

Statutory Public Meeting

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



C 1
Communication
CW(1) – October 8, 2024
Item No. 1



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 2024 Development Charges Background Study and By-laws
- DC Background Study and by-laws were made publicly available on **September 17th, 2024** ⁽¹⁾
- Notice of the public meeting was provided in accordance with the DCA

Note 1: The capital costs of servicing within the Teston Road West area has been updated since the initial release to reflect ongoing discussion with stakeholders.

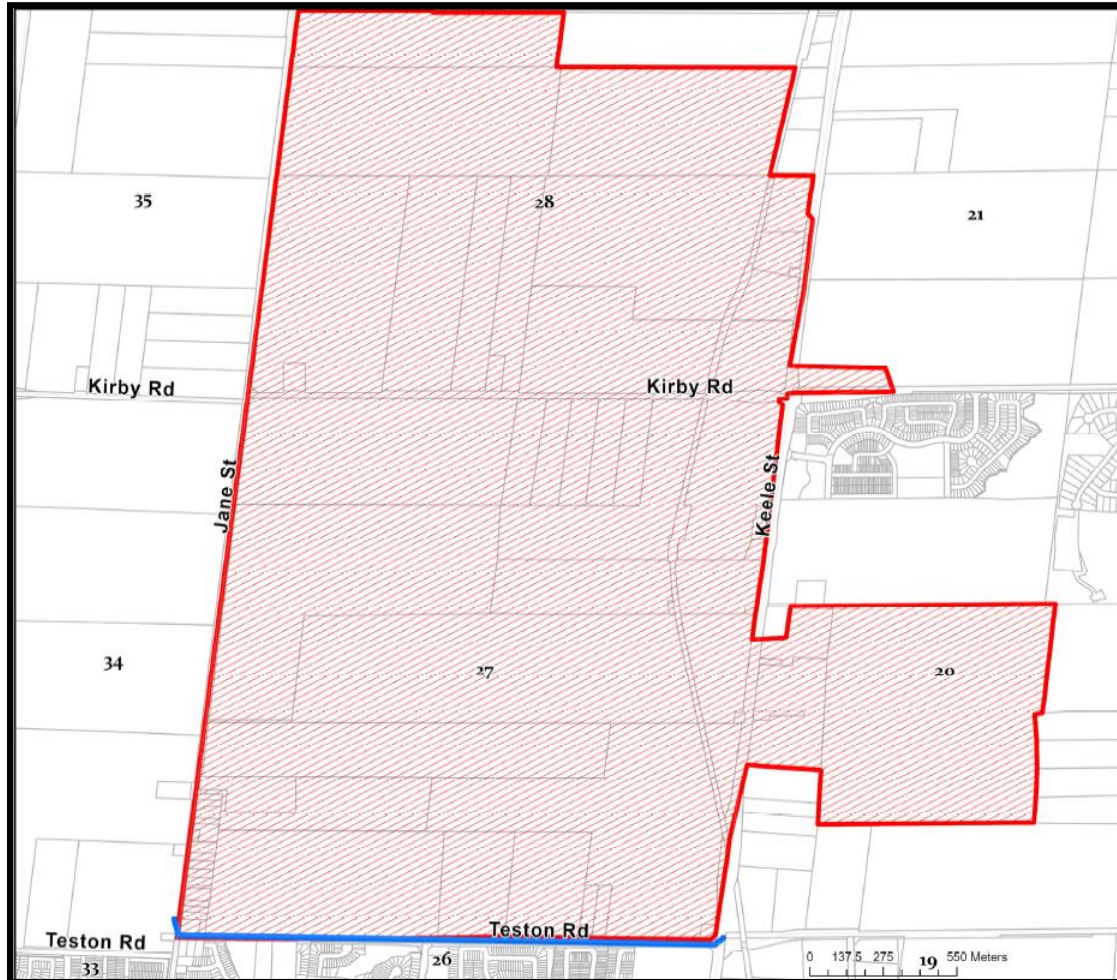
Development Charges Act Requirements (DCs)

- 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 the 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

- Council Information Session held on September 17th 2024
- City staff and Hemson have initiated discussions with interested stakeholders
 - Four (4) formal meetings with stakeholders 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

Teston Road – Sanitary Sewer East

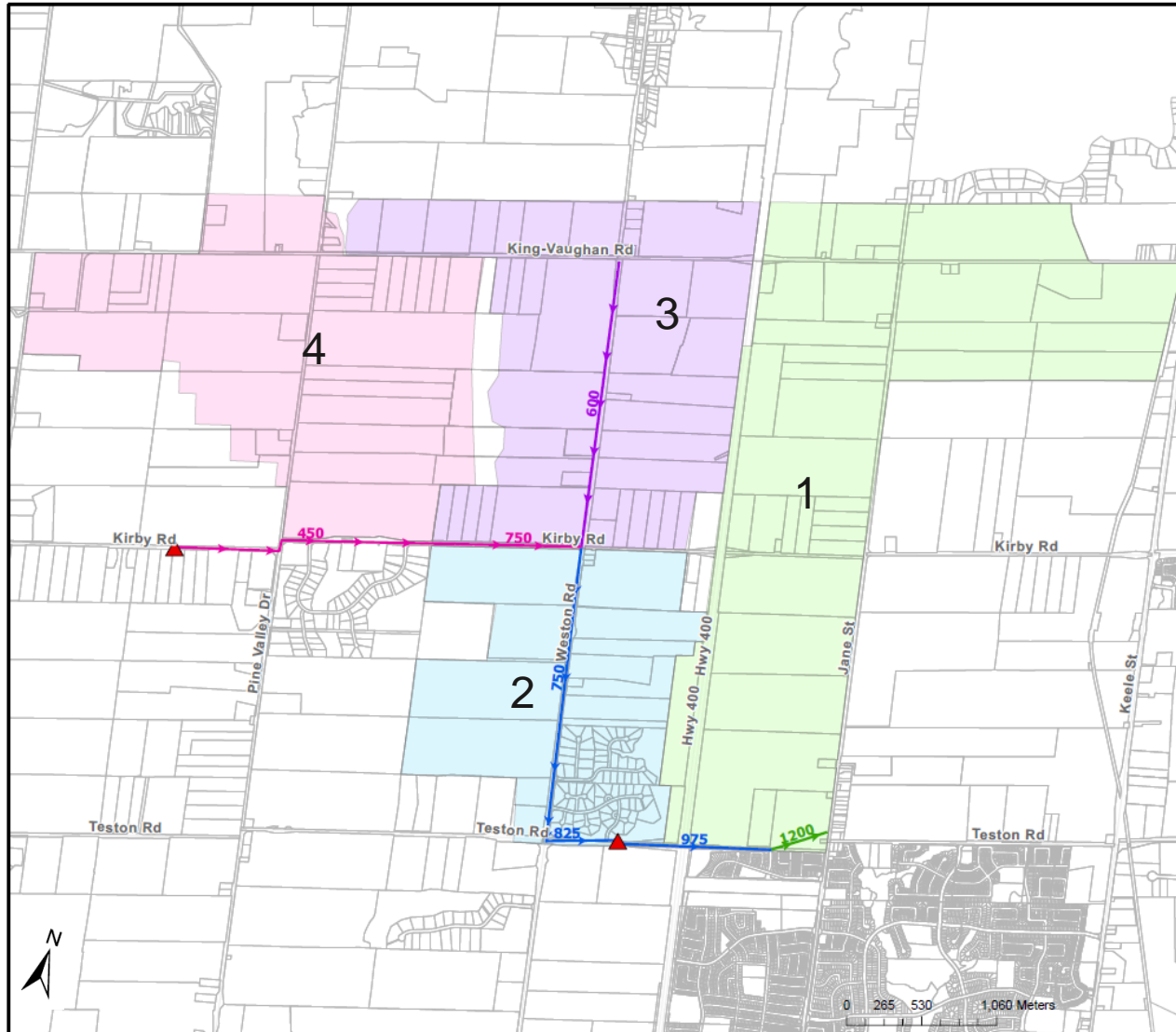


- 4 Legend
- ▭ SERVICE AREA
 - PROPOSED SANITARY WORKS

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

Note 1: Figures include financing costs

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."

- The ASDC would be administered under 4 Maps
- Maps are comprised of a combination of "Areas"
- The Map would reflect the lands benefitting from the infrastructure

Teston Road West – ASDC Calculation

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 ⁽²⁾ <i>Weston (Teston/Kirby) & Teston Road incl. Teston SPS</i> <u>Map 2</u>	\$100,942,796	Area 2, 3 and 4 = 731.55 ha	\$137,984.40
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

6 Note 2: Based on discussions with stakeholders, the cost of servicing segment B have been adjusted since the release of the DC Study. The cost change increased the calculated development charges.

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>\$137,984.40</u> \$141,733.08
Lands Located in Area 3	Segment A (Map 1) Segment B (Map 2) Segment C (Map 3) Total	\$3,748.68 \$137,984.40 <u>\$29,084.04</u> \$170,817.12
Lands Located in Area 4	Segment A (Map 1) Segment B (Map 2) Segment D (Map 4) Total	\$3,748.68 \$137,984.40 <u>\$172,609.70</u> \$314,342.77

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