



## Special Committee of the Whole Agenda

Tuesday, March 2, 2021

6:00 p.m.

Virtual Zoom Meeting

Pages

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

**Suggested Motion:**

THAT the agenda be accepted as presented.

3. **DECLARATION OF PECUNIARY/CONFLICT OF INTEREST AND GENERAL NATURE THEREOF**

4. **BUSINESS**

a. **Development Charges By-law - Policy Issues Discussion**

2

Diane Smithson, CAO

Andrew Grunda, Consultant, Watson & Associates, Economists Ltd.

**Suggested Motion:**

THAT the following policy issues be included in the proposed Development Charges By-law to be presented for consideration at the March 9, 2021 Council meeting:

- (to be determined at Special Committee of the Whole Meeting)

5. **ADJOURNMENT**

**Suggested Motion:**

THAT the meeting be adjourned at \_\_\_\_p.m.



# Town of Carleton Place Development Charges Background Study

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Meeting re Development Charge Policies

March 2, 2021

# Introduction

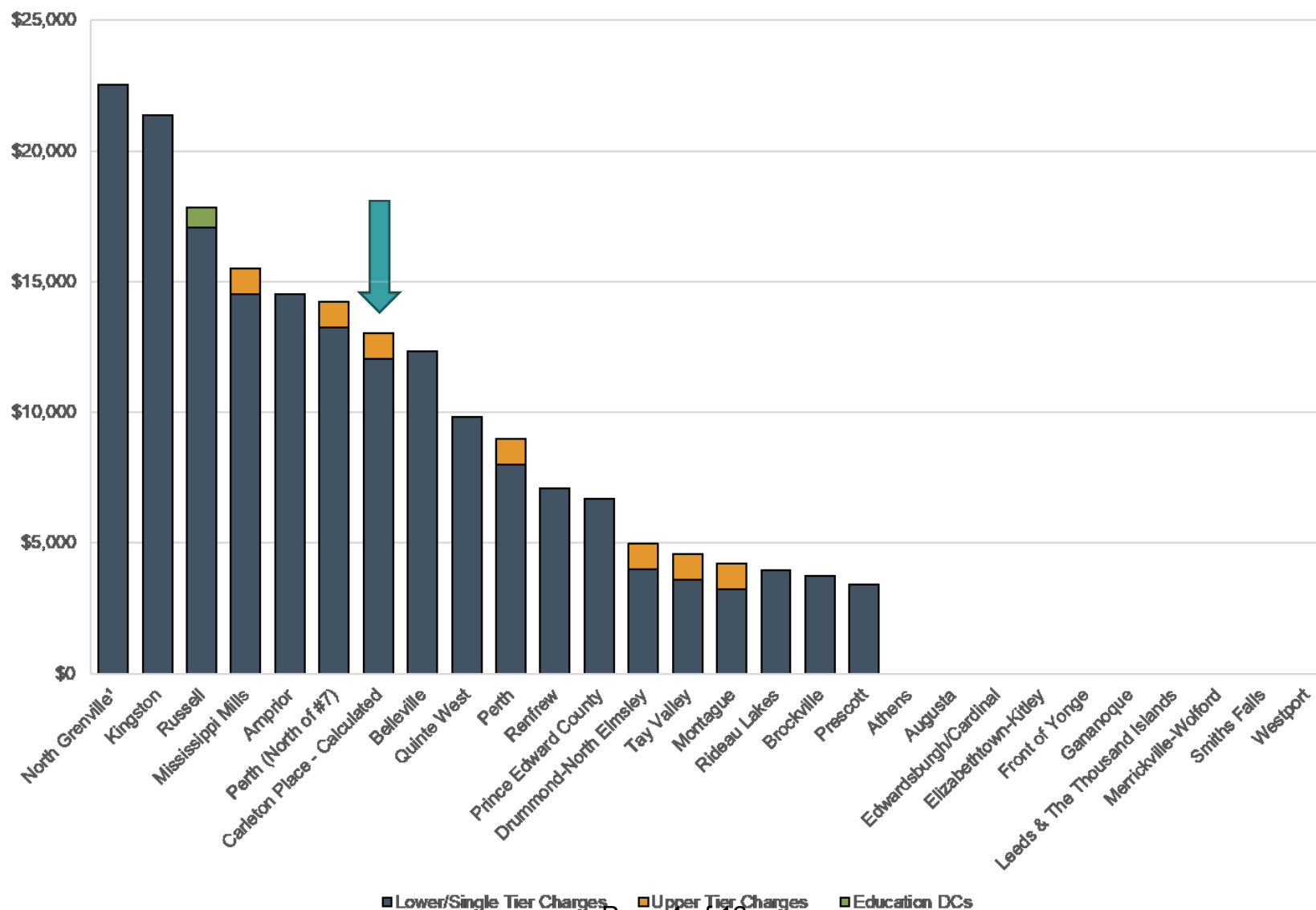


- The Town of Carleton Place held it's statutory public meeting on the proposed Development Charges (D.C.) By-law on February 9, 2021
- At that meeting the statutory and non-statutory (i.e. discretionary) D.C. exemption policies were identified
- This meeting is for Council to consider:
  - the non-statutory D.C. exemptions within the current D.C. by-law and whether they should be maintained, removed or altered
  - the inclusion potential non-statutory D.C. exemptions for Affordable Housing and/or Brownfield Developments

# Municipal Development Charge Comparison



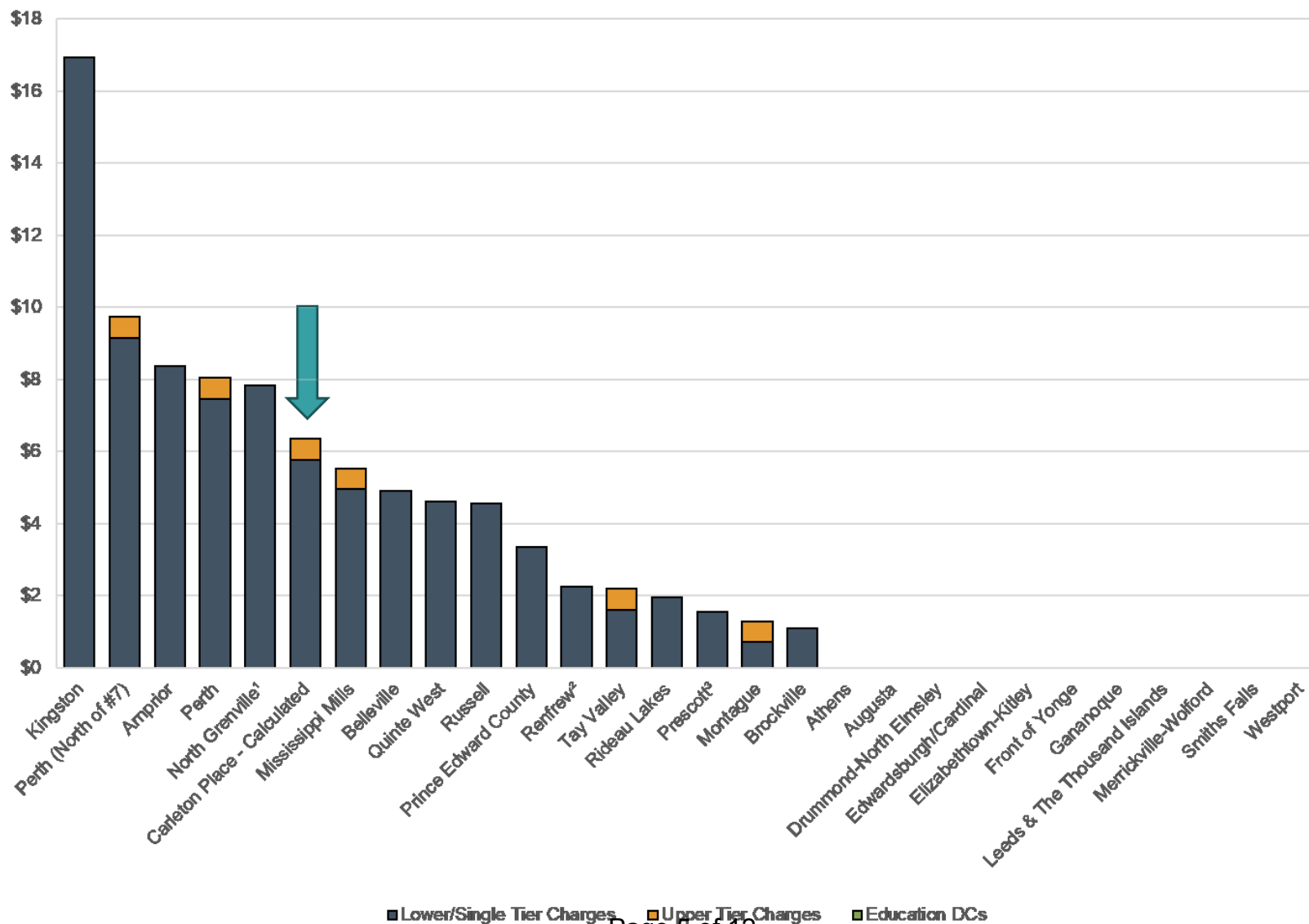
## Residential Development Charges (per Fully Serviced Single Detached Dwelling)



# Municipal Development Charge Comparison



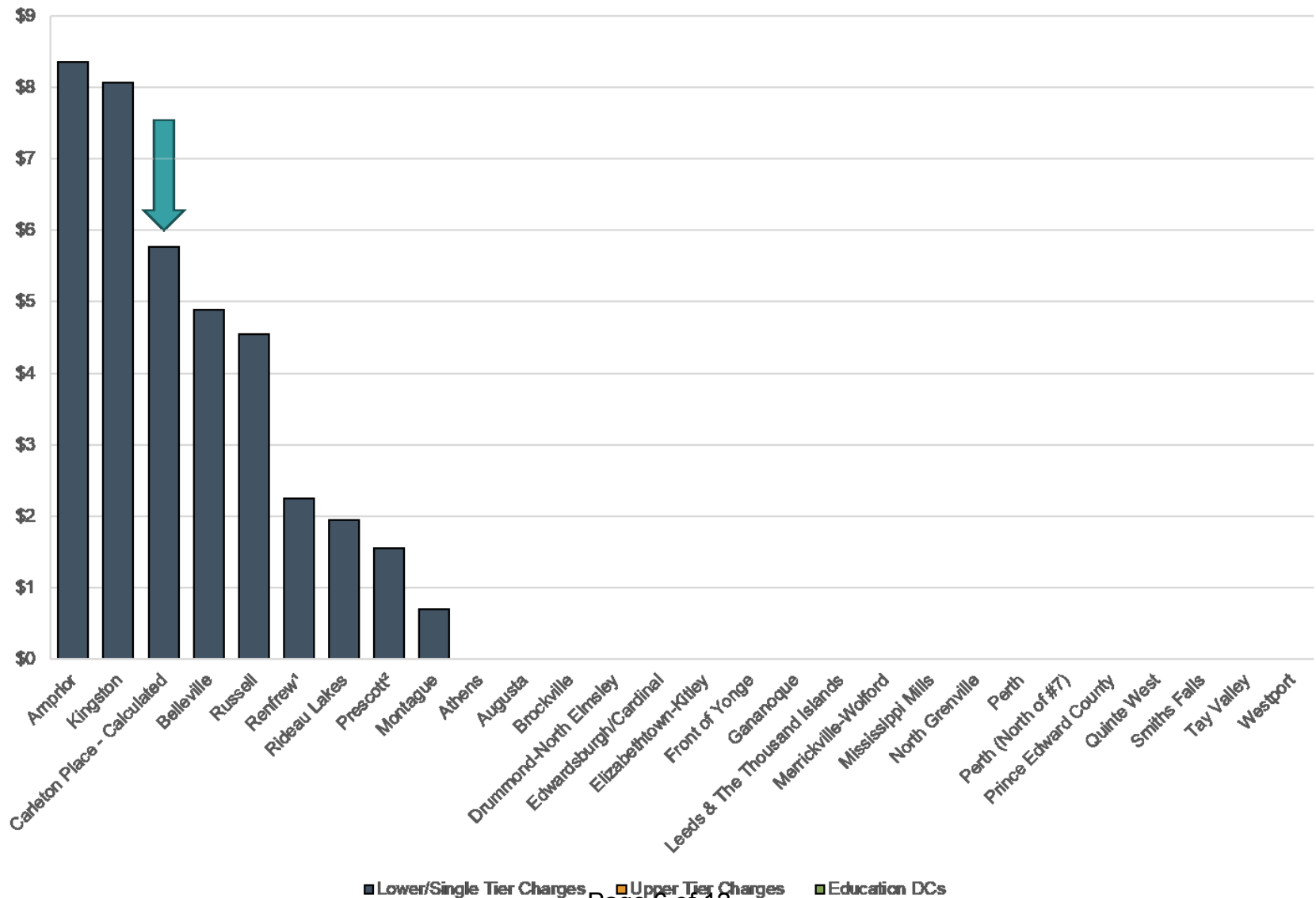
## Commercial Development Charges (per sq.ft. of GFA)



# Municipal Development Charge Comparison



## Industrial Development Charges (per sq.ft. of GFA)



# D.C. By-Law Policies

## Statutory D.C. Exemptions



- The D.C.A. provides mandatory exemptions for:
  - Industrial building expansions (may expand by 50% with no D.C.)
  - Residential intensification:
    - In existing residential buildings or ancillary to
      - May add up to two apartments for a single detached home as long as size of home doesn't double
      - Add one additional unit in medium and high-density buildings
    - In new residential low and medium density buildings or ancillary to
      - One additional secondary dwelling unit
  - Upper/Lower Tier Governments and School Boards



# D.C. By-Law Policies

## Existing Non-Statutory D.C. Exemptions

- The Town's current D.C. By-law provides for the following non-statutory exemptions:
  1. Industrial and Institutional development; and
  2. Residential units less than 60 units per hectare located in the Downtown District or on a Strategic Property, as defined in the Official Plan
- Policy considerations include:
  - Should these be maintained, removed or adjusted





# D.C. By-Law Policies

## Potential New Non-Statutory Exemptions

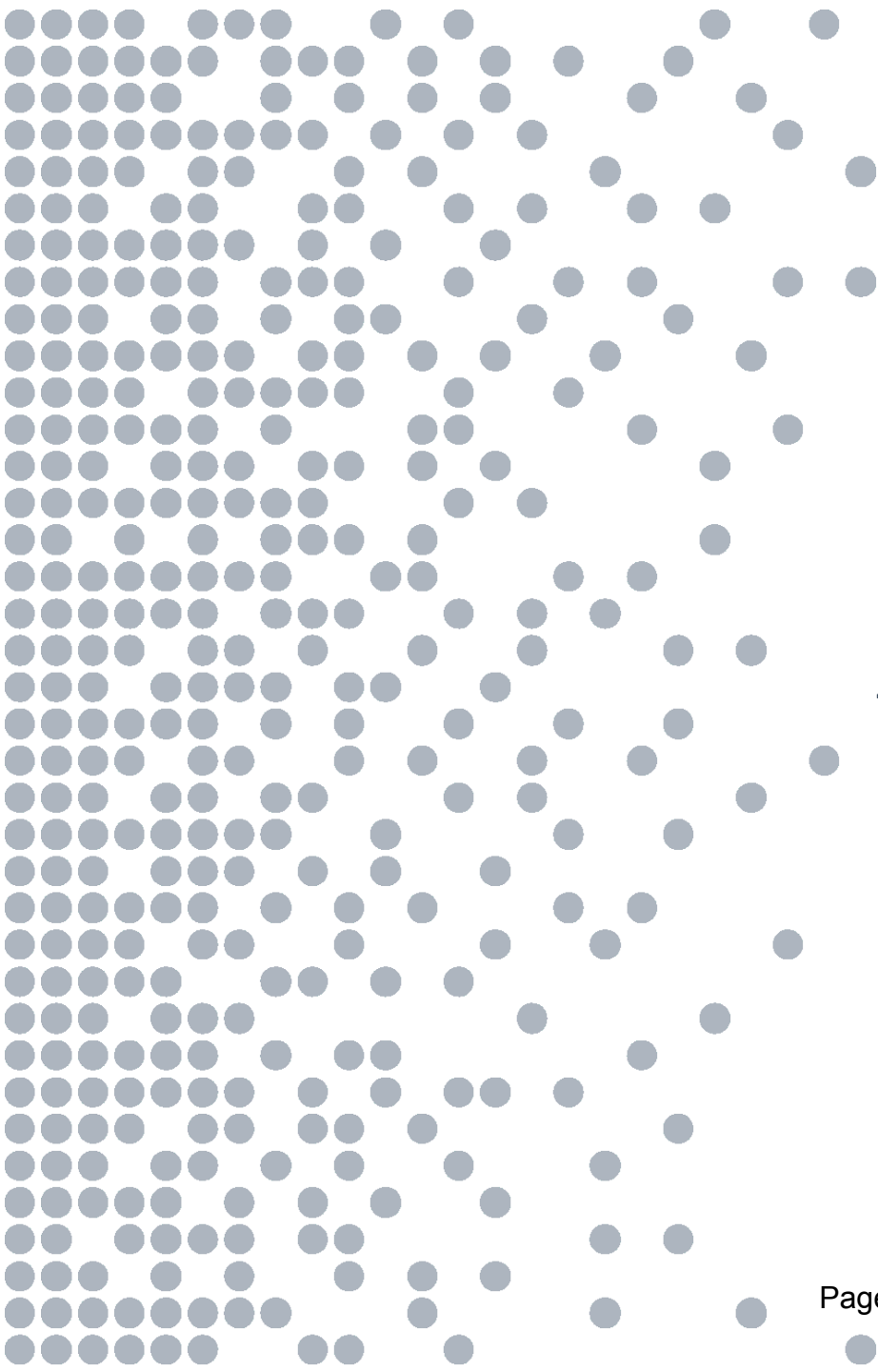
- Town to consider non-statutory exemptions for affordable housing and brownfield developments
  1. Affordable Housing – a growing number of municipalities have included exemptions for affordable housing
    - Examples include Toronto, Oshawa, Whitby, York Region, Newmarket, Niagara Region, Niagara Falls, Welland, Niagara-on-the Lake, West Lincoln, Barrie, Hamilton, Oxford County, London, Greater Sudbury, Ottawa, Kawartha Lakes, Perth, Brockville, Trent Hills, Peterborough County, Trent Lakes, Alfred-Plantagenet
    - Policies considerations include:
      - Determination of affordable at the time of building permit issuance, as defined by Council Policy or Provincial Policy Statement
      - Exempt D.C. at the time of building permit issuance with D.C. deferral agreement to collect later if Affordable Housing definition is not maintained or refund the D.C. when applicant proves definition of Affordable Housing after building permit issuance



# D.C. By-Law Policies

## Potential New Non-Statutory Exemptions

- Town to consider non-statutory exemptions for affordable housing and brownfield developments
- 2. Brownfield Developments - a limited number of municipalities have included exemptions for brownfield developments, in part, as there are other tools available for to provide assistance (e.g. C.I.P., tax increment financing, etc.)
  - Examples include Port Colborne, Thorold, Fort Erie, Hamilton Waterloo Region, Windsor
  - Policy considerations includes:
    - Full or partial exemption
    - Should the exemption be limited to the equivalent of the site remediation costs



## Next Steps

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## Next Steps



- Receive Council direction on D.C. By-law non-statutory exemption policies
- Finalize the D.C. Background Study and By-Law based on Council's direction
- Council passage of the D.C. by-law