

Council Information Session

Area Specific Development Charges – Teston Road East and West Sanitary Sewer Infrastructure



C3.

Communication

CW(2) – September 17, 2024

Item No. 2

Today we will discuss

- DCA Requirements
- Overview of Development Area and Key Assumptions
- ASDC Calculation:
 - Summary of Benefitting Area
 - Summary of Proposed Works
 - Draft Calculated Rates
- Timelines and Next Steps

What Are Development Charges?

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

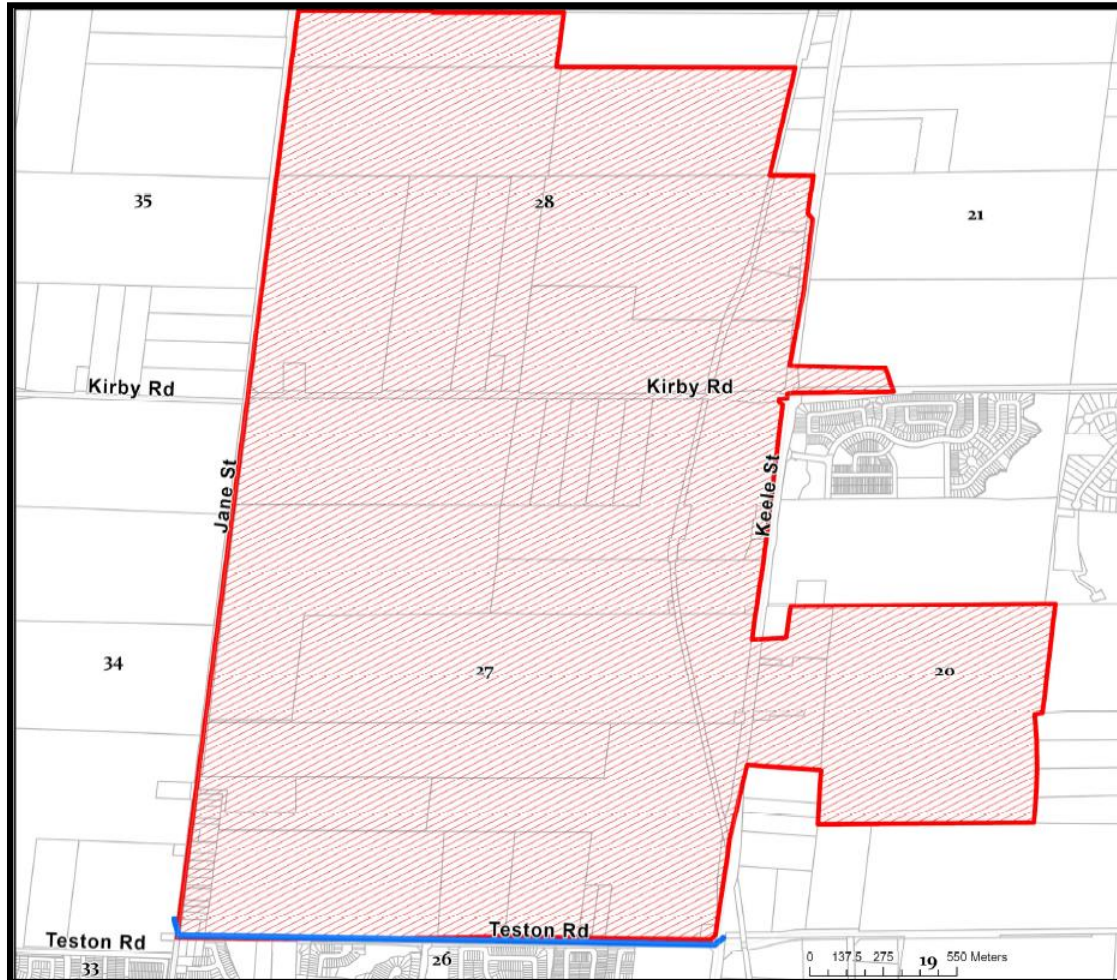
Development Charges Act Requirements (DCs)

- DCs imposed through by-law
 - City imposes both City-wide and ASDC by-laws
- New Area-Specific Development Charges will require new by-law(s) to impose a charge
 - New ASDC is to be levied in addition to the existing City-Wide DCs imposed
- Prior to passing a by-law City must:
 - Undertake a background study
 - Hold at least one public meeting
- DC by-law will expire 10-years after it comes into force
 - City has authority to update earlier

ASDC Consultation Program

- City staff and Hemson have initiated discussions with interested stakeholders
 - Two formal meetings with landowners have been held to date
- Continued dialogue with interested stakeholders is expected over the coming months to review the materials and information prior to the passage of new by-laws
- Statutory Public Meeting planned for October 8th 2024.

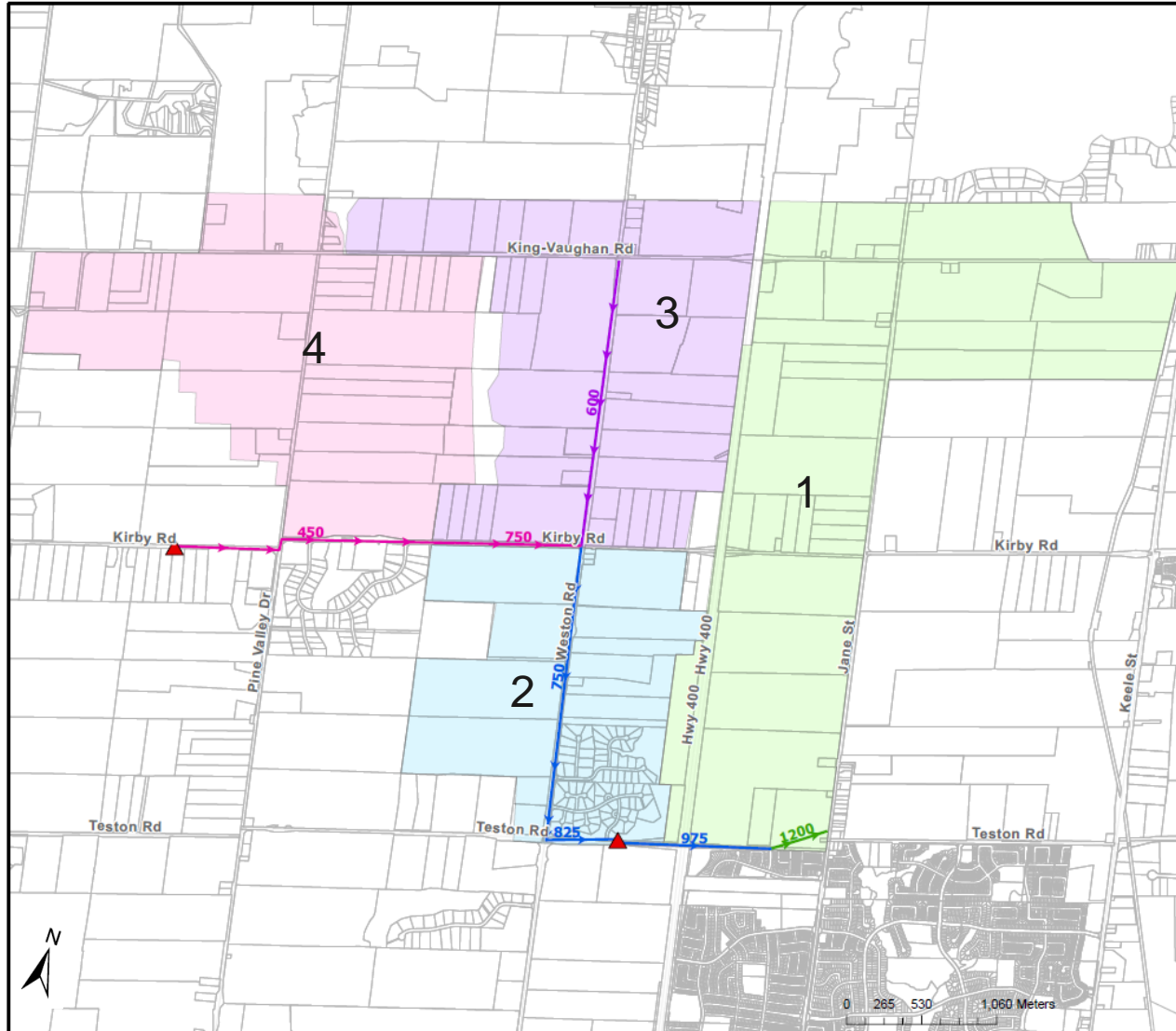
Teston Road – Sanitary Sewer East



- 5 Legend
- ▭ SERVICE AREA
 - PROPOSED SANITARY WORKS

Capital Works	Teston Road Sanitary Sewer East
Capital Cost ⁽¹⁾	\$27,573,405
Benefitting Area (net hectare)	443.55 ha
By-law Administration: DRAFT Calculated Charge (\$/ha)	\$62,165.21

Overview of Teston Road West Sanitary Sewer Infrastructure Benefitting Areas



▲ Pumping Station

Serviced Areas

1

2

3

4

Note: Colored Lines with arrows denote proposed linear works.

Note: Numbers on this map denote "Areas."

- ASDC is structured by "Maps"
 - Maps 1 to 4
- Maps are made up of "Areas" as shown on the map to the left
- 4 ASDCs (maps) made up of combination of areas determined by benefiting infrastructure

Teston Road West – ASDC Calculation Summary

Capital Works	Capital Cost ⁽¹⁾	Benefitting Area	By-law Administration: DRAFT Calculated Charge (\$/ha)
Segment A Servicing <i>Teston Road Sanitary Sewer</i> <u>Map 1</u>	\$4,363,580	Area 1,2,3 and 4 = 1,164.03 ha	\$3,748.68
Segment B Servicing <i>Weston (Teston/Kirby) & Teston Road incl. Teston SPS</i> <u>Map 2</u>	\$90,716,184	Area 2, 3 and 4 = 731.55 ha	\$124,005.07
Segment C Servicing <i>Weston (Kirby to K/V) Sanitary Sewer</i> <u>Map 3</u>	\$7,973,003	Area 3 = 274.14 ha	\$29,084.04
Segment D Servicing <i>Kirby Sanitary Sewer and SPS (Kirby)</i> <u>Map 4</u>	\$45,750,200	Area 4 = 265.05 ha	\$172,609.70

Note 1: Figures include financing costs

Teston Road West – ASDC Calculation Summary

Development	Benefitting Infrastructure	By-law Administration: Total Applicable Charges (\$/net ha)
Lands Located in Area 1	Segment A (Map 1)	\$3,748.68
Lands Located in Area 2	Segment A (Map 1) Segment B (Map 2) Total	\$3,748.68 <u>\$124,005.07</u> \$127,753.75
Lands Located in Area 3	Segment A (Map 1) Segment B (Map 2) Segment C (Map 3) Total	\$3,748.68 \$124,005.07 <u>\$29,084.04</u> \$156,837.78
Lands Located in Area 4	Segment A (Map 1) Segment B (Map 2) Segment D (Map 4) Total	\$3,748.68 \$124,005.07 <u>\$172,609.70</u> \$300,363.44

Key Steps in Passing a DC By-Law

Task	Description
Release DC Background Study to Public	<ul style="list-style-type: none"> • 60 days before by-law passage and 2 weeks before public meeting • By September 20, 2024
Advertise for Public Meeting	<ul style="list-style-type: none"> • 20 days notice • By September 17, 2024
Release Proposed DC By-law	<ul style="list-style-type: none"> • 2 weeks before Public Meeting (or sooner) • September 24, 2024
Hold Statutory Public Meeting	<ul style="list-style-type: none"> • October 8th, 2024 • Receive submissions from public and Council • Amend proposed charges and by-law if warranted • Determine if additional Public Meeting is required
DC By-law Passage	<ul style="list-style-type: none"> • November 19, 2024
Notice of By-law Passage	<ul style="list-style-type: none"> • 20 days after DC by-law passage
Appeal Period	<ul style="list-style-type: none"> • 40 days following DC by-law passage
DC Pamphlet	<ul style="list-style-type: none"> • 60 days after passage of DC by-law