

Statutory Public Meeting

2024 Development Charges Background Study



CITY OF CLARENCE-ROCKLAND
Wednesday, December 11, 2024



Statutory Public Meeting Required by s.12 of *Development Charges Act*

Purpose

- Opportunity to make representations on the 2024 Development Charges (DC) Study and Draft By-law and rates
- DC Background Study made publically available on **November 15, 2024**
- DC Draft By-law made publically available on **November 27, 2024**

Today We Will Discuss...

- Background and legislative changes
- Background study
 - Development forecast
 - DC capital program
- Calculated DC rates
- Rate comparison
- Next steps

What are Development Charges?

- Imposed on development to pay for “growth-related” capital costs
- Pays for new infrastructure and facilities to maintain service levels
- Principle is “growth pays for growth”

DCs in Clarence-Rockland

- Council passed Development Charge (DC) By-law 2019-85 and By-Law 2021-90 which came into force on February 2nd, 2020, and October 5th, 2021, respectively.
- These by-laws impose DC rates for the following services:

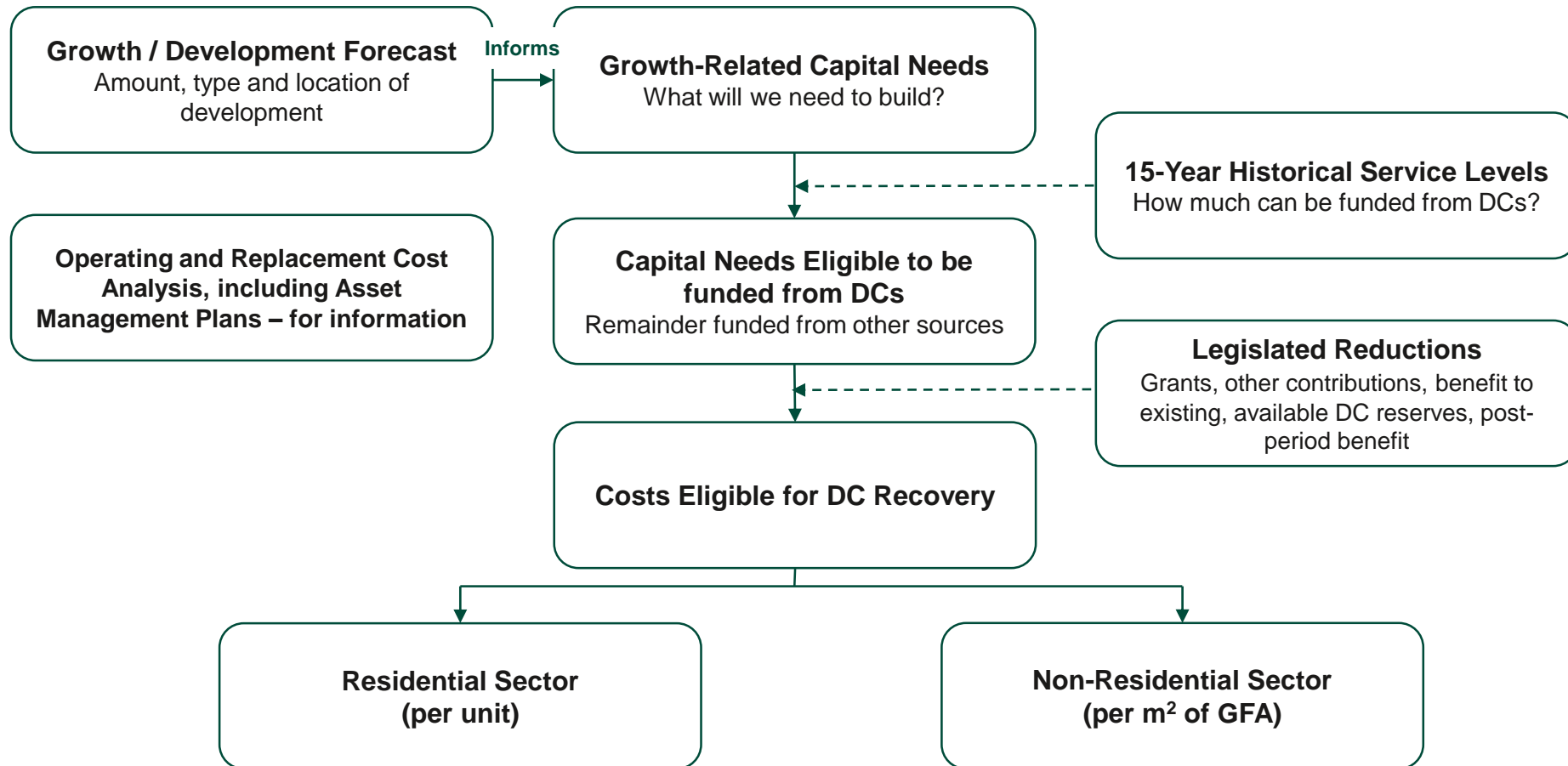
By-Law 2019-85: Hard Services

- Fire
- Public Works
- Roads and Related
- Waterworks
- Sanitary Sewage

By-Law 2021-90: Soft Services

- Library
- Parks & Recreation
- By-Law Services
- Development-Related Studies

Development Charges Study Process



Development Forecast: City-wide

- Informed by the United Counties of Prescott and Russell Growth Management Strategy Update (March 30, 2022)
- 15-year Historical planning period – 2009-2023
- Two future planning periods:
 - 2024-2033
 - 2024-2046

City-wide Development Forecast	2023 Estimate	10-Year Planning Period 2024 - 2033		Long-Term Planning Period 2024 - 2046	
		Growth	Total at 2033	Growth	Total at 2046
Residential					
Total Occupied Dwellings		1,780		3,437	13,930
Total Population					
Census		3,282	30,435	6,769	33,922
<i>Population In New Dwellings</i>		4,775		9,222	
Non-Residential					
Employment	6,209	409		956	7,165
Non-Residential Building Space		20,450		47,800	

*Employment excludes work at home

Development-Related Capital Programs

- Capital programs have been compiled in consultation with City staff
 - The engineering capital programs (Roads, Water, Sanitary Sewer) were also informed by Master Plans and Servicing Studies
- Capital costs have been adjusted in accordance with DC legislation:
 - Capital grants & subsidies
 - Developer Contributions
 - Replacement/benefit to existing shares
 - Available DC reserve funds
 - Post period benefit shares

Summary of Capital Program: 2024-2033 (\$000's)

Service	Gross Cost	Grants, Subsidies, Recoveries	Benefit to Existing	Developer Contributions	DC Recoverable Cost		
					Available DC Reserves	2024 - 2033	Post 2033
Library Services	\$3,053.4	\$0	\$0	\$0	\$379.9	\$1,045.4	\$1,628.1
Parks and Recreation	\$20,003.1	\$2,930.0	\$993.5	\$0	\$1,921.0	\$14,158.6	\$0
By-Law Services	\$171.6	\$0	\$0	\$0	\$0	\$51.6	\$120.0
Development-Related Studies	\$337.9	\$0	\$37.5	\$0	\$0	\$300.4	\$0
Fire	\$3,987.1	\$0	\$1,125.0	\$0	\$340.4	\$2,033.7	\$488.0
Public Works	\$6,620.0	\$0	\$2,510.0	\$0	\$1,114.7	\$1,476.7	\$1,518.5
Roads & Related	\$94,981.4	\$0	\$12,027.1	\$5,170.5	\$4,811.2	\$42,255.5	\$30,717.0
TOTAL	\$129,154.5	\$2,930.0	\$16,693.1	\$5,170.5	\$8,567.3	\$61,321.9	\$34,471.7

Summary of Capital Program: 2024-2046 (\$000's)

Service	Gross Cost	Grants, Subsidies, Recoveries	Benefit to Existing	Other Contributions	DC Recoverable Cost		
					Available DC Reserves	2024 - 2046	Post 2046
Waterworks	\$97,494.3	\$61,616.0	\$1,056.6	\$0	\$2,415.1	\$25,060.1	\$7,346.6
Sanitary Sewer	\$51,185.0	\$0	\$395.6	\$151.3	\$937.6	\$37,518.3	\$12,182.2
TOTAL	\$148,679.3	\$61,616.0	\$1,452.2	\$151.3	\$3,352.7	\$62,578.4	\$19,528.8

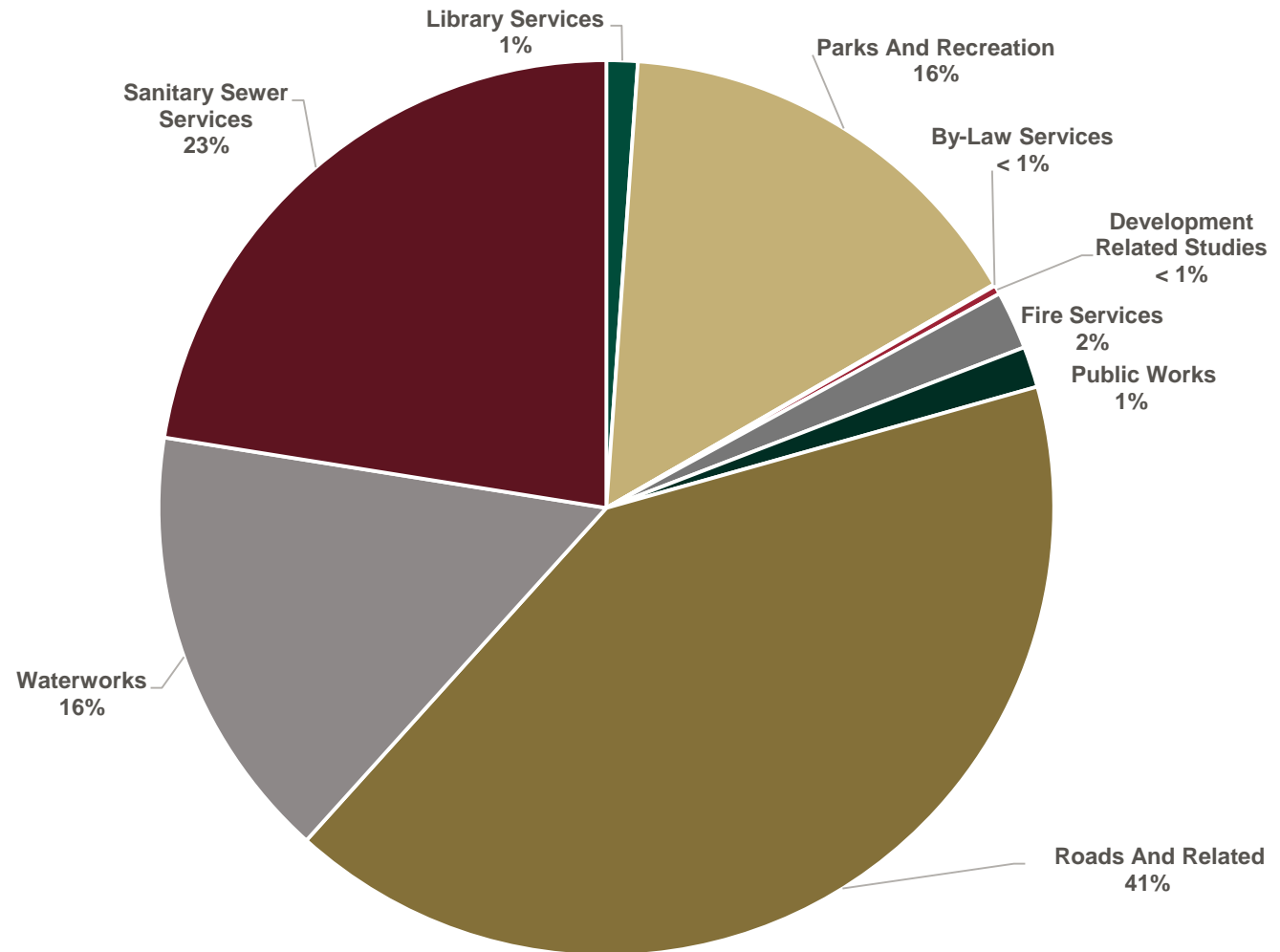
City-wide Development Charges Calculation

- DCs have been calculated based on historical inventories, maximum funding envelopes and capital programs
- Residential rates are based on the following unit types:
 - Single and Semi-Detached
 - Rows and Other Multiples
 - Apartments
- Non-Residential rates have been calculated per square meter of development

Fully Calculated Residential Development Charges (Serviced)

\$/Unit
Single/Detached \$59,189
Rows and Other Multiples \$47,037
Apartments \$31,358

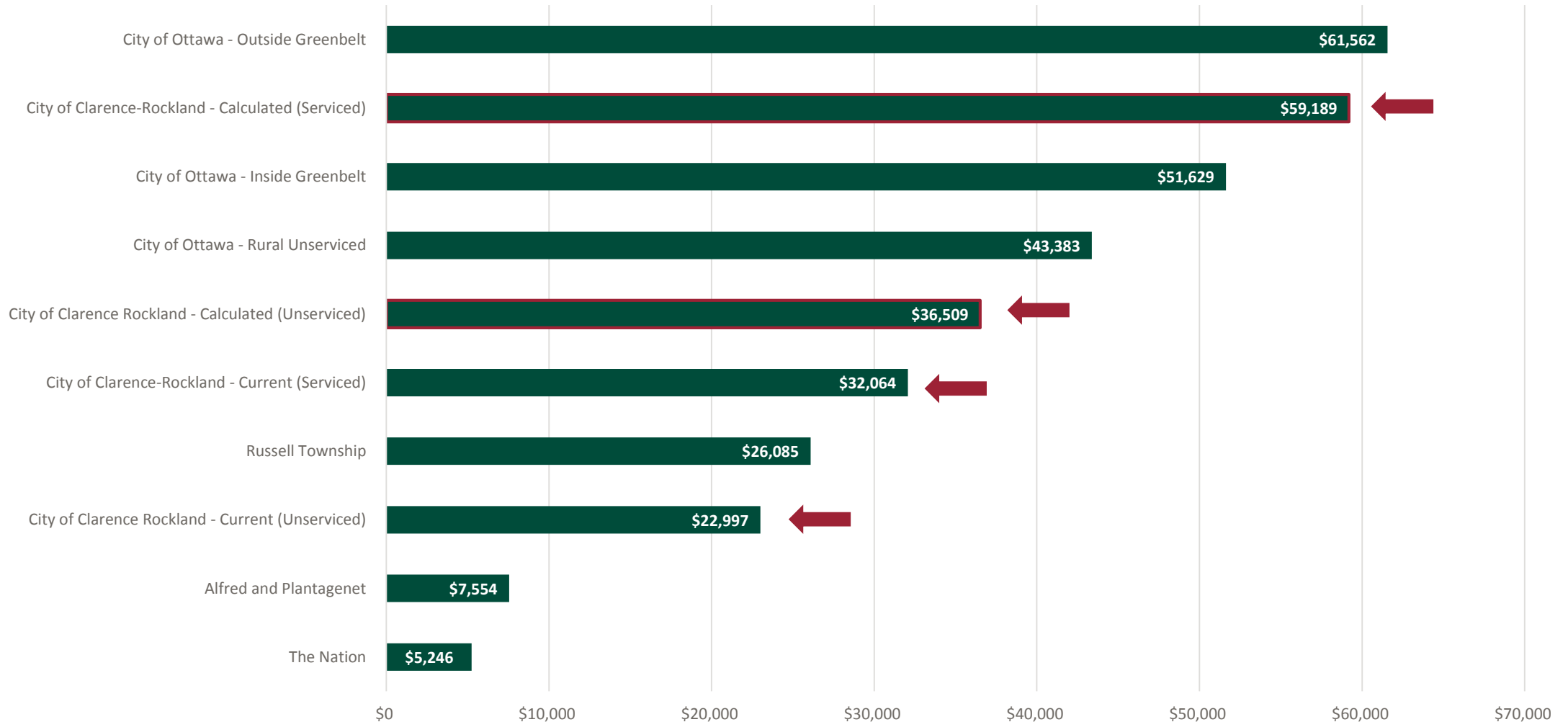
Note: Unserviced Charge per unit are: \$36,509 for Single/Detached, \$29,013 for Other Multiples and \$19,342 for Apartments.



Comparison of Current vs. Calculated Residential Rates (Single Detached Unit)

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Services	\$941	\$667	(\$274)	(29%)
Parks And Recreation	\$7,153	\$9,200	\$2,047	29%
By-Law Services	\$27	\$36	\$9	36%
Development Related Studies	\$124	\$192	\$68	54%
Fire Services	\$1,419	\$1,244	(\$175)	(12%)
Services Related to a Highway				
Public Works	\$1,258	\$873	(\$385)	(31%)
Roads And Related	\$12,075	\$24,297	\$12,222	101%
Waterworks	\$3,680	\$9,373	\$5,693	155%
Sanitary Sewer Services	\$5,387	\$13,307	\$7,920	147%
TOTAL RESIDENTIAL CHARGE (SERVICED)	\$32,064	\$59,189	\$27,125	85%

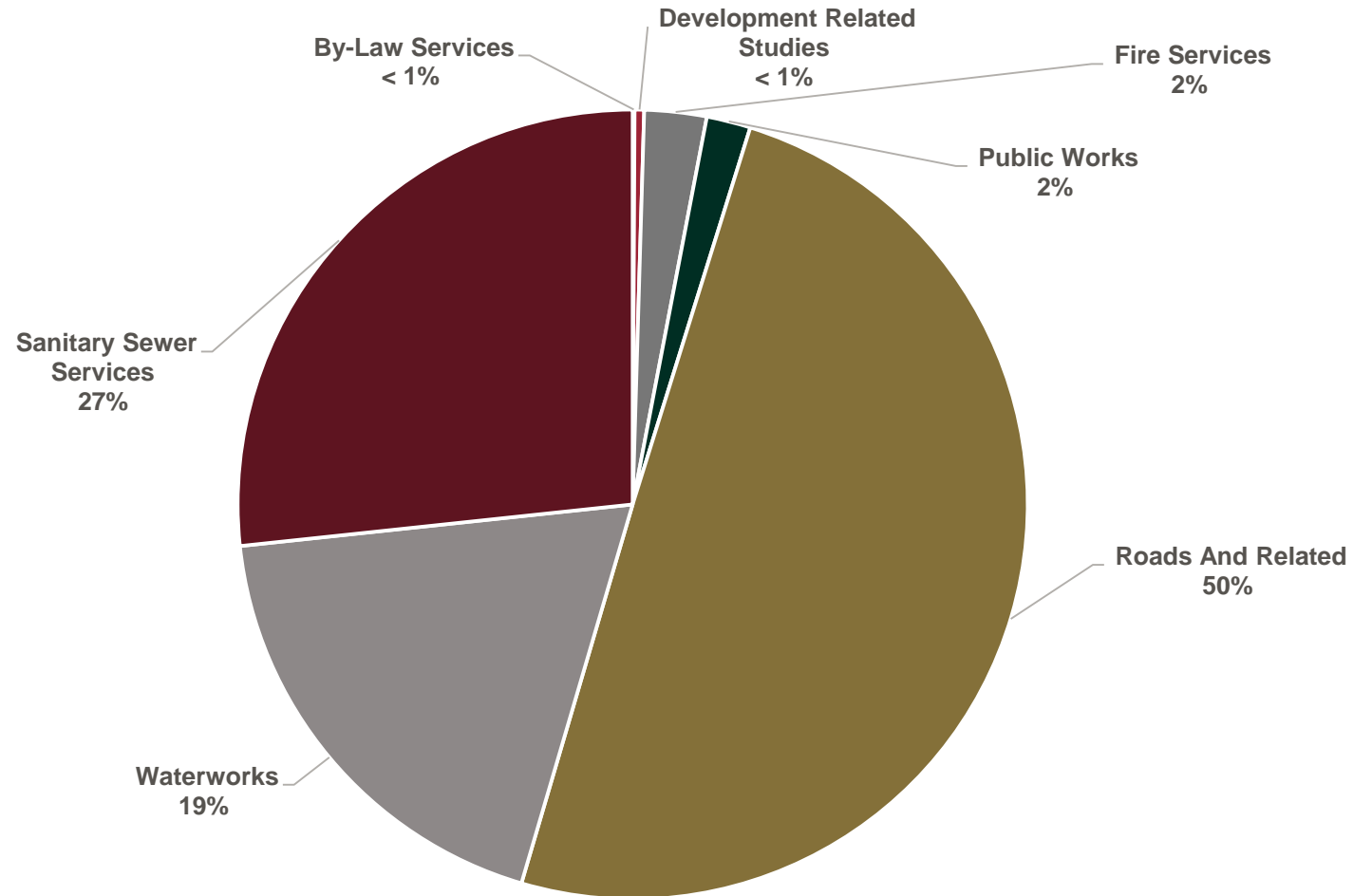
Residential Rate Comparison (per Single Detached Unit)



Fully Calculated Non-Residential Development Charge

\$/Sq.M	
Non-Residential	\$331.70

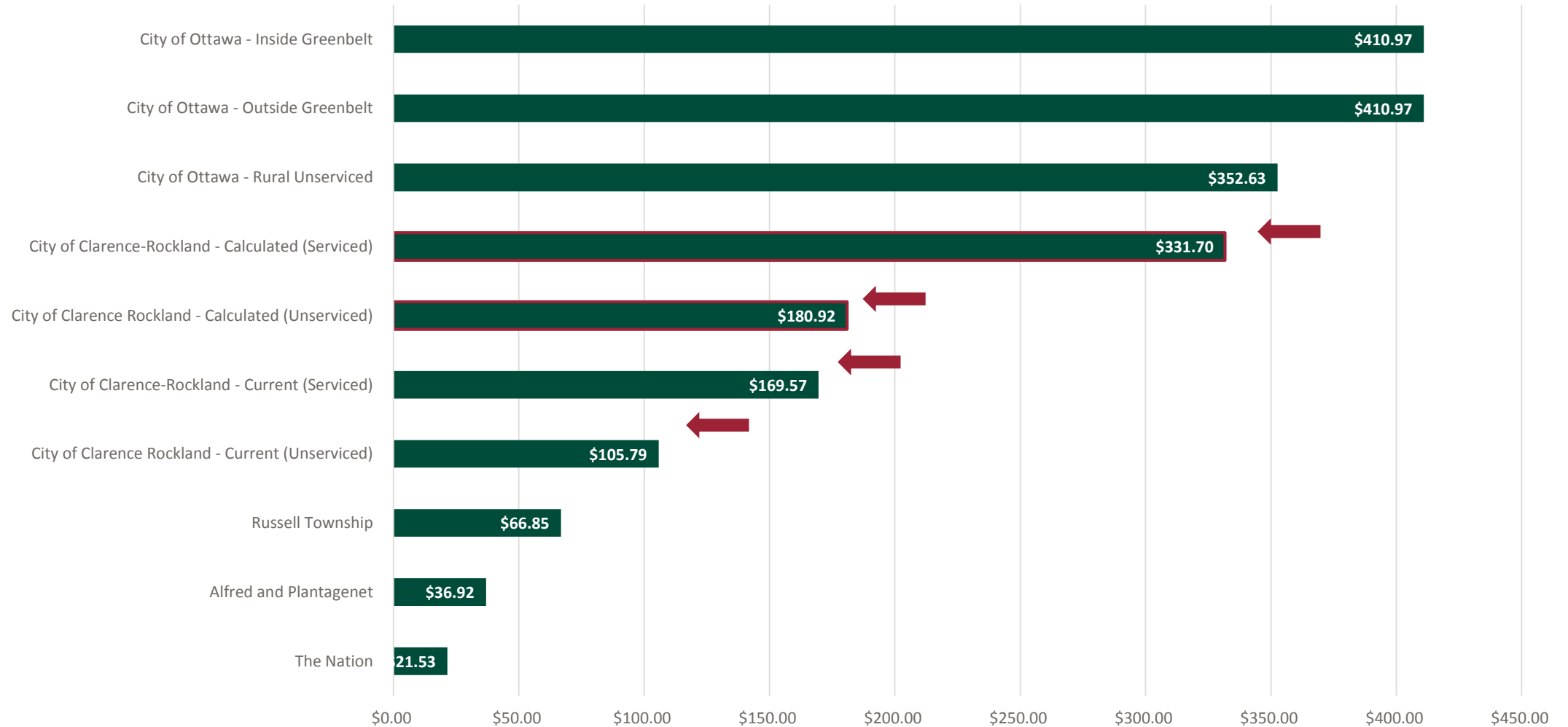
Note: Unserviced Charge per sq.m. is \$180.92



Comparison of Current vs. Calculated Non-Residential Rates

Service	Current	Calculated	Difference in Charge	
	Non-Residential Charge / Sq.m	Non-Residential Charge / Sq.m		
Library Services	\$0.00	\$0.00	\$0.00	N/A
Parks And Recreation	\$0.00	\$0.00	\$0.00	N/A
By-Law Services	\$0.20	\$0.26	\$0.06	32%
Development Related Studies	\$0.86	\$1.29	\$0.43	50%
Fire Services	\$10.09	\$8.44	(\$1.65)	(16%)
Services Related to a Highway				
Public Works	\$8.94	\$5.98	(\$2.96)	(33%)
Roads And Related	\$85.70	\$164.95	\$79.25	92%
Waterworks	\$25.89	\$62.28	\$36.39	141%
Sanitary Sewer Services	\$37.89	\$88.50	\$50.61	134%
TOTAL NON-RESIDENTIAL CHARGE PER SQ.M (SERVICED)	\$169.57	\$331.70	\$162.13	96%

Non-Residential Rate Comparison (per sq. m.)



DC Policy Items

- New 2024 DC By-law will include new legislative requirements
- City's current exemptions include:
 - A Board of Education
 - Places of worship
 - Temporary Buildings
 - The City of Clarence-Rockland, the United Counties of Prescott and Russell, or any local board
 - Removed the affordable housing exemption (now captured under legislation)
- By-law to come into force upon passage or February 1st 2025

Proposed DC Study Timeline – Key Dates

Item	Date /Comments
Prepare Draft Development Forecast	Complete
Complete Historical Service Levels and Interview Staff	Complete
Policy Review and Recommendations	Complete
Prepare DC Capital Program	Complete
Preliminary DC Rate Calculation	Complete
Prepare Draft DC Background Study	October/November 2024
Development Industry Consultation	December 2024
Release DC Background Study to Public	November 15th, 2024 or earlier (60 days before DC By-law)
Notice of Public Meeting	November 21 st , 2024 (20 days before meeting)
Statutory Public Meeting	December 11 th , 2024
DC By-law Passage	January 15th, 2025
Notice of By-law Passage	January 2025
Appeal Period	40 days after DC By-law passage

