

Development Charges Study

# Statutory Public Meeting



TOWN OF SHELBURNE

Monday, February 22, 2021



# Purpose of Today's Meeting

- Statutory **Public Meeting** required by Section 12 of the *Development Charges Act*
- Primary purpose is to provide the public with an opportunity to make representation on the proposed 2021 Development Charges Background Study and By-law
- DC Background Study was made publicly available on **January 8<sup>th</sup>, 2021**
- Proposed 2021 By-law was made publicly available on **February 5<sup>th</sup>, 2021**

# Agenda

- Background
- Study Process
- Summary of Development-Related Capital Program
- Calculated Rates
- Timeline

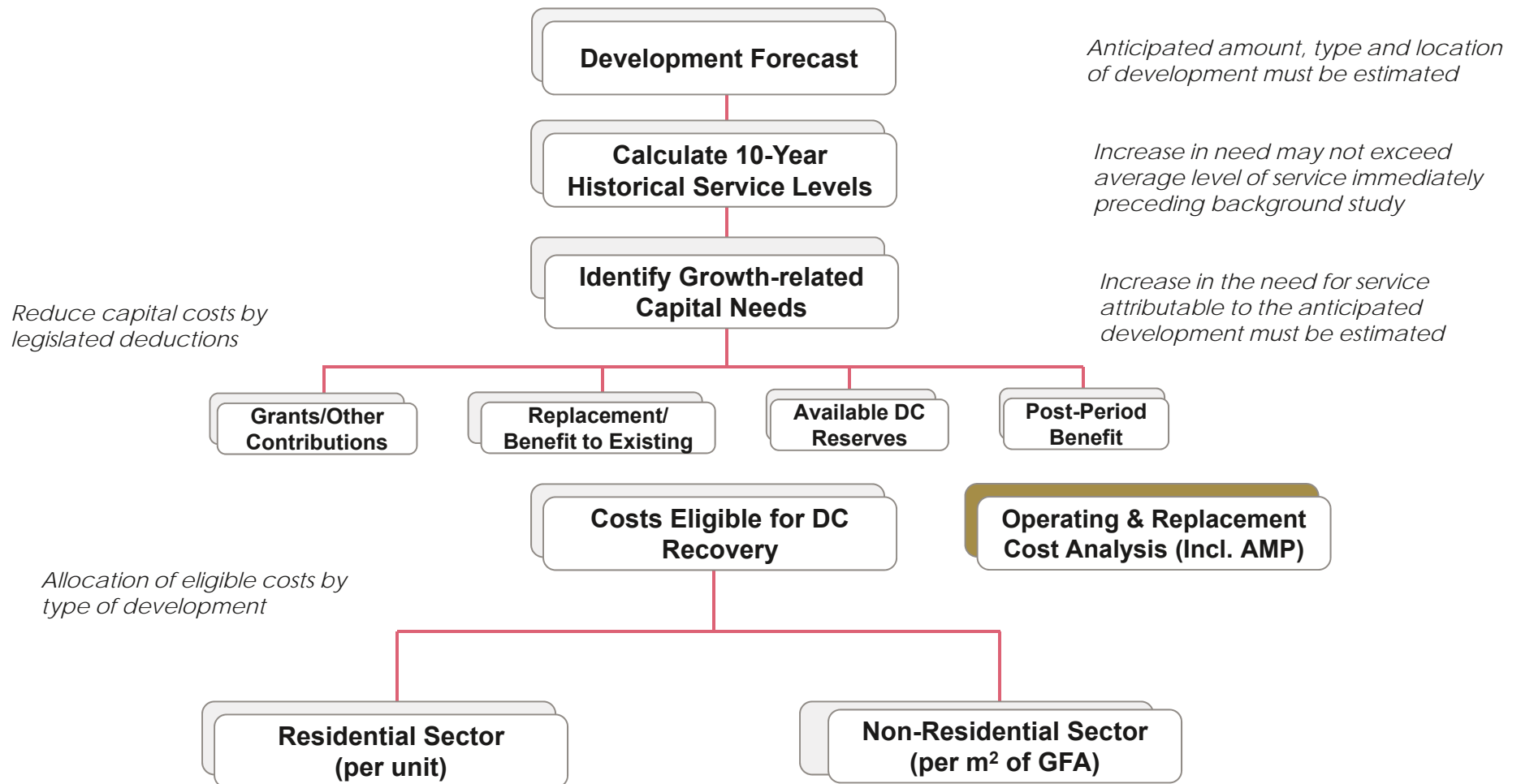
# Background

- Council passed 4 Development Charges (DC) By-laws in 2020:
  - By-law 19-2020 – Town-wide “hard services”
  - By-law 20-2020 – School Road ASDC
  - By-law 21-2020 – East Area ASDC
  - By-law 46-2020 – West Area ASDC
- Currently in-effect under the transitional rules under the *Planning Act*, the Town continues to levy charges under By-law 31-2015

# 2021 DC Background Study and By-law

- Due to legislative changes in 2019/2020, the Town did not pass a new “soft” services by-law at the same time as the “hard” services
- A new DC Background Study has been prepared with respect to:
  - Library
  - Parks & Recreation Services
- Under By-law 31-2015, Parking services continues to be levied until the earlier of the following:
  - By-law 31-2015 is repealed
  - A CBC By-law is passed
  - September 18, 2022

# Development Charge Study Process



## Town-Wide Service Summary (in \$000)

Service	Total Capital Cost	Non-DC Fundable*	DC Recovery (2021-2030)	Future DCs (Post-2030)
Library Services	\$600.0	\$0.0	\$319.1	\$0.0
Parks and Recreation	\$9,849.8	\$328.8	\$6,002.3	\$800.1
<b>Total</b>	<b>\$10,449.8</b>	<b>\$328.8</b>	<b>\$6,321.5</b>	<b>\$800.1</b>

*\*Includes grants/other subsidies, benefit to existing and available DC reserves.*

- **Library**
  - Provision for “pop-up” satellite branch & Mobile Library
  - Additional collection materials
- **Parks and Recreation**
  - Provision for Indoor Recreation Facility
  - Additional Equipment
  - Parks Facilities and Parks Development
  - Trails and related facilities
  - Studies

# DRAFT 2021 Calculated Residential Development Charges

Residential Charge by Dwelling Unit				
Services	Single & Semis	Multiple Dwelling	Apartment 2 Bedrooms +	Apartment Bachelor & 1 Bedroom
Library Services	\$415	\$332	\$235	\$161
Parks & Recreation	\$7,834	\$6,271	\$4,439	\$3,042
<b>Total Calculated Charge</b>	<b>\$8,249</b>	<b>\$6,603</b>	<b>\$4,674</b>	<b>\$3,203</b>
<b>Total Charge*</b>	<b>\$23,845</b>	<b>\$19,086</b>	<b>\$13,516</b>	<b>\$9,260</b>

\*Fully Serviced and includes Parking.



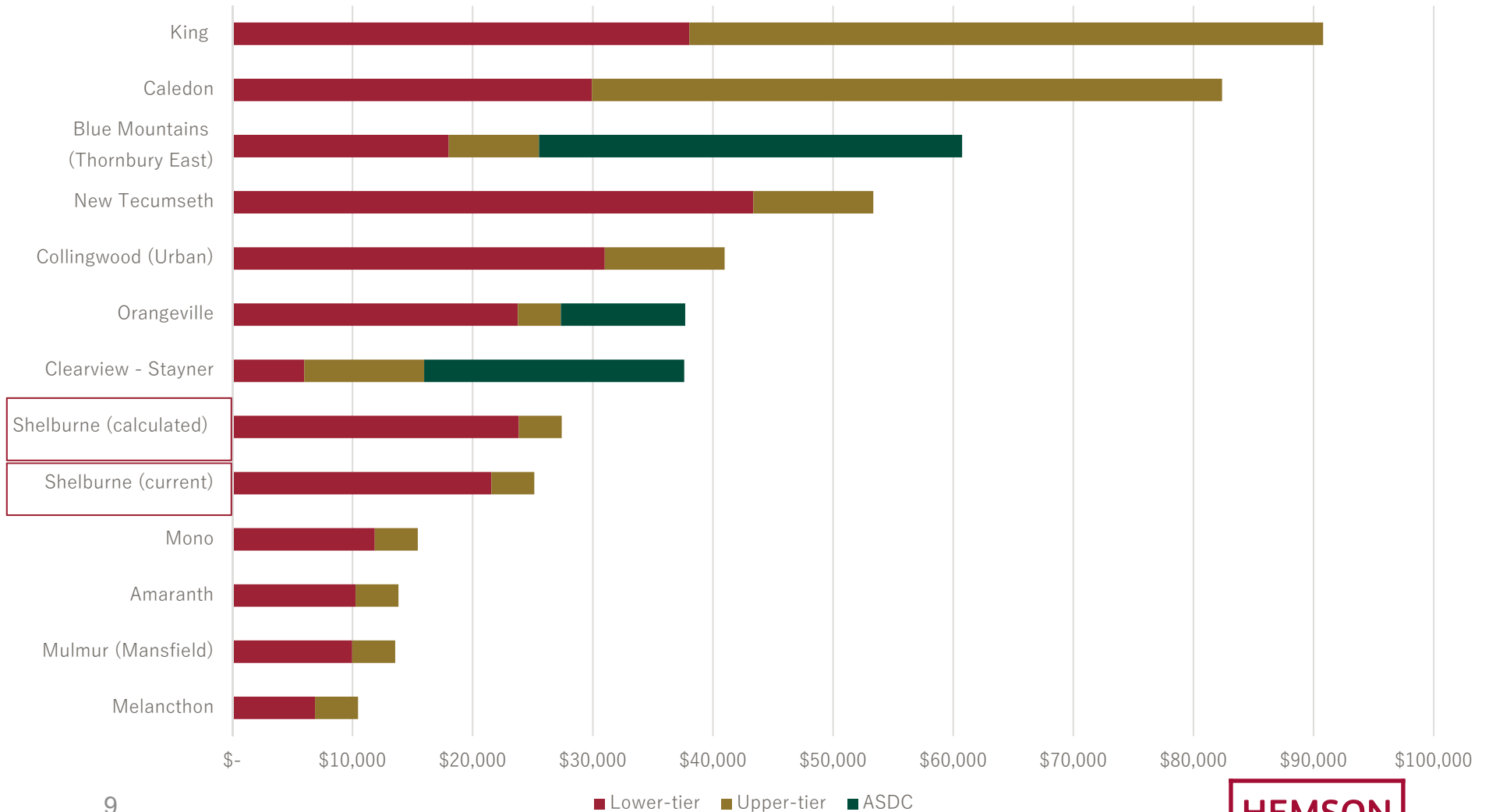
# Current vs Calculated Residential Development Charge

Single & Semis Residential Charge			
Services Area	Current Rate	Calculated Rate	Difference (\$)
Library Services	\$293	\$415	\$122
Parks and Recreation	\$5,671	\$7,834	\$2,163
<b>TOTAL FULLY SERVICED CHARGE</b>	<b>\$5,964</b>	<b>\$8,249</b>	<b>\$2,285</b>

Notes:

- (1) Current rates as of February 2021. Rates for Parks and Indoor Recreation combined for comparison.
- (2) The calculated rates are related to residential development only. There are no changes to the non-residential rates as part of this Background Study and By-law.

# Single Family Detached Residential DC Rate Comparison



# DC Project Timeline

