



Addendum to 2021 Development Charges Update Study

Town of Petawawa

For Public Circulation and Comment

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1. Introduction

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the Town of Petawawa (Town) has undertaken an update to its Development Charges Background Study (D.C.B.S.) and has distributed the study and draft amending by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- November 17, 2021 – Release D.C. Update Study and draft amending by-law
- December 6, 2021 – Public Meeting of Council
- January 17, 2022 – Anticipated passage of amending D.C. By-law

The purpose of this addendum to the November 17, 2021 D.C. Update Study is to correct references to the Town's D.C. By-law, revise the labelling of Table 4-3, and to correct a spelling error contained in Table 5-1.

These changes are summarized in section 2 below and will form part of the D.C. Update Study for Council's consideration and approval prior to adoption of the amending D.C. By-law.

2. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the November 17, 2021 D.C. Update Study. Accordingly, the revised pages are appended to this report:

- Pages 1-1 and 1-8 – Corrected reference to the Town's D.C. By-law 1280/19;
- Page 4-2 – Revised titling of Table 4-2; and
- Page 5-2 – Corrected spelling error in Table 5-1.



3. Impacts on the Calculated D.C.s

The refinements presented herein have no impact on the calculated D.C.s identified in the November 17, 2021 D.C. Update Study.

4. Process for Adoption of the D.C. By-law

Sections 1 and 2 above provide a summary of the revisions to the November 17, 2021 D.C. Update Study. If Council is satisfied with the above noted changes then prior to by-law passage Council must:

- Approve the November 17, 2021 D.C. Update Study, as amended; and
- Determine that no further public meetings are required on the matter.



Appendices



Appendix A

Amended Pages



1. Introduction

1.1 Background

The Town of Petawawa (Town) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the Town’s current residential and non-residential D.C.s is documented in the Town’s “2019 Development Charges Background Study” dated May 15, 2019, as amended (2019 D.C. Background Study). This D.C. Background Study provides the supporting documentation for the Town’s D.C. By-law 1280/19. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force as of January 1, 2021.

Table 1-1
Town of Petawawa
Current (Indexed) Schedule of D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples and Mobile Homes	
Municipal Wide Services:					
Transportation Services	\$ 1,474	\$ 794	\$ 553	\$ 1,144	\$ 1.27
Fire Protection Services	\$ 169	\$ 91	\$ 64	\$ 131	\$ 0.14
Parks and Recreation	\$ 1,371	\$ 739	\$ 515	\$ 1,064	\$ 0.11
Library Services	\$ 231	\$ 125	\$ 87	\$ 179	\$ 0.02
Administration - Studies	\$ 164	\$ 88	\$ 62	\$ 127	\$ 0.14
Total Municipal Wide Services	\$ 3,409	\$ 1,837	\$ 1,281	\$ 2,645	\$ 1.68
Urban Services					
Wastewater Services	\$ 2,076	\$ 1,118	\$ 780	\$ 1,611	\$ 1.45
Water Services	\$ 508	\$ 273	\$ 191	\$ 394	\$ 0.34
Total Urban Services	\$ 2,584	\$ 1,391	\$ 971	\$ 2,005	\$ 1.79
GRAND TOTAL RURAL AREA	\$ 3,409	\$ 1,837	\$ 1,281	\$ 2,645	\$ 1.68
GRAND TOTAL URBAN AREA	\$ 5,993	\$ 3,228	\$ 2,252	\$ 4,650	\$ 3.47

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 1280/19, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).



The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this Study is provided as an update to the Town's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Town's D.C. Background Study cost base). The amended D.C. rates will be subsequently indexed to 2021 rates for implementation.

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Town's website in accordance with provisions of the D.C.A. on November 17, 2021. The statutory public meeting will be held on December 6, 2021. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is January 17, 2022.

1.6 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 1280/19 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Town's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible



Table 4-2
Wastewater Serviced Area D.C. Calculation
2019-2036

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. <u>Wastewater Services</u>	\$ 3,200,860	\$ 1,183,880	\$ 2,462	\$ 1.71
TOTAL	\$ 3,200,860	\$ 1,183,880	\$ 2,462	\$ 1.71
17-Year Gross Population/GFA Growth (sq.ft.)	3,810	694,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 840.12	\$ 1.71		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.930	\$ 2,462		
Apartments - 2 Bedrooms +	1.578	\$ 1,326		
Apartments - Bachelor and 1 Bedroom	1.100	\$ 924		
Other Multiples and Mobile Homes	2.275	\$ 1,911		

Table 4-3
Municipal-Wide Services D.C. Calculation
2019-2029

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Transportation Services</u>	\$ 1,148,941	\$ 646,279	\$ 1,359	\$ 1.17
4. <u>Fire Protection Services</u>	\$ 131,774	\$ 74,123	\$ 156	\$ 0.13
5. <u>Parks and Recreation</u>	\$ 1,236,363	\$ 65,072	\$ 1,462	\$ 0.12
6. <u>Library Services</u>	\$ 195,171	\$ 10,272	\$ 231	\$ 0.02
7. <u>Growth-related Studies</u>			\$ 169	\$ 0.15
7.1 Water Services	\$ 18,467	\$ 10,388		
7.2 Wastewater Services	\$ 30,596	\$ 17,210		
7.3 Transportation Services	\$ 21,321	\$ 11,993		
7.4 Fire Protection Services	\$ 42,499	\$ 23,905		
7.5 Parks and Recreation	\$ 28,657	\$ 16,120		
7.6 Library Services	\$ 1,201	\$ 676		
TOTAL	\$ 2,854,989	\$ 876,037	\$ 3,377	\$ 1.59
10-Year Gross Population/GFA Growth (sq.ft.)	2,477	550,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 1,152.60	\$ 1.59		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.930	\$ 3,377		
Apartments - 2 Bedrooms +	1.578	\$ 1,819		
Apartments - Bachelor and 1 Bedroom	1.100	\$ 1,268		
Other Multiples and Mobile Homes	2.275	\$ 2,622		



circumstances outlined above. The interest charged on installment payments and charges calculated when the planning application is made will be governed by the Town's Council approved Development Charges Interest Policy.

5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

Table 5-1
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).