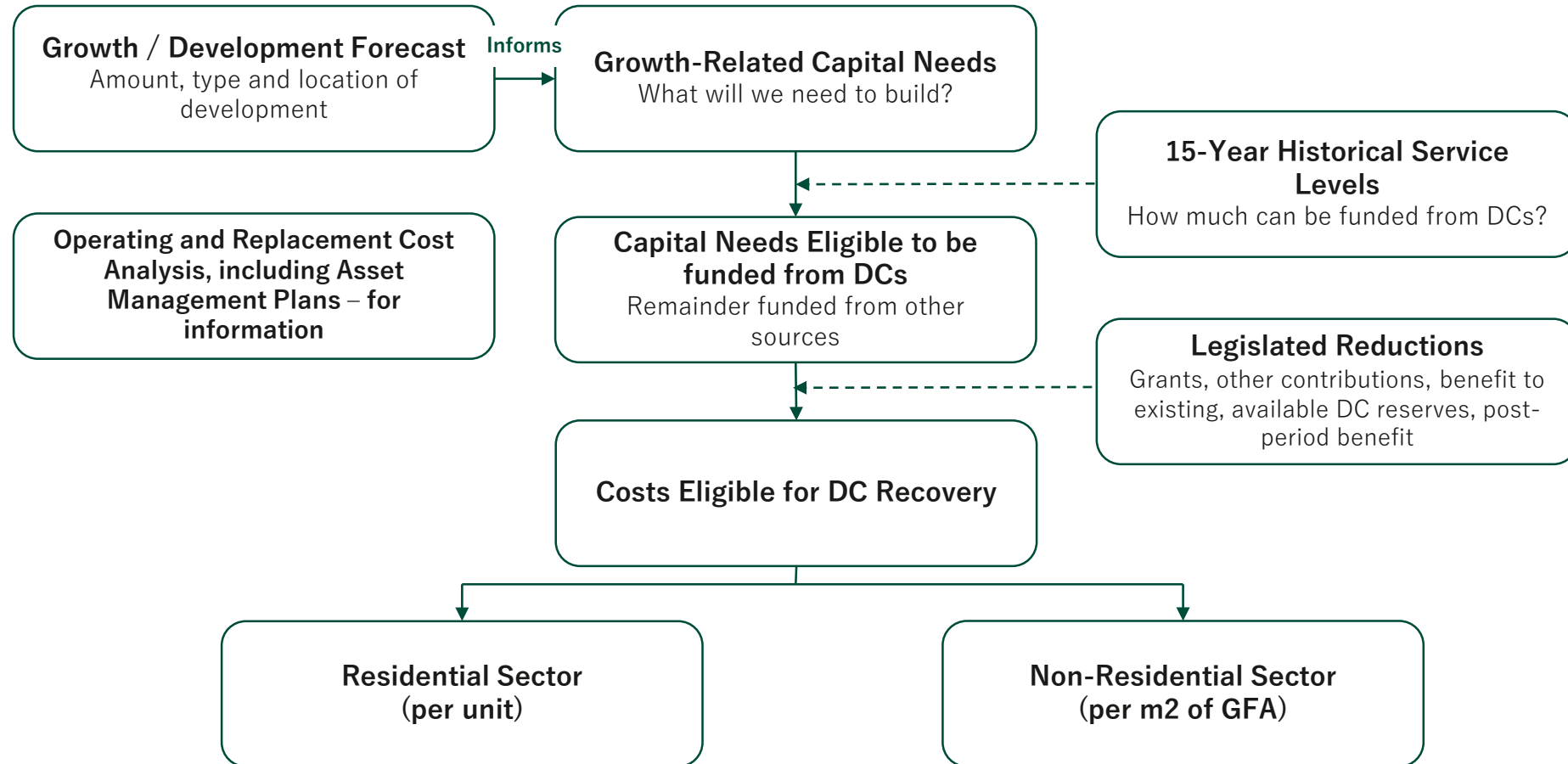
## Meeting Purpose

- Provide the public with opportunity to make representation on the proposed 2024 Development Charges By-law
- Current By-law, Number 2019-17, will expire on **April 23, 2024**.

## Development Charges

- **Statutory Public Meeting** required by Section 12 of the *Development Charges Act*
- DC Background Study and Draft By-law were made publically available on **February 1, 2024 and February 26, 2024 respectively**

# Development Charges Study Process



# Summary of Development Forecast

Development Forecast	2023 Estimate	General Services 2024-2033		Engineering Services 2024-Build-out	
		Growth	Total at 2033	Growth	Total at Build-Out
<b>Residential</b>					
<b>Total Occupied Units</b>					
Total Census Dwellings	7,800	3,100	10,900	7,400	15,200
<b>Total Population</b>					
Census Population	17,900	4,000	21,900	6,000	23,900
Population in New Dwellings (1)		5,600		14,500	
<b>Non-Residential</b>					
Employment	4,900	300	5,200	1,500	6,300
<i>Non-Residential Building Space (m2)</i>		13,800		72,700	

(1) Includes seasonal population

# Summary of DC Capital Programs (\$millions)

Town-wide Services	Net Costs	Ineligible Shares	DC Reserves	2024-2033	Post-2033
Library	\$9.1	\$0.0	\$3.1	\$2.7	\$3.3
Fire	\$13.7	\$4.6	\$0.8	\$4.4	\$3.8
Police	\$0.4	\$0.0	\$0.0	\$0.3	\$0.0
Parks & Rec	\$35.0	\$0.7	\$3.5	\$28.4	\$2.4
By-Law Enforcement	\$0.2	\$0.0	\$0.0	\$0.1	\$0.2
Solid Waste Management	\$1.1	\$0.4	\$0.3	\$0.4	\$0.0
Development Related Studies*	\$1.6	\$0.6	\$0.0	\$1.0	\$0.0
Public Works	\$12.4	\$2.1	\$0.3	\$3.3	\$6.6
<b>Total</b>	<b>\$73.4</b>	<b>\$8.4</b>	<b>\$8.1</b>	<b>\$40.7</b>	<b>\$16.3</b>

# Engineering Services

## Roads

- Calculated and levied on uniform town-wide basis

## Water & Wastewater

- Water supply and WW treatment have been calculated on a Town-wide uniform basis
- All other works (distribution, collection, pumping) have been calculated on an area-specific basis



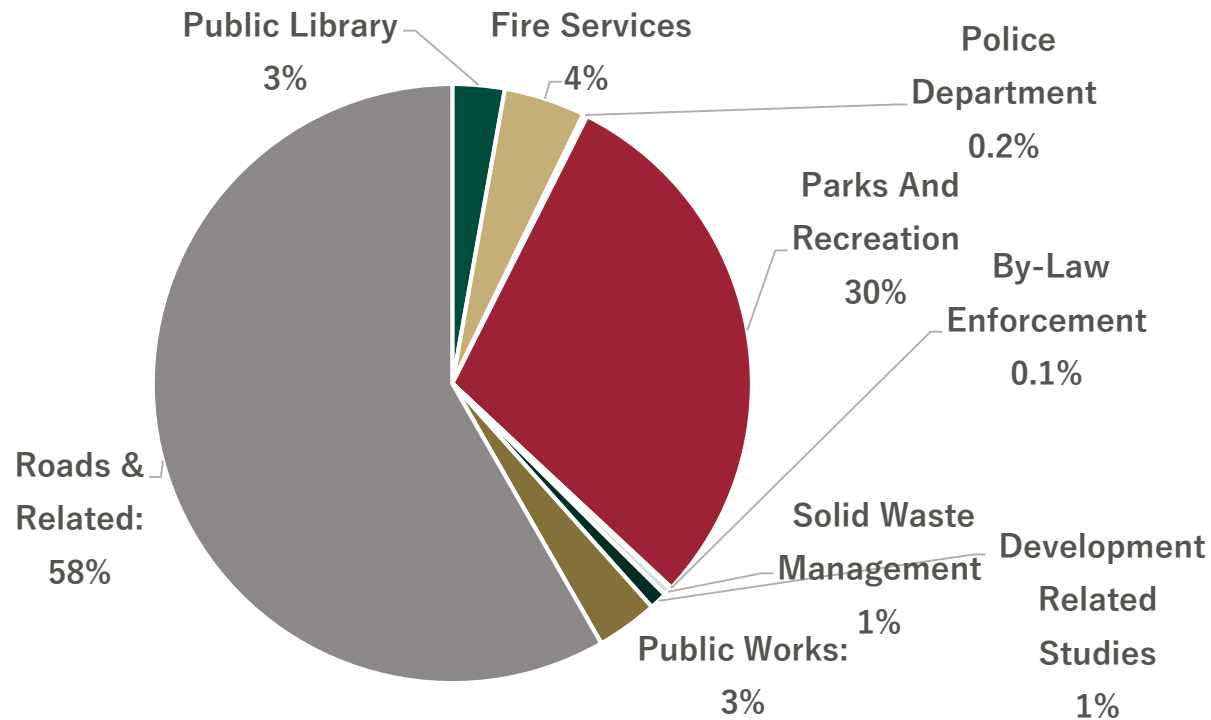
# Water and Wastewater

Service	Development-Related Capital Forecast						
	Total Cost (\$000)	Grants and Subsidies (\$000)	Benefit to Other Service Areas (\$000)	Benefit to Existing Share (\$000)	Prior Growth (Available DC Reserves) (\$000)	Post-Period Benefit (\$000)	Total Net Capital Costs After Discount (\$000)
Total Town-Wide Engineered Services	\$343,265.1	\$15,198.3	\$0.0	\$20,480.7	(\$18,231.1)	\$21,613.4	\$304,203.9
Total Area Specific Engineered Services	\$246,554.9	\$0.0	\$22,278.4	\$4,867.1	(\$7,584.9)	\$0.0	\$226,994.3
<b>TOTAL ROADS, WATER AND SEWER</b>	<b>\$589,820.0</b>	<b>\$15,198.3</b>	<b>\$22,278.4</b>	<b>\$25,347.8</b>	<b>(\$25,816.1)</b>	<b>\$21,613.4</b>	<b>\$531,198.3</b>

- Maximum Funding Envelope = N/A
- Capital Program (2024-Buildout)
  - Includes Town-wide water supply and treatment costs and area specific water and wastewater costs



# Proposed Town-Wide Residential DC Rate

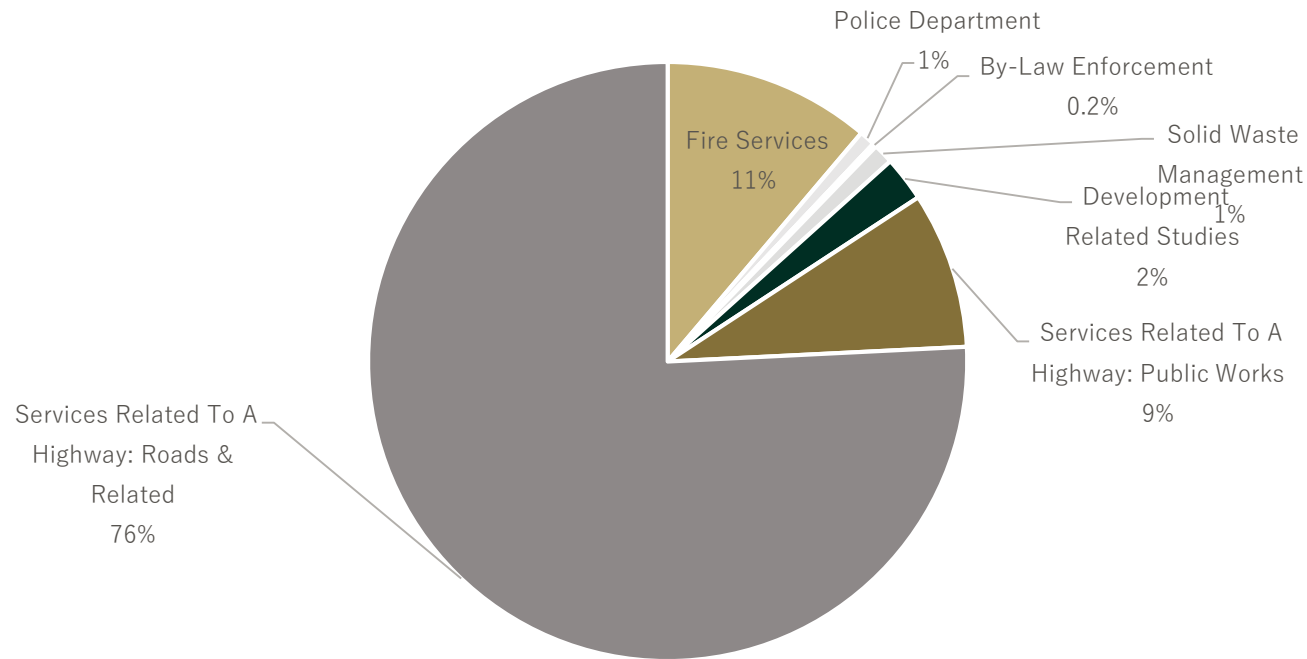


Total DC Percent Breakdown*	
Engineered Services	General Services
58%	42%

\*Excludes water and wastewater services

Single & Semi-Detached*	<b>\$37,775</b>
Other Multiples / Hotels*	<b>\$33,902</b>
Apartments*	<b>\$25,426</b>

# Proposed Town-Wide Non-Residential DC Rate

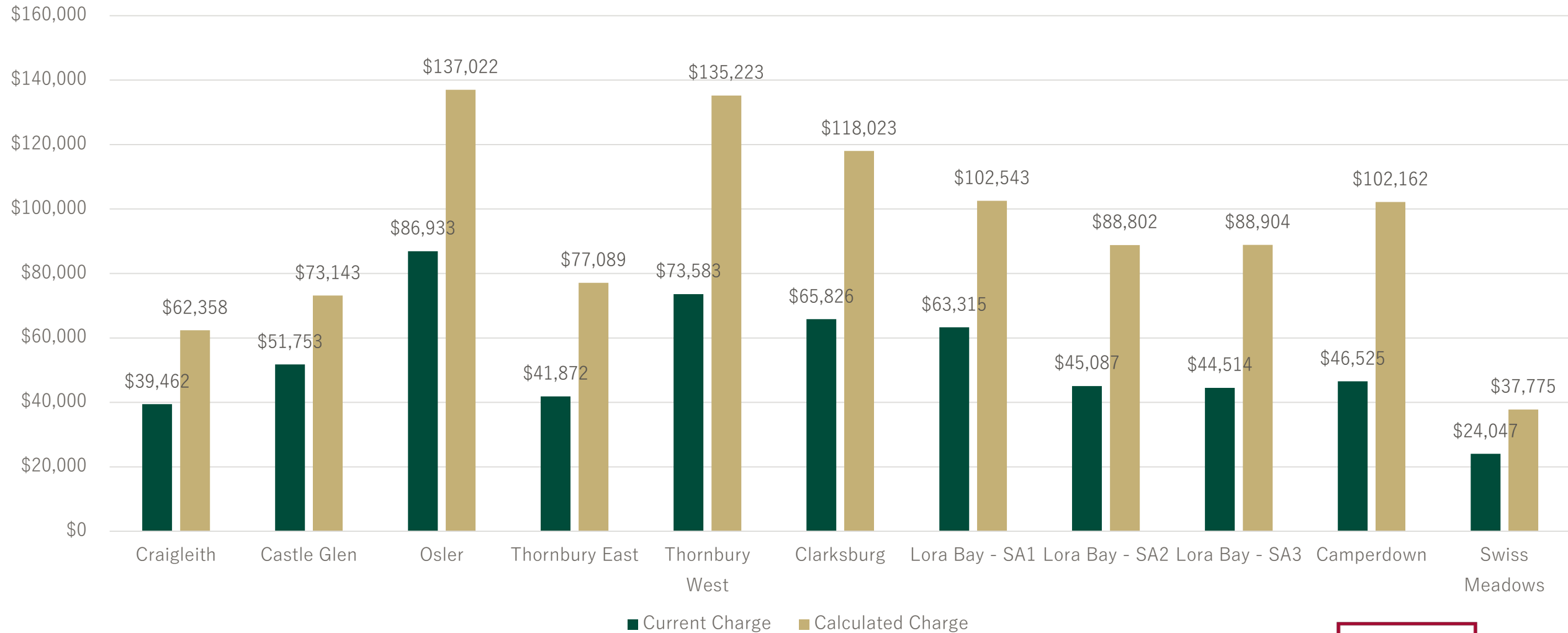


**Charge per  
Square Metre  
\$135.28**

Total DC Percent Breakdown*	
Engineered Services	General Services
76%	24%

\*Excludes water and wastewater services

# Calculated vs. Current Area-Specific: Single & Semi Detached Total Rates



# Calculated Residential and Non-Residential Rates: 5-Year Statutory Phase-in Examples

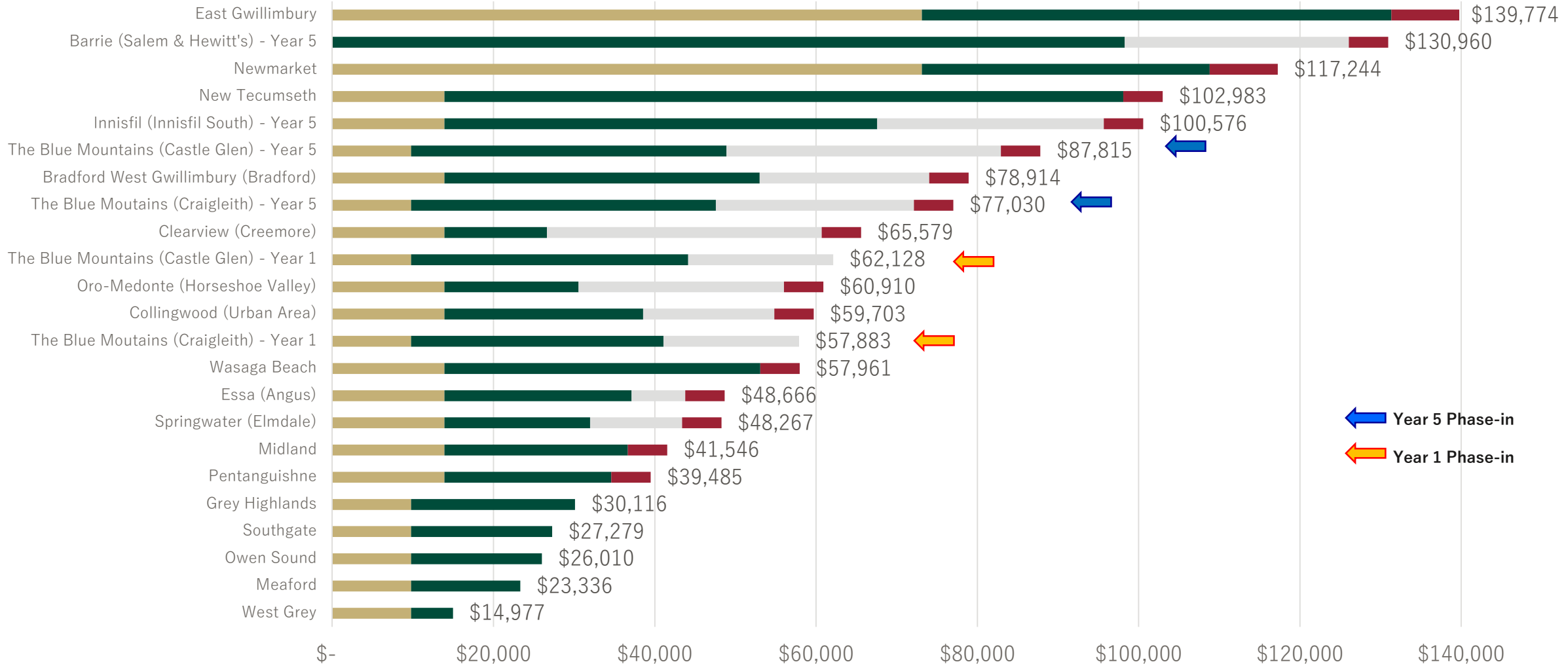
## Town-Wide Rates

Charge Type	Current Charge	Year 1	Year 2	Year 3	Year 4	Year 5
Single & Semi Detached	\$24,047	\$30,220	\$32,109	\$33,998	\$35,886	\$37,775
Other Multiples / Hotels	\$19,236	\$27,122	\$28,817	\$30,512	\$32,207	\$33,902
Apartments	\$14,428	\$20,341	\$21,612	\$22,883	\$24,155	\$25,426
Non-Residential Rate	\$85.70	\$108.22	\$114.99	\$121.75	\$128.51	\$135.28
<i>Phase-in</i>	<i>N/A</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

## Servicing Area: Craigleith\*

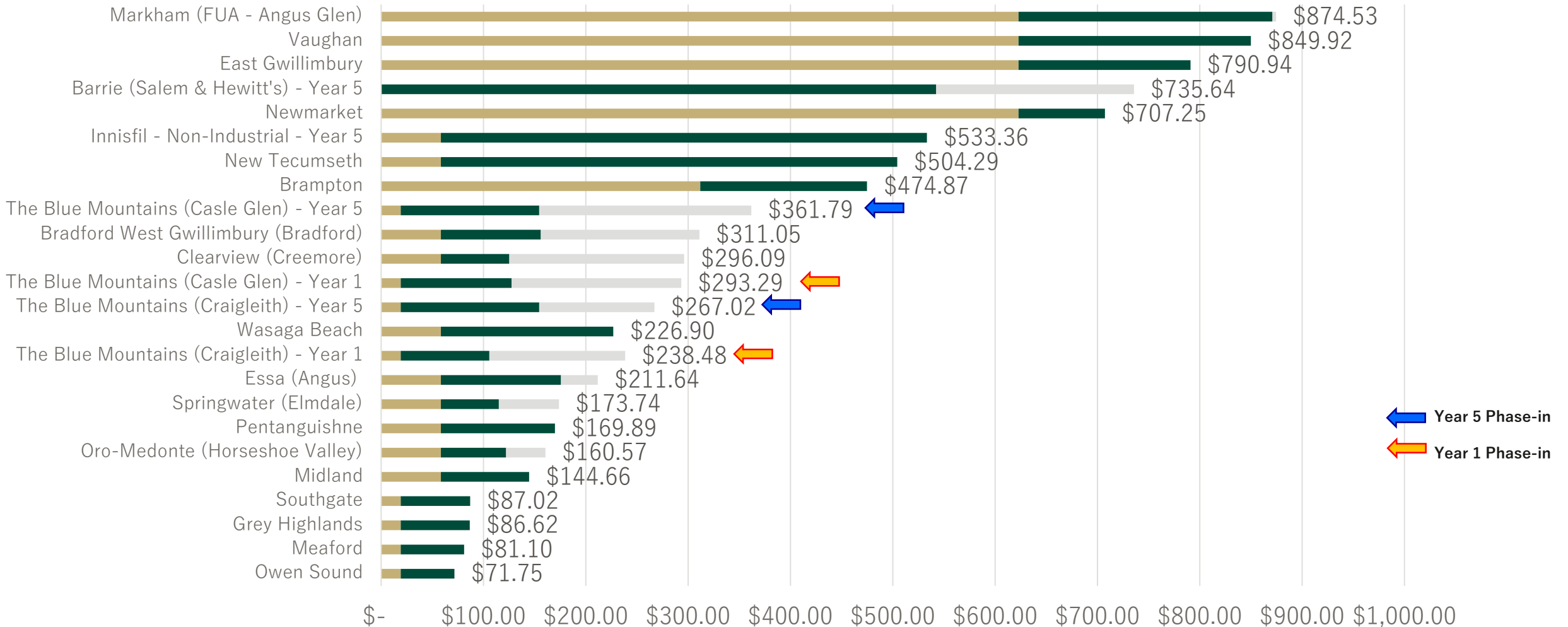
Charge Type	Current Charge	Year 1	Year 2	Year 3	Year 4	Year 5
Single & Semi Detached	\$39,462	\$49,886	\$53,004	\$56,122	\$59,240	\$62,358
Other Multiples / Hotels	\$31,569	\$44,774	\$47,572	\$50,370	\$53,169	\$55,967
Apartments	\$23,677	\$33,580	\$35,679	\$37,778	\$39,876	\$41,975
Non-Residential Rate	\$150.19	\$198.20	\$210.58	\$222.97	\$235.36	\$247.75
<i>Phase-in</i>	<i>N/A</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

# Residential Rate Comparison: Single/Semi-Detached



Note: No lower-tier DCs in Hanover, Georgian Bluffs, & Chatsworth.

# Non-Residential Rate Comparison: Commercial



13 Note: No lower-tier DCs in West Grey, Hanover, Georgian Bluffs, & Chatsworth.

Upper Tier Lower Tier ASDC



# Proposed DC Project Timeline

