



Committee Agenda

Development Charges Steering Committee November 15, 2021 – 3:00 PM

Electronic Participation

Grey County Administration Building

1. **Call to Order**
2. **Declaration of Interest**
3. **Presentation-Hemson Consulting**
4. **Correspondence**
 - a. Town of the Blue Mountains – Grey Gables Capital
 - b. Grey Highlands – Grey Gables
 - c. Letter Stantec on behalf of Parkbridge

That the correspondence from the Councils of the Town of the Blue Mountains and the Municipality of Grey Highlands and the letter from Stantec on behalf of Parkbridge regarding development charges be received for information.

5. **Next Step**

WHEREAS Council instructed Hemson Consulting Ltd. to prepare a draft Development Charges Background Study and draft Development Charges By-laws on the basis of growth forecasts and growth-related capital program presented to the Development Charges Steering Committee on September 13, 2021;

AND WHEREAS a Development Charges Background Study and Development Charges By-laws were prepared and made available on the County website and at the County Administration Building on October 7, 2021 and October 14, 2021, respectively, in accordance with the Development Charges Act;

AND WHEREAS a Public Meeting was held on October 28, 2021 to receive comments on the Development Charges Background Study and Draft Development Charges By-law with notice being given in accordance with the Development Charges Act;

AND WHEREAS based on the comments received, revisions to the capital program and the development charges by-laws have been recommended to Council by the Development Charges Steering Committee;

NOW THEREFORE BE IT RESOLVED THAT the growth-related capital program as set out in the Development Charges Background Study dated October 8, 2021 as amended, to reflect the changes to the capital program, be endorsed; and

THAT the Development Charges Steering Committee express its intent that growth-related costs identified in the Development Charges Background Study as post-period benefit shall be paid for subsequently by development charges or other similar charges; and

THAT notice was given in accordance with Section 12 of the Development Charges Act, 1997, of its intention to pass a by-law under Section 2 of the Act; and

THAT it has been determined that no further public meetings are required under Section 12(3) of the Development Charges Act, 1997; and

THAT Development Charges Steering Committee hereby recommends to Grey County Council the adoption of the Development Charges By-laws 5127-22 and 5128-22 subject to the following changes:

-
-
- ; and

THAT once the by-laws are adopted by Grey County Council, the Development Charges Steering Committee be dissolved.

6. Other Business

7. Adjournment



The Town of The Blue Mountains
Council Meeting

Title: County of Grey
Date: Monday, October 18, 2021
Time: 2:49 PM

Moved by: Councillor Uram
Seconded by: Deputy Mayor Potter

THAT Council of the Town of The Blue Mountains receives for information the October 7, 2021 correspondence from County of Grey regarding Development Charges, Notice of Public Meeting held on October 28, 2021;

AND THAT Council of the Town of The Blue Mountains requests the capital costs associated with the Grey Gables redevelopment form part of the background considerations in the development charge study

YES: 7

NO: 0

ABSENT: 0

The motion is Carried

YES: 7

Mayor Soever	Deputy Mayor Potter	Councillor Bordignon	Councillor Hope
Councillor Matrosovs	Councillor Sampson	Councillor Uram	

NO: 0

ABSENT: 0

October 25, 2021

Randy Scherzer
Deputy CAO, County of Grey
595 9th Ave East
Owen Sound, ON N4K 3E3

Dear Mr. Scherzer:

Sent via email: planning@grey.ca

RE: Development Charges Study

The Council of the Municipality of Grey Highlands at its Council meeting on October 20th, 2021 passed the following resolution:

2021-715

Paul McQueen – Tom Allwood

That Council of the Municipality of Grey Highlands receives for information the October 7, 2021 correspondence from County of Grey regarding Development Charges, Notice of Public Meeting held on October 28, 2021; and

That the Council of the Municipality of Grey Highlands requests the capital costs associated with the Grey Gables redevelopment form part of the background considerations in the development charge study; and

**That a copy of this resolution be provided to the County and circulated to all Grey County member municipalities.
CARRIED.**

Please let me know if you require anything further.

Sincerely,



Jerri-Lynn Levitt
Deputy Clerk,
Municipality of Grey Highlands



Stantec Consulting Ltd.
300W-675 Cochrane Drive, Markham ON L3R 0B8

November 4, 2021
File: 160622615

Attention: planning@grey.ca
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON N4K 3E3

Dear Sir/Madam,

**Reference: Grey County Development Charges
Public Meeting Comments**

Randy M. Grimes Enterprises Ltd. and Stantec Consulting Ltd. (Stantec) are submitting these questions on behalf of our client, Parkbridge Communities, which owns several developments in Grey County including Craigleith Ridge (161, 208 & Part Lot 169 Lakeshore Road East, Town of Blue Mountains) and Christie Beach (207065 & 207145 Hwy 26, Meaford).

These comments mirror the verbal questions that Nathan Jamieson made at the October 28, 2021 public meeting.

Adjusted Rate/Cash Flow Calculation

Given the current cost of debt servicing available to the County, will the County consider phasing in the interest rates from the current level to the 5.5% rate utilized in the cash flow analysis at least for the short-midterm growth period?

Roads and Related

Can the County explain the rationale for utilization of the various BTE (Benefit to Existing) allocations for each of the road projects in the capital program? Further, we understand that certain of the road projects which are slated to be emplaced later in the forecast period have been assigned a post period benefit PPB/Other Development Related, e.g., Grey Road 21 (Grey Road 19 to Highway 26) Project 1.6.2. Other projects which are similarly planned for later in the forecast period, e.g., Grey Road 28 Projects 3.8.1 to 3.8.2 have no PPB allocated. Can the County explain how the PPB was determined?

Social Housing/ Long Term Care

Can the County provide information on the waiting list for current Grey County residents for both Social Housing and Long Term Care? Also, can you indicate why the wait list was not used to inform the appropriate BTE allocation for these two services? Further, can you please provide the information on the correct inventory of LTC beds (number)?

November 4, 2021
planning@grey.ca
Page 2 of 2

**Reference: Grey County Development Charges
Public Meeting Comments**

DC Reserve Funding

Can the County please provide documentation to demonstrate how the current discretionary exemptions for non-residential uses was accounted for in the DC Reserve Fund, in particular the Roads and Related Reserve Fund.

We very much appreciate your continued co-operation and look forward to receiving responses to the questions posed above.

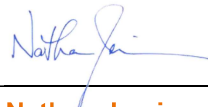
Regards,

Stantec Consulting Ltd.

Nathan Jamieson for:

Randy Grimes

Randy M. Grimes Enterprises Ltd.
Phone: 416 543 2234
randygrimes47@gmail.com



Nathan Jamieson

Senior Principal, Community Development
Phone: 905 944 6275
Nathan.Jamieson@stantec.com

c. Mr. Tom Patterson, Parkbridge

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DC Steering Committee

Development Charges Background Study and By-law Update



Discussion Topics

- Public Meeting Follow Up
- DC By-law Policies
- Exemptions
- Next Steps

Summary of Public Meeting Comments

- Nathan Jamieson (on behalf of Parkbridge)
 - Cashflow assumptions
 - Approach to funding exemptions
 - Waiting lists for housing and long-term care
 - Roads BTE
- Rob McLeese – DC credits for water and wastewater in Cobble Beach
- Council
 - Per unit vs. area-based residential charges
 - Roads program and TMP
 - Exemptions for small units (less than 1000 sq.ft.)

Motions to Reintroduce Grey Gables into the DC

- Option 1 – continue to leave Grey Gables out of the DC Study and rate calculations, pursuant to DC Steering Committee direction
 - By-law can be amended within one year with no change to DC Study
 - DC Study update required for a later amendment
- Option 2 – reintroduce Grey Gables into DC Study and rate calculations, pursuant to motions
 - No change to DC rates (already maximizing charges)
 - Capital program must reflect Council's intentions

DC Policy Considerations: Exemptions

- Statutory
 - Board of education
 - Municipality or local board
 - Industrial 50% expansion
 - Secondary units (new and existing builds)—NEW

- Discretionary
 - Public hospitals
 - Institutional church uses
 - Agricultural uses (that do not receive water/sewer servicing)
 - Farm buildings
 - Accommodation for seasonal/temporary agricultural labourers
 - Commercial and industrial uses

Other Exemptions Introduced in 2020

1. Purpose built rental housing (conditionally exempt)
2. Non-profit housing
3. Additional dwelling units/secondary units
4. Redevelopment credits for non-res to res conversions
5. Approved CIP projects (conditionally exempt)

Other By-law Provisions

- DCs shall be indexed annually on January 1
- DC credits for redevelopment provided redevelopment occurs within 5 years
- Local services not funded through DCs
 - Local service guidelines under review and can be approved independently of DC study
- *DCA* provides for early or late timing of payment under agreement

Estimated Revenue Shortfall From Key Exemptions

Revenue Shortfall from Exemptions (per year)	
Non-Residential	
Commercial	\$513,000
Industrial	\$228,000
Rural	\$50,000
Total Non-Residential	\$792,000
Exemptions Introduced in 2020	
2020 New Exemptions	\$250,000 - \$300,000* (*Average annual estimate has been exceeded in 2021 with more purpose-built rentals being built than historical average)

Other Considerations for the Non-Residential Exemption

- Most County governments that have a DC impose at least a charge on commercial development
- Industrial development sometimes exempt as an economic development incentive

County	Non-Res DCs?	Industrial DCs?
Simcoe	Yes	Yes
Middlesex	Yes	Yes
Peterborough	Yes	No
Oxford	Yes	No
Dufferin	Yes	Yes
Wellington	Yes	Yes

DC Options For Semi-Detached Units

- Purpose—remove semis from single detached unit rate, which captures a range of units sizes including large cottages
- We found:
 - No municipality has a specific DC for semis
 - Windsor treats semis as “Rows & Other Multiples”
- Semis form less than 2% of County housing stock so accurate data on occupancy patterns is wanting
- Small number of semis means there is little basis for adjusting DCs for singles when semis are removed. Two options:
 - Group semis with rows & other multiples
 - Keep current structure (recommended)

Charge per Unit	
Singles	\$8,968
Semis, Rows & Other Multiples	\$6,428
Apartments	\$5,157

Charge per Unit	
Singles/Semis	\$8,968
Rows & Other Multiples	\$6,192
Apartments	\$5,157

Remaining Decision Points for Committee and Council

- Resolve to not hold another public meeting
- Implementation options
 - Full or partial rates
 - Phase-ins or delayed effective dates
- Non-residential exemption
- Deferral or conditional DC exemptions for purpose-built rental buildings
- Other DC By-law changes (e.g. consider applying a conditional DC exemption for purpose-built rental buildings that partially contain a commercial use(s), etc.)

DC Study Timeline

