

## 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 for the Residential Trailer Development 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 provision of services within The County's 2013 D.C. Background Study was designed for The County's permanent and seasonal population to recognize the peak demand that is put on services. This approach has been maintained, however, in recognition of the forecast increase in permanent and seasonal residential trailer development in The County, changes have been made to the policies within the D.C. by-law to allow for the imposition of D.C.s on residential trailers. The following revisions have been proposed:
  - A. By-law 3205-2013, as amended, provides an exemption to the payment of D.C.s for Park Model Trailers conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that are up to a maximum size of 50 square metres. This exemption has been removed from the proposed draft D.C. by-law.

- B. By-law 3205-2013, as amended, includes definitions to aid in the application of the by-law. With regard to residential trailer development, the by-law definition for “Dwelling Units” excludes park model trailers and the definition for “residential dwelling” excludes tourist trailers.

These definitions have been amended as follows to allow for D.C.s to be imposed on all residential trailer developments.

**“Dwelling Unit”** means one or more rooms used, designed or intended to be used as a residence and which has access to culinary and or sanitary facilities;

**“Residential Dwelling”** means a permanent or non-permanent building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, mobile camper trailers or boarding, lodging or rooming houses.

