

Statutory Public Meeting

Area-Specific Development Charges

Background Study – 9/21 Lands



MUNICIPALITY OF KINCARDINE

Wednesday, February 26, 2025

Source: www.kincardine.ca



Purpose of Public Meeting

- Opportunity to make representations on the 2025 Area-Specific Development Charges (ASDC) Study, Draft By-law and development charge rates
- ASDC Background Study and Draft By-law were made publically available on **January 24, 2025**
- Statutory Public Meeting to be held on **February 26, 2025 (today)** prior to passage of by-law
- Notice was provided 20 days in advance of Public Meeting

Agenda

- Background
- Development Charges Overview and Study Process
- Area-Specific Development Forecast
- Capital Program Summary
- Calculated Area-Specific Development Charge Rates
- ASDC By-Law Policies
- Next Steps

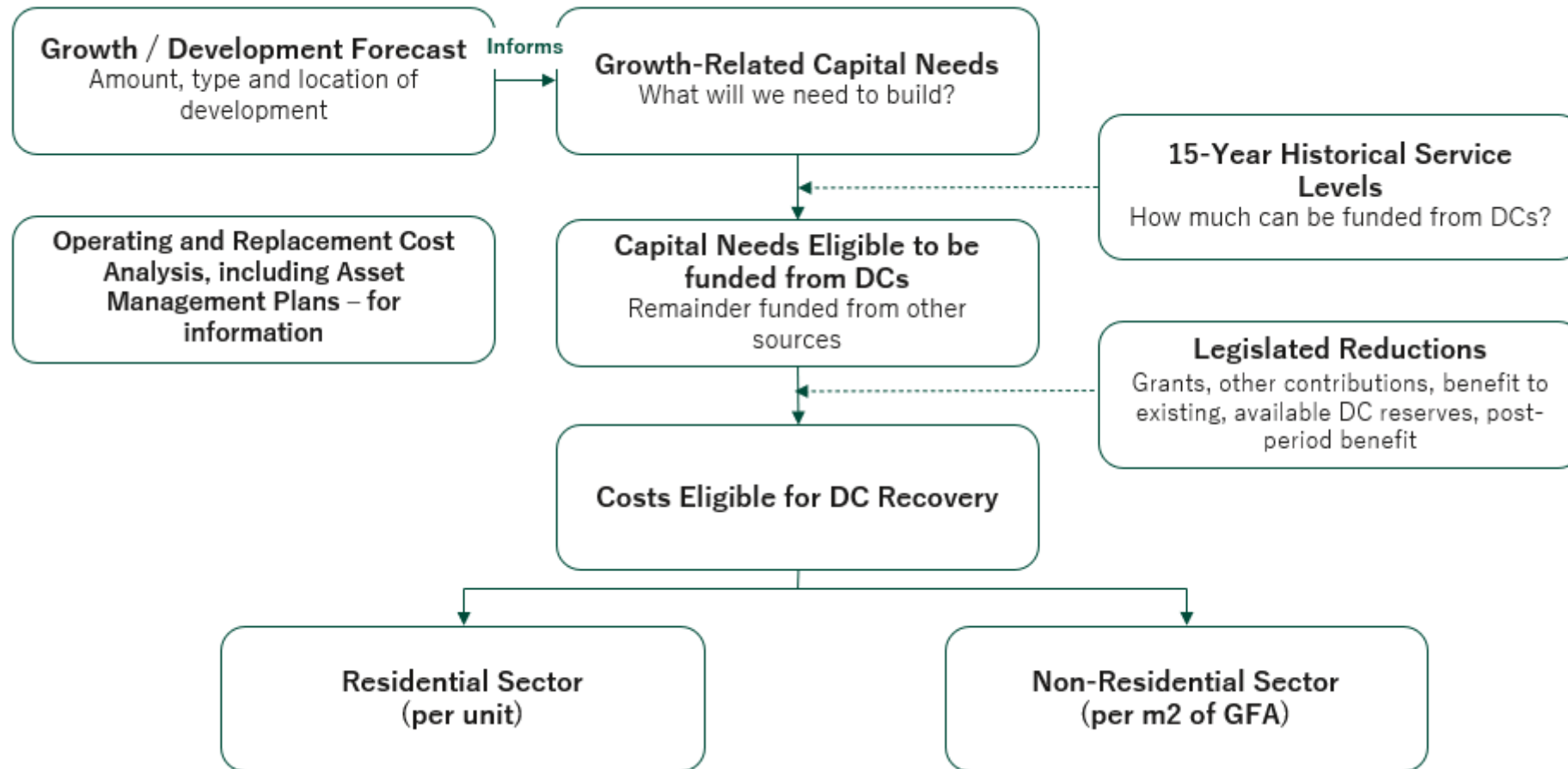
Background

- The Municipality would like to amend its current 2019 ASDC By-law related to servicing the **Highway 9 and Highway 21 (9/21) Business Park lands**
 - Reflect updated costs
 - Remove development that has occurred
- Infrastructure identified for the 9/21 Business Park lands will benefit future development in the area, as such an area-specific development charge is proposed

Development Charges and Legislative Requirements

- What are development charges?
 - Charges imposed on development to pay for “growth-related” capital costs
 - Pays for new infrastructure and facilities to maintain service levels or meet legislative standards
 - Principle is “growth pays for growth”
- Requirements of the *Development Charges Act*
 - DCs imposed by by-law
 - Prior to passing a by-law municipality must
 - undertake a background study
 - hold at least one public meeting
 - Appeals adjudicated at Ontario Land Tribunal (OLT)

Development Charges Study Process



Map of the 9/21 Business Park Lands



Area-Specific Development Forecast

- An area-specific development forecast has been prepared
- Calculated on net developable land area
 - Excludes future developable lands and non-developable lands (e.g. road allowances, stormwater blocks, environmentally protected areas etc.)



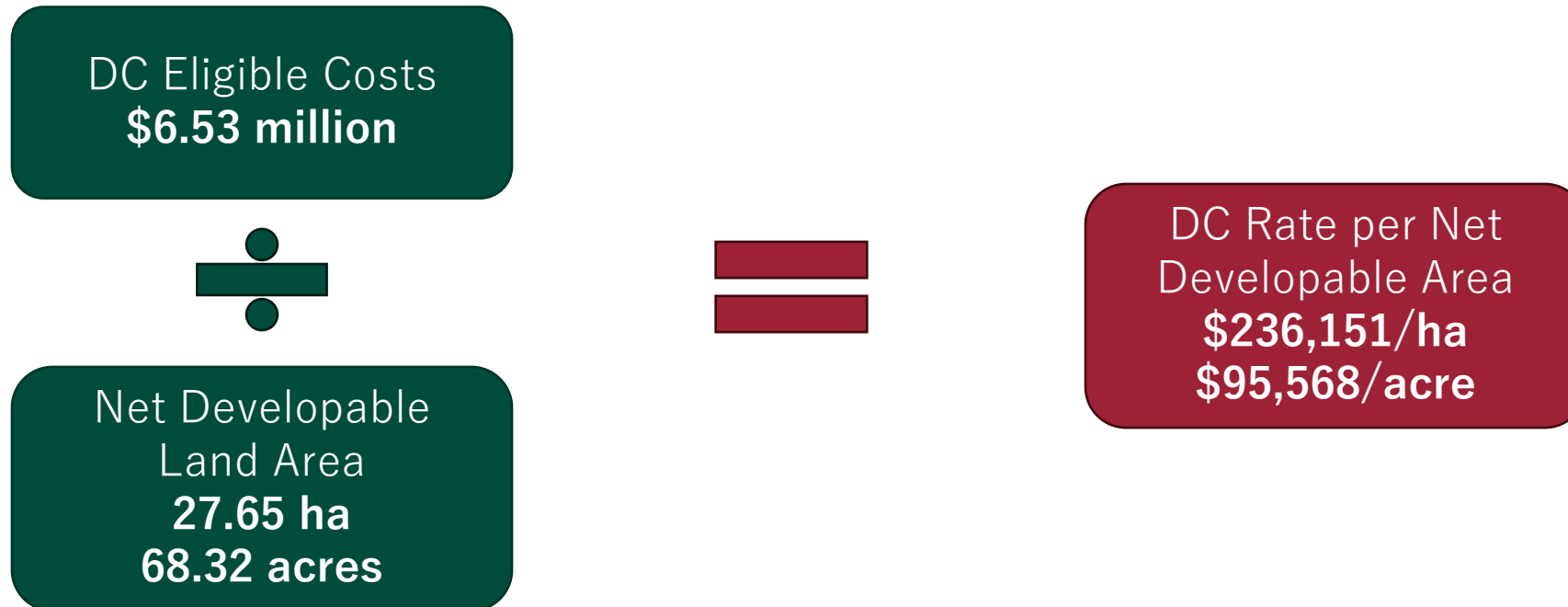
Description	Land Area (ha)
Total Land Area of Site (less existing sites)	51.16
Less: Lands Developed (Paid ASDC)	1.41
Less: Future Developable Lands	19.51
Less: Non-Developable Area	2.59
Total Net Developable Lands:	27.65

Capital Program Summary

Area-Specific Costs 2025-Buildout	Gross Cost (\$ millions)	ASDC Eligible (\$ millions)
Recovery of Expenses Incurred	\$4.47	\$4.47
Other Engineering Infrastructure	\$1.56	\$1.56
Issues Debentures – Outstanding Principal and Interest	\$2.87	\$2.87
Financing Costs on Remaining Infrastructure	\$0.48	\$0.48
Studies	\$0.02	\$0.02
Adjustment for Funding Received for Projects	(\$2.86)	(\$2.86)
Total	\$6.53	\$6.53

Note: Costs have been rounded.

ASDC Calculation for Highway 9/21



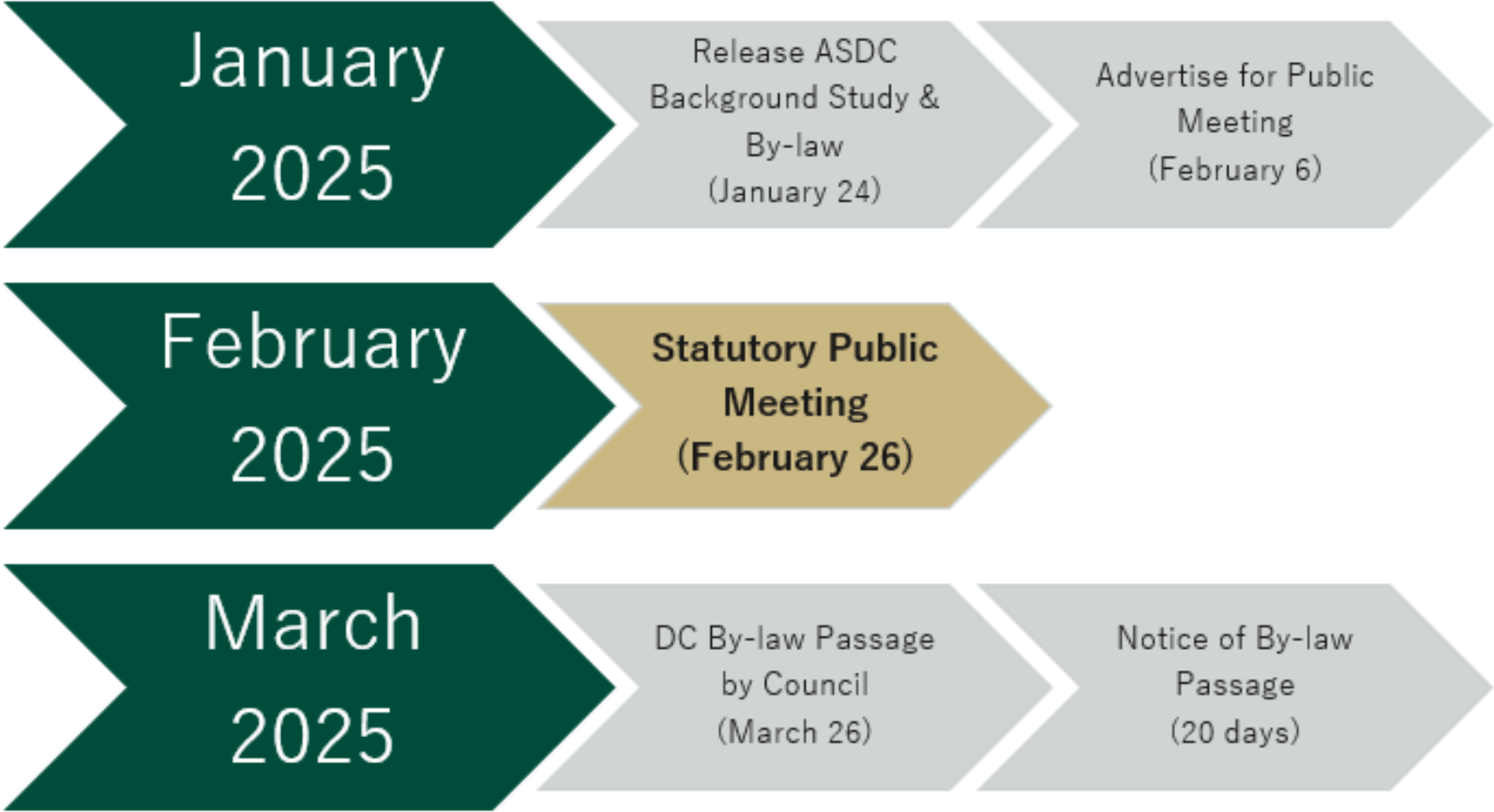
Comparison of Current vs Calculated Rates

	\$/Ha	\$/Acre
Current ASDC Rate – Indexed to January 1, 2025	\$243,115	\$98,385
Calculated ASDC	\$236,151	\$95,568
<i>Difference (\$)</i>	<i>(\$6,964)</i>	<i>(\$2,817)</i>
<i>Difference (%)</i>	<i>-3%</i>	<i>-3%</i>

ASDC By-Law Policies

- The *Development Charges Act* requires that statutory DC exemptions/discounts be provided for the following:
 - Board of education or a local board (local or upper-tier)
 - Intensification of existing residential uses
 - 50% industrial expansion
 - Non-profit housing
 - Discounts for rental housing based on number of bedrooms
 - Affordable/Attainable Housing
- Statutory DC exemptions required by the legislation will apply within the ASDC area
- No significant policy changes from current ASDC Bylaw

Next Steps



Questions?