



# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Administration, Finance and Human Resources Committee  
**From:** Ken DeHart, County Treasurer  
**Date:** Tuesday, May 17, 2022  
**Subject:** Development Charge Study Public Meeting and By-Law Recommendations

### Background:

The *Development Charges Act* permits municipalities to recover certain growth-related capital costs from development as it occurs. The County's Development Charge (DC) By-Law 5523-17 came into effect on May 25, 2017 and was amended with By-Law 5590-18 on October 24, 2018. This By-Law will expire June 1, 2022.

The County's new Development Charges (DC) Background Study and proposed Development Charge By-Law were released to the public for review on March 25, 2022 and in accordance with legislation, a notice of the public meeting of Council was placed in a local newspaper on April 21, 2022. The public meeting is being held on May 17, 2022 and its purpose is to present the study to the public and to solicit public input. The County's development charge consulting firm, Watson and Associates will be on hand to make the presentation. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the County's development charges.

### The current and proposed development charges are as follows:

<b>County-wide Development Charges</b>					
	Single and Semi-Detached Residential (per unit)		Non-residential (per sf)		
	Current	Proposed	Current	Proposed	
Services Related to a Highway	\$ 3,599	\$ 6,176	\$ 1.39	\$ 2.07	
Police Services	\$ 166	\$ 137	\$ 0.07	\$ 0.05	
Library Services	\$ 1,206	\$ 1,569	\$ 0.04	\$ 0.12	
Growth Studies	\$ 127	\$ 170	\$ 0.04	\$ 0.06	
Long-term Care Services	\$ 110	\$ 70	\$ 0.01	\$ 0.01	
Child Care and Early Years Services	\$ 28	\$ 6	\$ -	\$ -	
Public Health Services	\$ 155	\$ 289	\$ 0.04	\$ 0.04	
Provincial Offences Act	\$ 118	\$ 200	\$ 0.01	\$ 0.07	
Ambulance Services	\$ 69	\$ 144	\$ 0.01	\$ 0.02	
Waste Diversion Services	\$ 444	\$ 223	\$ 0.16	\$ 0.06	
Social Services	\$ 146	\$ -	\$ 0.01	\$ -	
TOTAL	\$ 6,168	\$ 8,984	\$ 1.78	\$ 2.50	
	change \$	\$ 2,816	change \$	\$ 0.72	

**Next Steps:**

Subsequent to the public meeting, Council will consider any responses received prior to, at, or immediately following the public meeting. If necessary, any refinements to the Development Charge Background Study and DC By-Law will be made.

On May 26, 2022, Council will adopt the Development Charge Background Study including approval of the forecast of anticipated development, the underlying capital forecast and the calculations. Council will then pass the Development Charge By-Law.

Once the Development Charge Background Study is adopted and the Development Charge By-Law is passed, a public notice will be issued advising of the DC By-law passage and ability to appeal the By-Law for 40 days subsequent to the date of passage. If the By-law is not appealed, the County will prepare a pamphlet summarizing the County of Wellington's policy with respect to development charges.

**Recommendation:**

That the Development Charges Background Study dated March 25, 2022 be received and considered by County Council for adoption on May 26, 2022 including approval of the forecast of anticipated development, the underlying capital forecast and the calculations; and

That staff be directed to prepare the necessary County Development Charge By-Law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ken DeHart', with a stylized flourish extending to the right.

Ken DeHart, CPA, CGA  
County Treasurer