

A stone sign for Halton Hills Town Hall. The sign is composed of two cylindrical stone pillars. The top pillar features the town's crest, which includes a shield with a sun, a river, and a tree, topped with a crown. The bottom pillar has the words "HALTON HILLS" and "TOWN HALL" engraved in a bold, sans-serif font. The sign is surrounded by greenery, including tall evergreen trees and low-lying bushes.

HALTON HILLS
TOWN HALL

Town of Halton Hills Community Benefits Charge Strategy

Public Consultation Meeting

May 2, 2022

Purpose



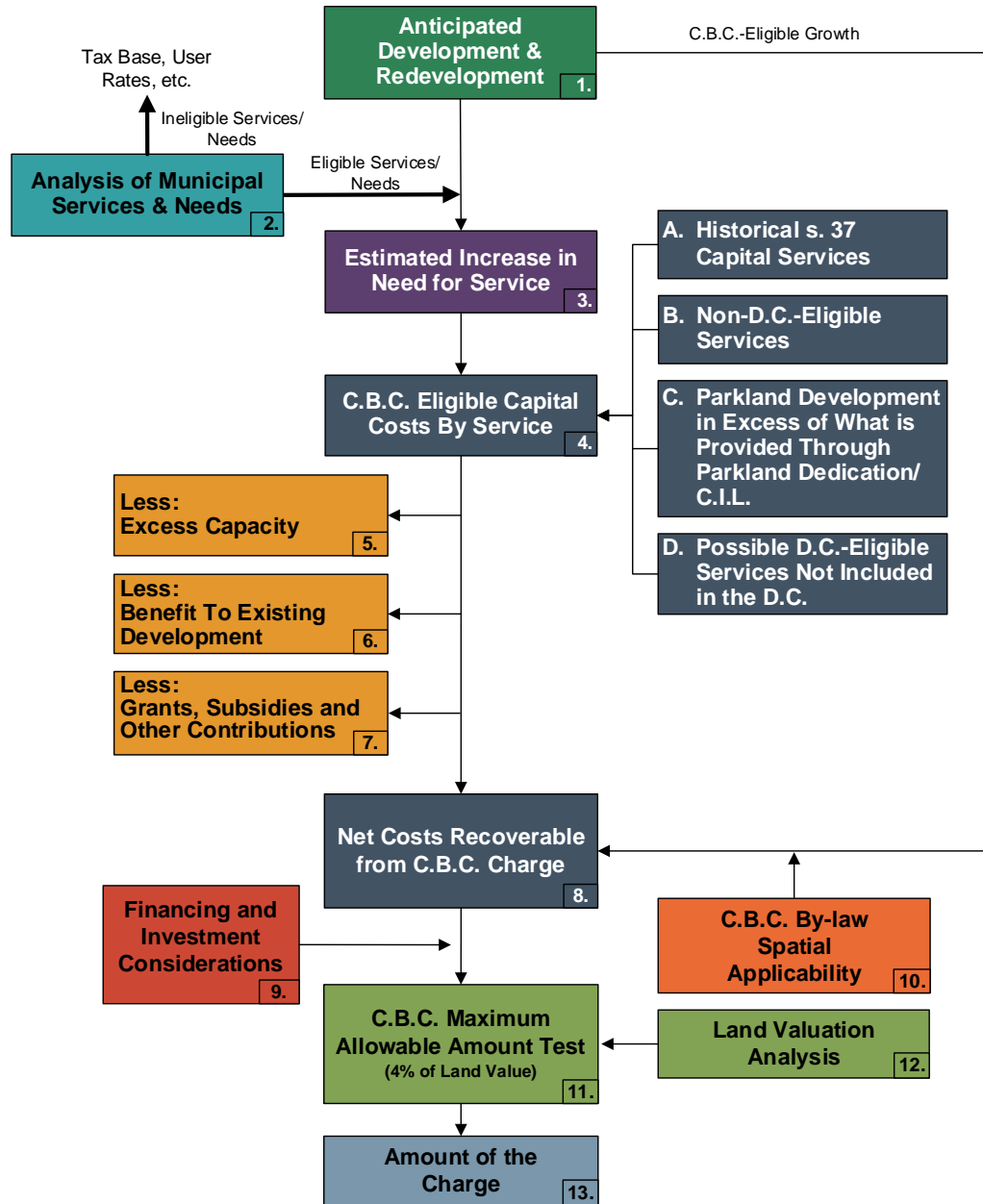
- The purpose of the presentation is to summarize the findings and recommendations of the Town's Community Benefits Charge (C.B.C.) Strategy, posted to the Town's website April 15, 2022
- Consultation with the general public is a statutory requirement of the *Planning Act*, in preparing the C.B.C. Strategy
- Prior to this meeting, the Town also undertook:
 - Two development industry stakeholders' meetings (September 2021 & March 2022)
 - Council workshop (February 2022)

Legislative Context



- The *COVID-19 Economic Recovery Act* came into effect on September 18, 2022
 - Amended *Planning Act* to introduce Community Benefit Charges (C.B.C.)
 - Local or single-tier municipalities can impose a C.B.C., by by-law, against land to pay for the capital costs of facilities, services and matters required due to development
 - A Strategy must be prepared containing the prescribed requirements of O.Reg. 509/20
 - C.B.C.s may only be imposed on buildings or structures with at least five storeys **and** 10 or more residential units
 - The maximum rate is 4% of the property's land value prior to the day of building permit issuance, as prescribed

The Process of Calculating a Community Benefits Charge under the Act that must be followed



Anticipated Growth in C.B.C. Eligible Developments



Residential Development Type	Gross Residential Population Growth	Housing Units	% of Gross Population in New Units
Low/Medium Density	23,304	7,944	83%
High Density	4,737	2,893	17%
Total Residential Unit Forecast (2022-2031)	28,041	10,837	100%

Residential High Density	Gross Residential Population Growth	Housing Units	% of Gross Population in High-Density Units
C.B.C.-Eligible High Density	2,633	1,608	56%
Ineligible High Density	2,104	1,285	44%
Total Residential High Density Forecast	4,737	2,893	100%

Services Consideration within the for C.B.C. Strategy



- Capital costs for the following services were considered:
 - Parkland acquisition needs in excess of the costs covered under the *Planning Act* of \$66 million (based on the lower capital cost estimate)
 - Parking (D.C. ineligible services) – \$274,000
 - Growth-related studies for affordable housing, economic development and tourism, and equity, truth and reconciliation implementation – \$554,000
 - Corporate Services information technology – \$482,000
 - C.B.C. Strategy updates – \$78,000

C.B.C. Findings and Recommended Charge



Description	Gross Capital Cost Estimate (2022\$)	Growth-Related Capital Cost	
		Net Residential Share	C.B.C. Eligible Share
Municipal Parking	\$274,354	\$192,889	\$18,112
Growth-Related Studies	\$544,000	\$116,146	\$10,906
Corporate Services/Information Technology	\$482,800	\$102,999	\$9,671
Parkland Acquisition	\$66,110,771	\$62,794,497	\$5,896,292
C.B.C. Strategy	\$78,000	\$78,000	\$78,000
Total Capital Costs	\$67,489,925	\$63,284,532	\$6,012,981
Total Capital Costs for C.B.C. Recovery			\$5,974,292
Anticipated C.B.C. Residential Dwelling Units (2022-2036)			1,608
Density Assumption (units per hectare)			79.04
Land Area for Residential Dwelling Unit Forecast (hectares)			20.34
Estimated Average Land Value (\$/hectare)			\$6,565,195
Total Estimated Land Value			\$133,563,181
Maximum Prescribed Value (4% of land value)			\$5,342,527
Total C.B.C. Required to Fund Needs (% of land value)			4.5%
Total C.B.C. Proposed (% of land value)			4.0%

- Recommend a charge of 4% of land value, prescribed maximum, to recover capital costs for Parkland Acquisition and C.B.C. Strategy Updates only



C.B.C. By-law Policy

Charge Applicability and Timing of Collection, and In-Kind Contributions

- Recommended that one municipal-wide C.B.C. by-law be used
- C.B.C.s would be calculated and collected at the time of building permit issuance based on land value on the day before the first building permit is issued
- The Town can accept In-Kind Contributions, which will be credited against the C.B.C.s payable
 - Council will determine value of In-Kind contributions

C.B.C. By-law Policy

Statutory Exemptions



- Development of a proposed building or structure with fewer than five storeys at or above ground;
- Development of a proposed building or structure with fewer than 10 residential units;
- Redevelopment of an existing building or structure that will have fewer than five storeys at or above ground after the redevelopment;
- Redevelopment that proposes to add fewer than 10 residential units to an existing building or structure;



C.B.C. By-law Policy

Statutory Exemptions (continued)

- Such types of development or redevelopment as are prescribed:
 - Long-term care homes;
 - Retirement homes;
 - Universities, Colleges, and Indigenous Institutes;
 - Memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
 - Hospice to provide end-of-life care; and
 - Not-for-profit housing developments



C.B.C. By-law Policy

Non-Statutory Exemptions

- The proposed C.B.C. by-law will not apply to lands owned by and used for the purposes of:
 - the Town or a local board;
 - a Board of Education;
 - a Conservation Authority; and
 - the Region of Halton or a local board of the Region of Halton

Next Steps



2021/2022 C.B.C. By-law Process	Date
Public consultation	May 2, 2022
Comments due	May 16, 2022
Final 2022 C.B.C. proposals to Council and passage of by-law	July 4, 2022
Notice of by-law passage and deadline for appeals	within 20 days of by-law passage
Last day for C.B.C. by-law appeals	40 days after passage
By-law effective date	September 1, 2022



Comments & Questions to...

sodonnell@haltonhills.ca.