

## Written Submissions FIN-08-2019 Development Charges Rates and By-law Adoption

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**April 10, 2019**

**FROM: Mario Bevacque, Shelter Cove**

As you are aware, I attended the presentation on March 21, 2019.

As the developers of Shelter Cove, we have a keen interest in this study given its significant impact on our ability to grow our community. We are assessed the Municipal Wide Services development charges as we have our own water treatment plant, wastewater treatment plant as well as an oversized storm water management pond (accommodates flow from adjacent properties).

Having reviewed the documentation have the following comments.

The Comparison of County Residential Development Charges schedule presented indicates that the current charges (single detached) of \$12,125 are being calculated at \$21,063. This is an overall increase of 73.7%. In respect to the municipal wide services the current rate is \$8,200 and the calculated rate is \$14,200 (a 73.2% increase). These type of increases will have the effect of slowing growth which is a detriment to both our development and the County.

The increase for the Recreational Services component of 118.6% (calculated rate of \$9,386 versus current rate of \$4,294), is of particular concern for us. It should be noted that our community not only provides the infrastructure services as noted previously but also provides indoor and outdoor recreational services. We have large open spaces, walking trails, a pool, marina as well as other ancillary amenities. In addition, we have a 5000 square foot community centre under construction. Furthermore, our current demographics consist of adults who are more likely to utilize our services. However, we understand our residents will use some of the recreational services provided by Haldimand County and agree this component should be included but not at the level calculated. As such we feel there should be an acknowledgement and an adjustment applied towards the calculated Recreational Service charge of \$9,386. This could be treated in a similar fashion as an Area Specific Charge for developments such as ours as they could be readily defined and identified. Would appreciate the opportunity to work with the County in coming up with a calculation that reflects this.

A change of this magnitude should be phased in to allow growth to continue and provide time for the market to absorb the increase. This approach would also have the added benefit of maintaining the competitive advantage Haldimand County presents to attracting the investment of builders and developers.

Greatly appreciate the opportunity to comment on this critical study and am available to continue this important dialogue.

Regards

Mario Bevacque

**April 22, 2019**  
**FROM: Fred Moodie**

Mayor & Members of Haldimand County Council  
 RE: Haldimand County Development Charges

Thank you for the opportunity to provide comments regarding the suggested Development charges Council is presently considering for implementation in May 2019.

I appreciate the requirements of Council to balance the financial burden of new services going forward with existing residents and new residents each paying their fair share. It's not appropriate to burden existing residents with costs created by new development, but it's also not appropriate to burden new development/residents with a higher share of the capital costs for facilities that will also benefit existing residents.

In reviewing the background study information, it's fair to suggest that many of the Capital projects identified will probably occur even if no new development occurred. The suggested percentages recommended by the Consultant for capital projects allocated to existing residents in most cases is far too low. Existing residents need to pay their fair share!

I was somewhat surprised the Consultant didn't provide additional clarification regarding the D.C. rates for Haldimand and other selected Municipalities. Norfolk County is presently considering their D.C. options provided by the same Consultant that is being used by Haldimand. The significant differences in their suggested rates are as follows:

<u>NORFOLK</u>	<u>HALDIMAND</u>
Water & Sewer - \$11,428	\$6,863
Municipal Services - \$5,778	\$14,200
Parks & Recreation - \$1,675	\$9,386

Water and sewer capital expenditures typically are "Needs" that require ongoing funding to facilitate expansion. Municipal services requirements enjoy more flexibility in timing and funding options. It's obvious Haldimand's Capital forecast for Municipal services is far too aggressive and needs to be adjusted. Including significant capital amounts for projects that may or may not occur is not being fiscally responsible.

Priorities change year to year and in the past Haldimand has moved forward on many significant Capital projects that we all continue to enjoy today. Development Charges are not the only option for funding future projects. If a project is truly necessary (needed) by Haldimand County residents it will get built and paid for using the resources available to Council at that time (including development charges, reserve funds, debentures, community fundraising, grants, taxes, etc). To lower the Municipal service requirement in the Development Charges calculation to a reasonable amount will require an adjustment in priorities and "wants" in future years.

Haldimand County residential and commercial development has occurred (excluding Empire Homes) through the efforts of many individuals in our various Municipalities. The time and effort required to bring any development project to completion is significant. The significant "Soft Costs" are increasing at a rate that the development business for the "little guy" is not sustainable. I'm not sure the larger corporations will be interested in building in all of our Communities that make up Haldimand County.

The residents of Haldimand County have for many years and continue to enjoy, fiscally responsible Haldimand County Staff, Mayors and Councillors. Its imperative that the development charges for both residential and commercial/industrial be increased only to a reasonable amount and that any increase be phased in over 3 to 5 years.

i.e.      New Residential Development Charge- Urban Area- Total \$15,000  
              Phased in over 3 years- Presently \$12,000, 2019- \$13,000,  
              2020- \$14,000, 2021 to 2023- \$15,000

(The benefits to Haldimand County of commercial/industrial development probably out weigh any increase in development charges to the sector and Council should even consider the option of a decrease for commercial/industrial development charges).

The options available are numerous and the numbers can be adjusted to arrive at an amount that is sustainable for the existing residents and new Haldimand County residents.

As with most issues, the County seeks public input and the response received has been very minimal. I can only assume the reason being is the public is confident that Staff and Council will arrive at a development charge bylaw that will meet the developers and existing resident's "reasonable needs", for today and the future.

Thank you for your consideration,  
Fred Moodie

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**April 25, 2019**

**FROM: Rick Shaw, Coscorp Inc.**

I, Rick Shaw, act as the representative/consultant for Coscorp Inc, a land development and building company that under their holding company, Costigan Holdings, owns 2/100 acre parcels of land within the Caledonia.

I recently attended the Public meeting for the introduction of a new Development Charge, and view this as a vital step in planning for the county's growth. As a landowner for the past 14 years, Coscorp is very supportive of the introduction of DC's for future development.

Coscorp is pleased with the proposed Development Charge rate given that it is in line with DC's within surrounding areas. In addition, the expansion of the Caledonia Sewage Treatment Plant will be a significant improvement over existing capacity. The latter is particularly important, as I am of the opinion the forecasted growth rate of approximately 300 units per year for the County, will be insufficient to meet future housing demand.

In conclusion, the initiative taken by the Mayor, Council and staff in introducing a Development Charge to ensure future growth is to be commended. We are looking forward to one day developing and building in your community, and welcome being involved in future meetings in a cooperative manner that benefits both the county and Coscorp Inc.

Rick Shaw.

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**April 29, 2019**

**FROM: Arie DeHaan, DeHaan Homes**

It has come to my attention that Haldimand County is in the process of reviewing and updating its Development Charges By-law and applicable rates.

I am a developer/Builder and I am concerned with the proposed increase that might shortly be implemented. I understand the need to increase the development charges and I am not opposed to that, however I would strongly urge the County to take a more slow approach to the issue and perhaps implement the increase over a 5-year plan. We believe that it would be in the best interest of all parties involved and allows time to alter budgets and revise pricing for projects that have already been approved, are in the process of being approved and for new developments.

Thank you for your understanding,  
Sincerely,

Arie DeHaan

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**May 2, 2019**

**FROM: Empire Communities**

We herein provide comments on the recently released Development Charges Background Study which will be seeking Council Approval along with the Development Charges By-Law on May 13, 2019. Empire Communities has had the opportunity to review the Development Charges Background Study prepared by Watson & Associates Economists Ltd. (March 5, 2019). An Empire representative was also in attendance at the Stakeholder Presentation on March 21, 2019.

Empire Communities requests that the construction of a new wastewater pumping station and forcemain to service the North Caledonia area be included as DC Eligible. The pumping station is intended to service approximately 145 ha of land, with the Empire Lands comprising 30 ha of the 145 ha. In fact, the design would accommodate additional lands if added to the urban boundary north of Greens Road/Highway 6. This area of Caledonia is within the Urban Boundary but is disconnected from the Caledonia Wastewater Treatment Plant as the closest sanitary sewer suitable to support the Caledonia North area is approximately 2km away. It is our understanding that the Caledonia Master Servicing Plan is currently being updated; however, the 2005 Master Servicing Plan for Caledonia identified the need for a pumping station to service this area. Since 2005, no development has occurred in Caledonia North due to the lack of wastewater servicing, and without the construction of the pumping station the area will remain stagnant.

The lands within the North Caledonia area are predominantly designated for industrial and employment uses in the Haldimand County Official Plan. We believe that the inclusion of the costs of the wastewater pumping station and forcemain as DC eligible is supported by current policies as follows:

Provincial Policy Statement, 2014

- *Planning authorities shall promote economic development and competitiveness by: ... ensuring the necessary infrastructure is provided to support current and projected needs (Section 1.3.1)*
- *Planning for sewage and water service shall .. ensure that these systems are provided in a manner that ... is feasible, financially viable and complies with all regulatory requirements (Section 1.6.6.1b)*

Growth Plan for the Greater Golden Horseshoe

- *Economic development and competitiveness in the GGH will be promoted by:*
  - *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
  - *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan; (Section 2.2.5 Employment)*
- *Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments, and other relevant studies where appropriate, and should involve:*
  - *leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;*
  - *providing sufficient infrastructure capacity in strategic growth areas;*
  - *identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term; (Section 3.2.1)*

Haldimand County Official Plan

Section 4.C. County Wide Policies

- *1. Industrial development is recognized as an important means of providing employment opportunities and diversifying the assessment base within the County. The County intends to provide an adequate amount of industrial land, at appropriate locations, to meet the projected needs of the municipality over the time frame of this Plan. An Economic Development Strategic Plan will provide additional direction for the development of industrial lands. Further,*

*the County recognizes the need to maintain flexibility in the provision of lands in various urban areas for industrial development. To this end, the County will review this Plan periodically to ensure that the need for industrial lands is being appropriately met.*

The North Caledonia area is in a key location adjacent to Highway 6 and relatively close to JC Munro Airport. Empire is proposing the first significant development application in the area. The development would provide the catalyst for other developments. The Official Plan speaks to the preparation of an Economic Development Strategy to attract and enhance economic competitiveness. The lack of available investment-ready employment lands in Haldimand is noted in the Haldimand County Economic Development Strategy, described below.

#### Haldimand County Economic Development Strategy 2017

- There are gaps in the Haldimand economic environment that include a lack of available investment-ready industrial land and buildings in the right locations. The strategy recommends that:
  - policies are created to address to County's responsibility for ensuring a sufficient and continuous supply of shovel-ready employment lands are available.
  - Completing an analysis of the infrastructure and servicing needed for development of recommended lands.

Our comments relate specifically to the Wastewater Services D.C. Eligibility (Section 5.4.3) and Appendix E - Local Service Policy. The Local Services Policy states that *Sanitary pumping station and transmission main servicing development in one basin area* is a direct developer responsibility; however, *sanitary pumping stations not required for the individual development* shall be paid through development charges.


We believe that the wastewater pumping station and forcemain required to open up the North Caledonia area to development is not a local service as the pump station would service multiple industrial lands. We also note that the pumping station would also be designed to service the lands outside of the current urban boundary (north of Greens Road/Highway 6) which could be developed for employment and other purposes.

In summary, Empire Communities requests that the construction of a new wastewater pumping station and forcemain to service the North Caledonia area be included as DC Eligible. The infrastructure is not a

local service as it services multiple industrial lands and including the infrastructure in the D.C. funding is consistent with supporting policies.

Should you have any questions or require any information, please contact the undersigned by phone at [REDACTED] or [REDACTED].

Sincerely,

A handwritten signature in black ink, appearing to be 'JS' with a large loop and a horizontal line extending to the right.

Jeffrey Swartz  
VP, Land Development