

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 ² 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)		
Municipal Wide Services:								
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
Total Municipal Wide Services	6,686	4,697	4,479	3,092	3,740	2,951	4,566	3.35

CURRENT - By-Law 3205-2013, as amended (2018\$)								
Service	RESIDENTIAL						Wind & Solar Energy Facilities (per 500kW of Generating)	NON-RESIDENTIAL (per ft ² 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)		
Municipal Wide Services:								
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	-	-
Municipal Wide Services:	6,543	4,597	5,254	3,624	5,814	4,597	4,297	3.98
Municipal Wide Services: (50%)	3,272	2,299	2,627	1,812	2,907	2,299	2,148	1.99

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.

Proposed and Current D.C. Policies for the Agricultural 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. The County's current by-law provides for exemptions from the payment of D.C.s. One of these exemptions is for non-residential farm buildings as defined in the Building Code Act. Building Code O.Reg. 332/12 defines farm buildings as:

Farm Building means all or part of a building,

- a) That does not contain any area used for residential occupancy;
- b) That is associated with and located on land devoted to the practice of farming; and,
- c) That is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds.

This exemption is proposed to be continued; however, for clarity and equity in its application, The County has expanded the definition of non-residential farm buildings to exclude certain types of uses that are generally considered commercial in nature.

As such, the following definition of farm buildings to be exempt from the payment of D.C.s is proposed:

“farm building” means a farm building as defined in the *Building Code Act* and excludes retail sales activities; including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops; services related to grooming, boarding or breeding of household pets; and marijuana and alcohol processing or production facilities..

