



# **Nobleton Area-Specific Development Charge Study for Wastewater Service Public Meeting Presentation**

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# Introduction

- Objective is to replace the current Nobleton Area-Specific Wastewater DC Bylaw which expires September 20, 2016
- The area-specific wastewater DC Bylaw is to fund the Regional portion of the wastewater infrastructure investment that services growth in the Nobleton Community
- Those servicing costs were advanced by a landowner who is entitled to reimbursement via DC credits and contributions from other benefiting landowners
- Development in the Nobleton Community pays this wastewater DC in place of the Region-wide wastewater DC

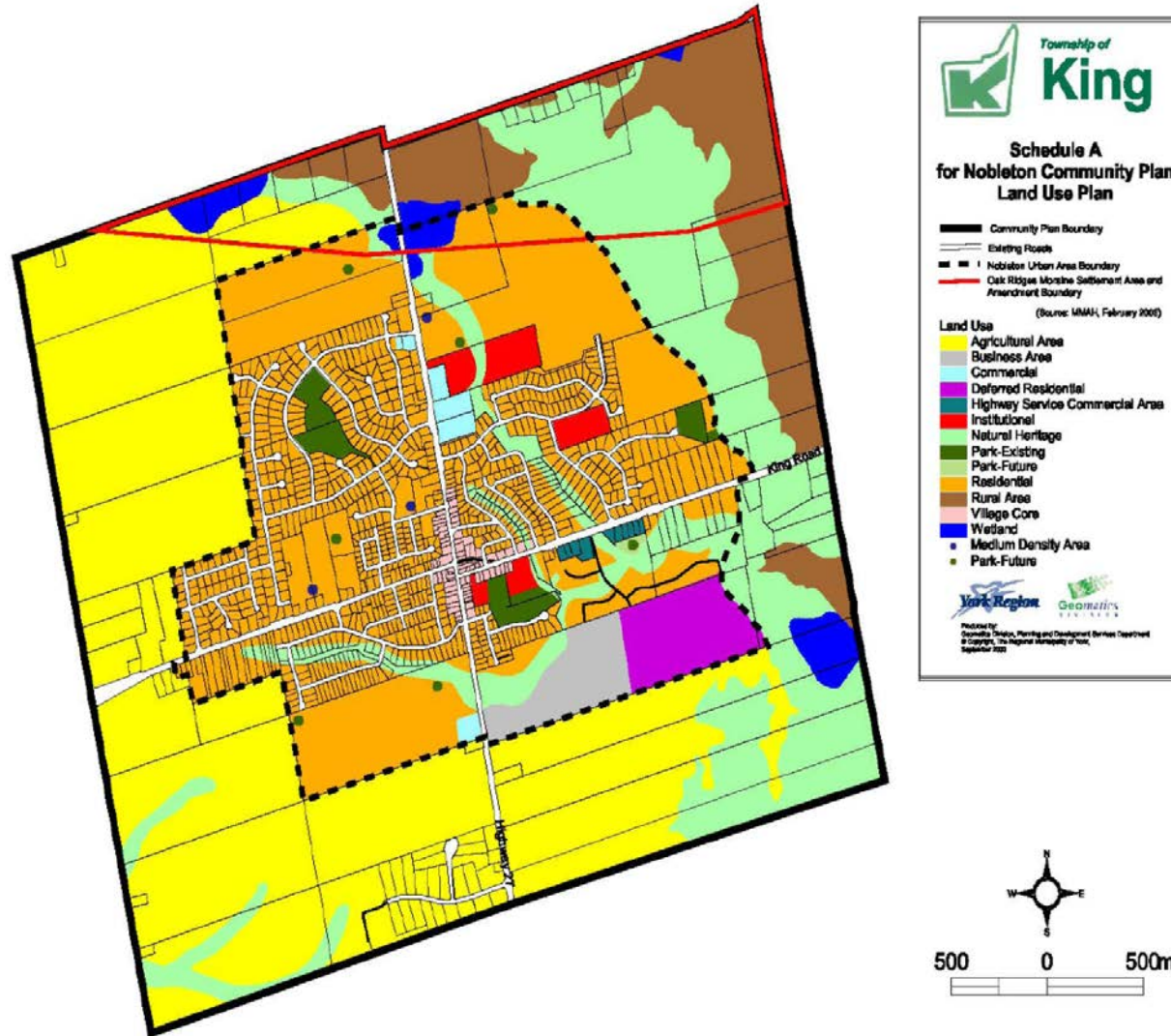
# Background on the Nobleton Area- Specific Development Charge Bylaw

- On September 21, 2006, Regional Council passed an area-specific Bylaw for wastewater services
- This was applicable only to the Nobleton Community (Township of King)
- It covered the estimated cost of the Water Pollution Control Plant, forcemain and trunk sewer, wastewater pumping stations, outfall and wetland
- The 2006 bylaw expired on September 20, 2011 and was replaced by the current Bylaw (2011-36) which expires September 20, 2016

# Process So Far

- On April 21, 2016, Regional Council received the Background Study and proposed bylaw for the area-specific Bylaw for wastewater services
- The Background Study and proposed bylaw were posted on the Region's website and hardcopies were made available for pick-up to the public on the same day
- The notice for this Public Meeting was posted in local newspapers on April 28, 2016
- On May 10, 2016, Regional staff held a Nobleton stakeholders' meeting
- These steps, including today's public meeting, adhere to the requirements of the *Development Charges Act, 1997* as amended

# Lands Subject to the Nobleton Area-Specific Wastewater Development Charge



# Calculation of 2016 Nobleton Wastewater Development Charge

The amount still to be recovered is \$4.5 million

	(000's \$)
2011 Estimated Gross Cost	23,103
<i>Less Scope Changes (2011-2014)</i>	<u><i>(189)</i></u>
2014 Final Cost	22,914
<i>Less Non-Growth Share</i>	<u><i>(9,419)</i></u>
Eligible Growth Share	13,495
<i>Less Credits/Contributions to Date<sup>1</sup></i>	<u><i>(8,964)</i></u>
Amount Remaining to Be Recovered	4,531

<sup>1</sup> includes adjustments for interest and cost of the 2016 DC study

# Development Charge Calculation (Cont'd)

<b>Cost Attribution</b>		
	Residential	Non-Residential
DC Eligible Capital Cost	\$1,462,490	\$3,068,133
Growth 2016 to Buildout		
Gross Population/Gross Floor Area (square feet)	<u>509</u>	<u>570,500</u>
Cost Per Capita/Non-residential (square feet)	\$2,873.26	\$5.38

<b>Residential Unit Type</b>	<b>Persons per unit assumptions</b>
Single and Semi-Detached	3.41
Multiple Unit Dwelling	2.93
Apartments – 650 square feet or more	2.06
Apartments – Less than 650 square feet	1.50

# Comparison of the current vs proposed wastewater rates

	Rates Currently in Effect (indexed as of September 21, 2015)	2016 Proposed Rates
<u>Residential (per unit)</u>		
Single and Semi-detached	\$9,998	\$9,798
Multiple Unit Dwelling	\$8,963	\$8,419
Apartments - 650 square feet or larger	\$6,271	\$5,919
Apartments - Less than 650 square feet	\$4,319	\$4,310
<u>Non-Residential (per square foot of gross floor area)</u>		
Industrial/Office/Institutional	\$5.79	\$5.38
Retail	\$5.79	\$5.38

## Notes:

1. The 2011 Nobleton bylaw imposes apartment charges on the basis of number of bedrooms. For 2016, it is proposed that the charges for apartment units be calculated based on floor area, consistent with the Region-wide bylaw.
2. Non-residential wastewater charges in Nobleton are the same for both retail and non-retail development.
3. The Region-wide single family dwelling wastewater rate is \$16,933.



# Bylaw Policies

- Residential charges are calculated based on dwelling unit type and due at subdivision agreement stage, where applicable; otherwise due at building permit issuance
- Non-residential charges are calculated based on amount of gross floor area and imposed at building permit issuance
- Municipal and school board properties are exempt under the *Development Charges Act, 1997* as are certain expansions to existing industrial buildings

# Bylaw Policies (cont'd)

- Non-statutory exemptions are provided for places of worship (maximum 5,000 square feet or the portion used for worship, whichever is greater) and certain non-retail building expansions
- If provided for by the Township of King, exemptions will be given to certain other types of development, for example:
  - Non-profit community use buildings
  - Private schools exempt under the *Assessment Act*
  - Agricultural uses
  - Public hospitals receiving aid under the *Public Hospitals Act*.

## Bylaw Policies (cont'd)

- Credits are calculated and applied where existing buildings are converted or demolished and replaced within 48 months prior to building permit issuance
- The schedule of charges is to be indexed annually
- These policies are generally consistent with those contained in the current Nobleton DC bylaw

# Next Steps

- Following receipt of public input on the background study and proposed bylaw, the bylaw will be brought to Committee for discussion, including any staff recommendations on public input received
- The bylaw will be brought to Council for its consideration on June 23, 2016
- The new bylaw would come into effect September 21, 2016 and would expire no later than September 20, 2021

# Questions