

## County of Prince Edward 2017 Development Charges Background Study

### Comparison of Proposed and Current Development Charges

The following table presents the proposed schedule of development charges in the D.C. Background Study, and compares those charges with those currently imposed by The County (inflated to 2018\$).

PROPOSED - 2017 DCBS (2018\$)								
Service	RESIDENTIAL						Wind & Solar Energy Facilities (per 500kW of Generating Capacity)	NON-RESIDENTIAL (per ft <sup>2</sup> of Gross Floor Area)
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (= <2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (= <2 Bedrooms)		
<b>Municipal Wide Services:</b>								
Transportation	3,344	2,350	2,240	1,546	1,871	1,479	3,344	2.11
Fire Protection	894	628	599	413	500	395	894	0.56
Marinas and Boat Launches	114	80	76	53	64	50	-	0.07
Parks and Recreation	1,347	946	902	623	754	596	-	0.30
Library	222	156	149	103	124	98	-	0.05
Administration (Studies)	328	230	220	152	183	145	328	0.21
Homes for the Aged	365	256	245	169	204	161	-	-
Waste Diversion	-	-	-	-	-	-	-	-
Municipal Parking	72	51	48	33	40	27	-	0.05
<b>Total Municipal Wide Services</b>	<b>6,686</b>	<b>4,697</b>	<b>4,479</b>	<b>3,092</b>	<b>3,740</b>	<b>2,951</b>	<b>4,566</b>	<b>3.35</b>

CURRENT - By-Law 3205-2013, as amended (2018\$)								
Service	RESIDENTIAL						Wind & Solar Energy Facilities (per 500kW of Generating)	NON-RESIDENTIAL (per ft <sup>2</sup> of Gross Floor Area)
	Single and Semi-Detached Dwelling (>2 Bedrooms)	Single and Semi-Detached Dwelling (= <2 Bedrooms)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples (>2 Bedrooms)	Other Multiples (= <2 Bedrooms)		
<b>Municipal Wide Services:</b>								
Services Related to Highways	3,039	2,135	2,440	1,683	2,702	2,135	3,039	2.52
Fire Protection Services	410	288	330	228	364	288	410	0.34
Outdoor Recreation Services	346	243	277	191	307	243	-	0.05
Indoor Recreation Services	1,252	881	1,006	694	1,112	881	-	0.18
Library Services	236	166	190	131	210	166	-	0.03
Administration	847	595	680	470	753	595	847	0.81
Marinas and Boat Launches	54	38	43	30	48	38	-	0.05
Homes for the Aged	358	251	287	198	318	251	-	-
<b>Municipal Wide Services:</b>	<b>6,543</b>	<b>4,597</b>	<b>5,254</b>	<b>3,624</b>	<b>5,814</b>	<b>4,597</b>	<b>4,297</b>	<b>3.98</b>
<b>Municipal Wide Services: (50%)</b>	<b>3,272</b>	<b>2,299</b>	<b>2,627</b>	<b>1,812</b>	<b>2,907</b>	<b>2,299</b>	<b>2,148</b>	<b>1.99</b>

#### Proposed D.C.s vs. Current D.C.s (Fully calculated charge)

Difference (\$)	143	100	(775)	(532)	(2,074)	(1,646)	269	(0.63)
Difference (%)	2%	2%	-15%	-15%	-36%	-36%	6%	-16%

#### Proposed D.C.s vs. Current D.C.s (50% reduction to encourage growth in specific areas)

Difference (\$)	3,414	2,398	1,852	1,280	833	652	2,418	1.36
Difference (%)	104%	104%	70%	71%	29%	28%	113%	68%

The County currently imposes 50% of D.C.s for residential developments located within the fully or partially water and wastewater serviced areas. This policy was adopted by Council in consideration of the additional water and wastewater connection charges imposed on new developments in these areas. If Council elected to fully remove this policy, the proposed charges would represent an increase of 29% to 104% on new urban area residential development.

For residential development outside of the fully or partially water and wastewater service areas (i.e. rural service areas), the full D.C. is payable. The comparison shows that for residential development in these areas, there will be a 2% increase for single and semi-detached dwelling units, and between a 15% and 36% decrease for other dwelling unit types (i.e. apartments and other multiples).

For non-residential development, the proposed charge is 16% lower than the current fully calculated charge. However, as The County's current policy provides for a 50% reduction for all non-residential development, if Council elected to fully remove this policy the proposed charges would represent a 68% increase.

### **Non-statutory D.C. Exemptions and Policy Changes Impacting the Affordable Housing Industry**

1. The County's current policy of reducing residential D.C.s in the fully or partially serviced areas and all non-residential D.C.s by 50% is proposed to be phased-out by the end of 2018. This phase-out period is to allow the development industry and other interested parties time to adjust to the change in policy.
2. As noted above The County's D.C. by-Law imposed residential development charges based on the number of bedrooms within the dwelling unit type. This policy was adopted by Council, in part, to provide for lower development charges for smaller residential dwelling units that may be more reflective of affordable housing units. This policy has been maintained in the current D.C. Background Study and draft by-law.
3. The County's current D.C. by-law includes a reduction of 30% in D.C.s for affordable housing dwelling units, as defined in the by-law. The by-law defines these developments to include residential dwelling units for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Prince Edward, and for any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Province of Ontario.

The draft D.C. by-law in the current D.C. Background Study recommends maintaining this affordable housing policy. The full exemption policy as contained in By-law 3205-2013, as amended, is extracted below for your information:

3.14.1 (1) In this Section “Affordable Housing Unit” means any single detached dwelling with more than two bedrooms for which the purchase price is at least 25% less than the average purchase price for a single detached dwelling in the County of Prince Edward.

(2) In determining the average purchase price for a single detached dwelling in the County of Prince Edward for the purposes of subparagraph 1 above, the average purchase price for a single detached dwelling will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined by the Chief Building Official on the basis of information compiled by the Quinte Real Estate Board or its successor.

(3) The development charge payable for a single detached dwelling unit with more than two bedrooms that qualifies as an Affordable Housing Unit in accordance with the definition as set out in subparagraph 1 above shall be equal to the development charge otherwise payable pursuant to this By-law for a single detached dwelling unit that contains two bedrooms or less.

(4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a single detached dwelling unit with more than two bedrooms shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.

(5) The person to whom the building permit was issued may upon completion of the initial sale of a single detached dwelling unit with more than two bedrooms apply to the Chief Building Official for a reduction of the Development Charge payable to the rate set out in Section 3.14.1 (3) above and shall provide such documentary evidence as is satisfactory to the Chief Building Official that the building qualifies as an Affordable Housing Unit as defined in subparagraph 1 above.

(6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:

(a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the Land Transfer Tax Act; or

(b) a statement forming part of the electronic document as required by Section 5 (1.1) of the Land Transfer Tax Act.

(7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined in subparagraph 1 above, the Chief Building Official may refund to the person to whom the building permit was originally issued a sum equal to the difference between the Development Charge that originally paid upon the issuance of the building permit and the Development Charge that would be payable for a single detached dwelling unit that contains two bedrooms or less as provided for in this By-law.

