

To:	Warden Hicks and Members of Grey County Council
Committee Date:	December 10, 2020
Subject / Report No:	FR-CW-01-21
Title:	Annual Indexing of Development Charges effective January 1, 2021
Prepared by:	Kevin Wepler, Director of Corporate Services
Reviewed by:	
Lower Tier(s) Affected:	
Status:	Recommendation adopted by Committee as presented per Resolution CW01-21; Endorsed by County Council January 14, 2021 per CC08-21;

Recommendation

1. **That Report FR-CW-01-21 regarding the updated development charge rates effective January 1, 2021 be received for information.**

Executive Summary

The County of Grey's Development Charges By-laws 4949-16 and 4950-16 provide for the automatic indexing of development charges on January 1 of each year ('shall be adjusted'), without amendment to the by-law, in accordance with the Statistics Canada Quarterly, "Construction Price Statistics". The 2020 third quarter Non-Residential Building Construction Price Index reflects a year-over-year increase of 2.3%.

Development Charges Rates – Effective January 1, 2021 Residential Development Charges & Wind Turbine Charges

Residential Charge By Unit Type (1)				
Service	Singles & Semis	Rows & Other Multiples	Apartments	Wind Turbine Charge per Turbine
Land Ambulance	\$162.61	\$113.36	\$96.18	
Provincial Offences	\$22.90	\$16.03	\$13.74	
General Government	\$185.50	\$129.39	\$109.92	
Trails	\$9.17	\$6.86	\$5.73	
Health Unit	\$159.16	\$111.08	\$93.89	
Roads & Related Works	\$6,984.88	\$4,861.94	\$4,127.95	\$2,686.00
Total Charge Per Unit	\$7,524.22	\$5,238.66	\$4,447.41	
Total Charge Per Turbine				\$2,686.00
(1) Based on Persons Per Unit of:	2.60	1.81	1.54	

Legal and Legislated Requirements

The Development Charges Act gives authority to municipalities to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.

The County’s Development Charges by-law(s) provide for the automatic indexing of development charges on January 1 of each year.

Financial and Resource Implications

The rates imposed under the development charges by-law(s) are required to pay for the increased capital costs related to the provision of land ambulance, provincial offences, general government, trails, health unit, and roads and related works. Annual indexing of development charges is being done to capture the increased cost of construction to ensure appropriate capital funding in the capital budget and forecast.

The Residential Charge for Single and Semis has increased to \$7,524 or an increase of \$169 per unit over the 2020 rate of \$7,355.

Relevant Consultation

- Internal (list)
- External (list)

Appendices and Attachments

None