



TOWN OF  
**HALTON HILLS**  
*Working Together Working for You!*

## REPORT

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**TO:** Mayor Bonnette and Members of Council

**FROM:** Jinsun Kim, Senior Manager of Financial Planning & Budgets  
Kevin Okimi, Director of Parks and Open Space

**DATE:** June 14, 2022

**REPORT NO.:** CORPSERV-2022-0018

**SUBJECT:** Development Charges (DC) By-law update, Community Benefits Charges (CBC) By-law, Parkland Dedication By-law update – Final Proposals

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### RECOMMENDATION:

THAT Report No. CORPSERV-2022-0018, dated June 14, 2022 entitled Development Charges (DC) By-law update, Community Benefits Charges (CBC) By-law, Parkland Dedication By-law update – Final Proposals be received;

AND FURTHER THAT the Town of Halton Hills Development Charge Background Study dated April 15th, 2022 (the DC Background Study) be approved under Section 10 of the Development Charges Act, 1997 (the DCA);

AND FURTHER THAT Council express its intention that the development-related costs of post 2036 for Services identified in the DC Background Study shall be paid for subsequently by development charges and other similar charges;

AND FURTHER THAT, for the Development Charges By-law, Council determine that no further public meetings are required under Section 12 of the DCA;

AND FURTHER THAT Council enact the necessary By-law to repeal By-law No. 2017-0049 and By-law No. 2017-0073 and replace it with the updated Development Charge By-law included herein as Appendix 1;

AND FURTHER THAT the Town of Halton Hills Community Benefits Charges Strategy dated April 15th, 2022 (the CBC Strategy) be approved under Section 37(9) of the Planning Act;

AND FURTHER THAT, for the Community Benefits Charges By-law, Council determine

that no further public consultations are required under Section 37(10) of the Planning Act;

AND FURTHER THAT Council enact the By-law to establish Community Benefits Charges for the Town of Halton Hills as included herein as Appendix 3;

AND FURTHER THAT, for the Parkland Dedication By-law, Council determine that no further public consultations are required under Section 42 (3.1) of the Planning Act;

AND FURTHER THAT Council enact the necessary By-law to repeal By-law No. 2002-0152 and replace it with the updated By-law respecting the conveyance of land or payment of Cash-in-lieu of Parkland for public park purpose as included herein as Appendix 2.

## **KEY POINTS:**

The following are key points for consideration with respect to this report:

- For the purpose of updating the Town's Development Charges By-law and Parkland Dedication By-law, as well as to establish the Community Benefits Charges By-law, the Town undertook comprehensive study processes since April 2021.
- The Town also undertook an extensive consultation process (including the legislated public meeting and public consultation requirement) seeking public input on the matters.
- Based on the public input provided and in-depth analysis undertaken to address the input received, it was determined that there are no changes required to the background studies (including the amount of the calculated charges and the proposed by-laws) released on April 15, 2022, with an exception of an administrative correction required for the proposed Parkland Dedication By-law.
- Accordingly, this report is seeking Council approval of:
  - the final Development Charges (DC) By-law proposal (Appendix 1)
  - the final Parkland Dedication By-law proposal (Appendix 2)
  - the final Community Benefits Charges (CBC) By-law proposal (Appendix 3)
- Upon Council approval of the By-laws, the updated DC, the new CBC and the revised Parkland and CIL requirements will come into effect on September 1, 2022.

## **BACKGROUND AND DISCUSSION:**

### **Overview**

As discussed in Report CORPSERV-2022-0012 (re: Development Charges By-law update, Community Benefits Charges By-law, Parkland Dedication By-law update – Public Meeting), the Town has retained the services of Watson & Associates

Economists Ltd. (Watson) and has undertaken the DC Background Study, CBC Strategy, and Parkland Dedication By-law review processes since April 2021.

As part of these processes, the Town provided a number of consultation opportunities to the development community beyond the legislated requirements, and Council had the opportunity to discuss draft findings with Town staff and Watson through a workshop. Taking into consideration the comments raised by the stakeholders, the Town refined the studies and released the resulting draft background studies and the proposed by-laws to the public on April 15, 2022.

Subsequently, the Town held a statutory DC public meeting and public consultation meetings regarding the CBC and Parkland Dedication By-law (the Public Meeting) on May 2, 2022 pursuant to the requirements of the *Development Charges Act, 1997* and the *Planning Act*.

The purpose of this report is to inform Council of the results of the consultation process, including the Public Meeting, and to seek Council approval on the final proposals for the studies and the By-laws as related to the Town's DC, CBC, and the Parkland Dedication and Cash-in-lieu of parkland.

### **Results of the Stakeholder Consultations and the Public Meeting**

As set out in CORPSERV-2022-0012, through the consultation process leading up to the Public Meeting on May 2, 2022, staff received from development stakeholders a number of questions and comments related to growth assumptions, capital project needs and cost estimates included in the studies, as well as the estimated increases in DCs. Based on the comments received, staff undertook further analysis and refined the background studies (the Studies) for the DC, CBC and Parkland Dedication. The resulting Studies were released on April 15, 2022 on the Town's website for further public review and input.

Subsequently at the Public Meeting on May 2, 2022, the key outcomes of the studies (including DC impact on housing affordability) and the proposed policies were presented, and further public comments and input were sought. Following the meeting, staff received additional questions and comments regarding the proposed policies on the Parkland Dedication and CBC, and on the estimated increases in DC.

For all of the comments and questions received from the consultation process (including the Public Meeting), Watson and Town staff undertook in-depth reviews and provided detailed responses. Appendix 7 includes details of the comments and questions received from Altus Group Economic Consulting and David Schaeffer Engineering Ltd (both of which represent Southwest Georgetown Landowners Group Inc.) and from BILD, along with the staff responses.

Based on the public input provided to date and the analysis undertaken to address the input, it was determined that there are no further adjustments required for the Studies (including the amount of the calculated charges and the proposed by-laws) which were released on April 15, 2022.

## Other Revisions

Despite the foregoing, there has been an administrative correction made to the proposed By-law for the Parkland Dedication and CIL of parkland, in order to better align the By-law with the policy recommendation outlined in the related study (Appendix 5). The changes are summarized below:

Sections	Proposed By-law – Released on April 15, 2022	Proposed By-law – Final with Corrections
S.4.c)	Notwithstanding section 6, a payment in lieu of parkland dedication pursuant to section 4(a) with respect to a development within any of the following areas, as shown on the application Town of Halton Hills Official Plan Schedules, shall be <b><i>capped at an amount equal to 20% of the value of land established</i></b> pursuant to section 6 of this by-law: i. Downtown Georgetown ii. Downtown Acton iii. Georgetown Community Node; iv. Go Station Area; and v. Civic Centre District.	Notwithstanding section 6, a payment in lieu of parkland dedication pursuant to section 4(a) with respect to a development within any of the following areas, as shown on the application Town of Halton Hills Official Plan Schedules, shall be <b><i>capped at the greater of an amount equal to 20% of the value of land established pursuant to section 6 of this by-law or \$13,200 per unit:</i></b> i. Downtown Georgetown ii. Downtown Acton iii. Georgetown Community Node; iv. Go Station Area; and v. Civic Centre District.
S.4.d)	It is further enacted that a payment in lieu of parkland dedication pursuant to section 4(a) with respect to a medium or high density development within the Brownfield Sub-Areas as identified in the Town of Halton Hills Community Improvement Plan shall be <b><i>capped at an amount equal to 20% of the value of land established</i></b> pursuant to section 6 of this by-law.	It is further enacted that a payment in lieu of parkland dedication pursuant to section 4(a) with respect to a medium or high density development within the Brownfield Sub-Areas as identified in the Town of Halton Hills Community Improvement Plan shall be <b><i>capped at the greater of an amount equal to 20% of the value of land established pursuant to section 6 of this by-law or \$13,200 per unit.</i></b>
S.4.e)	None	<b><i>It is further enacted that the caps referenced in c) and d) will be reviewed annually by the Commissioner of Recreation and Parks and may be updated on an annual basis due to current market conditions. The current values shall</i></b>

<b>Sections</b>	<b>Proposed By-law – Released on April 15, 2022</b>	<b>Proposed By-law – Final with Corrections</b>
		<i>be made available by the Recreation and Parks Department and appended to this By-law.</i>
S.4.f)	None	<i>For the purposes of the caps referenced in c) and d) a “Residential Dwelling Unit” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons</i>

## Summary

Based on the above, it is recommended that the DC Background Study (Appendix 4), and CBC Strategy (Appendix 6) be approved. Further, it is recommended that the following proposals be approved:

- the final DC By-law proposal, which will repeal DC By-law No. 2017-0049 and By-law 2017-0073 (Appendix 1)
- the final Parkland Dedication By-law proposal, which will repeal By-law No. 2002-0152 and replace it with the updated By-law respecting the conveyance of land or payment of CIL of Parkland for public park purpose (Appendix 2)
- the final CBC By-law proposal (Appendix 3)

The following are a summary of the charges resulting from the above noted By-laws, as discussed in CORPSERV-2022-0012.

## Development Charges

Proposed New DCs (Schedule B of proposed By-law)				
Services	Residential (SDE <sup>1</sup> )	Non-residential (Sq.M)		
		Industrial	Non-Industrial	
Fire protection	\$ 1,321	\$ 3.01	\$ 9.83	
Transportation	9,519	21.72	70.83	
Transit	540	1.12	3.70	
Recreation & Parks	17,908	6.58	6.58	
Library	2,269	0.83	0.83	
Stormwater Management	86	0.20	0.64	
Growth-related studies	427	0.97	3.18	
Total Calculated <sup>2</sup>	\$ 32,070	\$ 34.44	\$ 95.59	
Total Current (as of April 1, 2022)	\$ 20,466	\$ 25.40	\$ 78.38	
\$ Difference	\$ 11,604	\$ 9.03	\$ 17.21	
% Difference	57%	36%	22%	

1. Single Detached Equivalent

2. May not add due to rounding

### Community Benefits Charges

4% of assessed land value at the time of building permit for high-density residential or mixed used development with a minimum of 5 storeys and at least 10 dwelling units (Section 2.6 of the proposed By-law).

### Parkland Dedication & CIL of parkland

A cap equal to the greater of \$13,200 per unit cap or 20% of land value (Section 3 and 4 of the proposed By-law).

### **Next Steps**

Upon Council approval, the new By-laws for the Town's DC, CBC and Parkland Dedication will come into effect on September 1, 2022 as shown below.

2021/2022 DC, CBC & Parkland Dedication by-law update process	
	Date
Final 2022 DC, CBC, Parkland Dedication proposals to Council & passing of by-laws	July 4, 2022
Last day for DC, CBC, Parkland Dedication by-law appeals	40 days after passage
By-laws effective date	September 1, 2022

**STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town's Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town's Strategic priorities.

**RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

**PUBLIC ENGAGEMENT:**

Public Engagement has been conducted through a number of stakeholder meetings and the legislated public meeting and the public consultation meetings.

The public meeting process, notice and circulation of draft materials to the public and requisite agencies have been provided as per the requirements of the provincial legislation and beyond.

**INTERNAL CONSULTATION:**

All departments/divisions across the corporation, including Library services have been engaged through the DC and CBC by-law update processes.

**FINANCIAL IMPLICATIONS:**

Combined DC, CBC, and the Parkland Dedication and CIL of parkland are important financing tools for municipalities to help recover the capital costs necessary to accommodate growth. Upon successful passage of the by-laws, the Town's updated DC, CBC, and Parkland Dedication provisions will be incorporated into the next long-range financial plan update and will help finance the infrastructure and parkland needed to service growth over the planning horizon (2022-2036).

Reviewed and approved by,

Moya Jane Leighton, Director of Finance and Town Treasurer

Paul Damaso, Commissioner of Recreation and Parks

Laura Lancaster, Commissioner of Corporate Services

Jon Rehill, Acting Chief Administrative Officer