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Addendum #1 to the March 5, 2019 Development Charges Background Study

County of Haldimand

April 8, 2019

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report to
the March 5, 2019
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the County has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

January 15, 2019 – Council Workshop

March 5, 2019 – Release of the D.C. Background Study and draft by-law

March 21, 2019 – Stakeholder meeting

April 8, 2019 – Addendum to March 21st report released

April 16, 2019 – Scheduled date of Public Meeting

May 13, 2019 – Passage of Development Charges By-law

The purpose of this addendum report is correct headings in Table 2-1 and refine wording in the Local Service Policy.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have not impacted the calculated development charges.

2.1 Correction to Table 2-1

Table 2-1 presented a summary of the existing development charges for the County. The column headings were incorrectly provided relative to the actual charges being imposed. The existing column labeling vs. the corrected labeling is presented below:

As Presented in March 5, 2019 Report:

Service	Residential				Non-Residential	
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.	per sq.m

Modified:

Service	Residential			Non-Residential		
	Single & Semi Detached	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Multiples	per sq.ft.	per sq.m



2.2 Local Service Policy Refinements

With respect to the refinements to the Local Service Policy, wording has been revised under section C, Wastewater. Item b on page E-10 initially read; “sanitary pumping stations not required for the individual development”. Through discussions at the Stakeholder meeting, it was determined that this wording should be revised to read as follows: “sanitary pumping stations servicing multiple basin areas”.

2.3 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

- Page 2-1 – Correction to the headings in Table 2-1
- Page E-10 – Revisions to the Local Service Policy

3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the County’s D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this addendum report #1 will be considered for approval by Council.



Amended Pages



2. Current County of Haldimand Policy

2.1 Schedule of Charges

On May 20, 2014, the County of Haldimand passed By-law 1441-14 under the D.C.A. This by-law imposes D.C.s for residential and non-residential uses and expires on May 20, 2019. The table below provides the rates currently in effect, as at May 20, 2018.

Table 2-1
County of Haldimand
Current D.C. Rates

Service	Residential				Non-Residential	
	Single & Semi Detached	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Multiples	per sq.ft.	per sq.m
Municipal Wide Services:						
Roads and Related	1,455	995	687	1,262	0.63	6.79
Public Works - Buildings & Fleet	217	148	102	189	0.09	0.94
Parking Services	83	57	40	72	0.04	0.47
Fire Protection Services	976	668	460	847	0.41	4.45
Leisure Services	4,294	2,935	2,024	3,722	0.40	4.33
Library Board	714	488	336	619	0.07	0.70
General Government	211	144	100	182	0.10	1.05
Cemeteries	122	83	57	105	0.05	0.59
Ambulance	126	87	59	110	0.05	0.59
Waste Diversion	-	-	-	-	-	-
Total Municipal Wide Services	8,200	5,605	3,865	7,110	1.85	19.91
Urban Services						
Stormwater Drainage and Control Services	284	194	134	247	0.10	1.08
Wastewater Services	1,947	1,331	918	1,688	0.60	6.46
Water Services	1,694	1,158	799	1,469	0.52	5.60
Total Urban Services	3,926	2,683	1,851	3,404	1.22	13.13
Grand Total Urban Area	12,125	8,289	5,716	10,514	3.07	33.05

2.2 Services Covered

The following services are covered under By-law 1441-14:

- Roads & Related;
- Public Works;
- Parking Spaces;
- Fire Protection;
- Leisure Services (Indoor and Outdoor Recreation Services);
- Library Board;
- General Government;
- Cemeteries;
- Ambulance;



The costs of the following items shall be paid through development charges:

- a) external underground services involving trunk infrastructure and pipes;
- b) sanitary pumping stations servicing multiple basin areas; and
- c) wastewater treatment plants, biosolids, and downstream capacity improvements servicing multiple basin areas shall be included in the D.C.

Stormwater

The costs of the following items shall be direct developer responsibilities as a local service:

- a) providing all underground services internal to the development;
- b) providing service connections from existing underground services to the development;
- c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, if external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and the County will include Best Efforts clauses in subsequent development agreements;
- d) providing stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing; and
- e) storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates.

The costs of the following items shall be paid through development charges:

- a) external underground services involving linear infrastructure for stormwater services;