

**ADDENDUM TO:
TOWN OF SOUTH BRUCE
PENINSULA**

**2016 DEVELOPMENT CHARGES
BACKGROUND STUDY**

FOR PUBLIC REVIEW AND COMMENT

MAY 30, 2016



Plaza Three
101-2000 Argentia Rd.
Mississauga, Ontario
Canada L5N 1V9

Phone: (905) 272-3600

Fax: (905) 272-3602

e-mail: info@watson-econ.ca

www.watson-econ.ca

 **Planning for growth**

SUMMARY OF REVISIONS MADE TO MAY 19, 2016 DEVELOPMENT CHARGES BACKGROUND STUDY

1. BACKGROUND

Commensurate with the provisions of the *Development Charges Act, 1997* (DCA), the Town of South Bruce Peninsula (Town) has undertaken a Development Charges (DC) Background Study and has distributed the study to the public. The following provides a summary of key dates in the DC Study process:

- May 19, 2016 – Release of the DC Background Study;
- May 24, 2016 – DC Background Study posted to the Town's website;
- August 16, 2016 – Public Meeting to present the DC Background Study and draft By-law; and
- September 6, 2016 – Council to consider passage of the Development Charges By-law

The purpose of this addendum is to provide for changes to the 2016 DC Background Study to include the dates for the statutory public process. These refinements will form part of the DC Background Study and will be provided for approval by Council prior to consideration of the DC By-law.

2. DISCUSSION

Subsequent discussions with Town staff identified the dates for the statutory public process required under the DCA prior to Council's passage of a DC By-Law. The following list summarizes the revisions that have been made to the May 19, 2016 DC Background Study that are included herein:

- Pages 1-1 and 1-2 – revised text to include dates for statutory DC public process; and
- Pages 6-5 – revised recommendations to acknowledge this addendum.

3. PROCESS FOR ADOPTION OF THE DEVELOPMENT CHARGES BY-LAW

As noted earlier, these changes will be incorporated into the 2016 DC Background Study to be provided to Council and the general public prior to the statutory public meeting and Council's consideration and adoption of the proposed DC By-law.

If Council is satisfied with the above changes to the DC Background Study, then prior to by-law passage Council must:

- Approve the 2016 DC Background Study, as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt a DC By-law.

AMENDED PAGES

1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10), and accordingly, recommends development charges and policies for the Town of South Bruce Peninsula.

The Town retained Watson & Associates Economists Ltd. (Watson) to undertake the Development Charges (DC) Background Study process in 2014. Watson worked with senior staff of the Town in preparing this DC analysis and policy recommendations.

This DC Background Study, containing the proposed DC By-Law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the Study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's DC Background Study, as summarized in Chapter 3. It also addresses the forecast amount, type and location of growth (Chapter 2), the increase in capital needs to accommodate the anticipated development and calculation of the charges (Chapters 4 and 5), the requirement for "rules" governing the imposition of the charges (Chapter 6) and the proposed by-law to be made available as part of the approval process (Appendix A).

In addition, the DC Background Study addresses post-adoption implementation requirements (Chapter 7) which are critical to the successful application of the new policy.

1.2 Summary of the Process

The public meeting required under Section 12 of the *Development Charges Act, 1997*, has been scheduled for August 16, 2016. Its purpose is to present the study to the public and to solicit public input on the proposed DC By-Law. The meeting is also being held to answer any questions regarding the Study's purpose, methodology and the proposed policies for the Town's Development Charges By-Law.

In accordance with the legislation, the DC Background Study has been posted on the Town's website on May 24, 2016 (i.e. no later than 60 days prior to by-law passage)

and proposed DC by-law were available for public review commencing June 7, 2016 (two weeks prior to the statutory public meeting).

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the Study and Council consideration of the DC By-Law for adoption on September 6, 2016.

6.4.2 By-Law Inforce Date

The proposed by-law under DCA, 1997 will come into force on the date of by-law passage.

6.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

6.5 Other Development Charge By-law Provisions

It is recommended that Council:

“Approve the capital project listing set out in Chapter 4 of the Development Charges Background Study dated May 19, 2016 (as amended), subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated May 19, 2016 (as amended)”;

“Determine that no further public meeting is required”; and

“Approve the Development Charge By-law as set out in Appendix A.”