

Statutory Public Meeting

# Development Charges Background Study and By-law



Source: County of Essex

COUNTY OF ESSEX

October 1, 2025



# Statutory Public Meeting Required by s.12 of the Development Charges Act (DCA)

## Purpose

- Opportunity to make representations on the 2025 DC Study and Draft By-law and rates

## Engagement Process

- On **April 2, 2025** Council reviewed DC capital program and calculated draft rates – and directed that a Background Study be prepared
- Background Study released **April 22, 2025**
- Stakeholder consultation session held **April 30, 2025**
- 7 engagement sessions with local municipalities held **May and June 2025**

# What Are Development Charges?

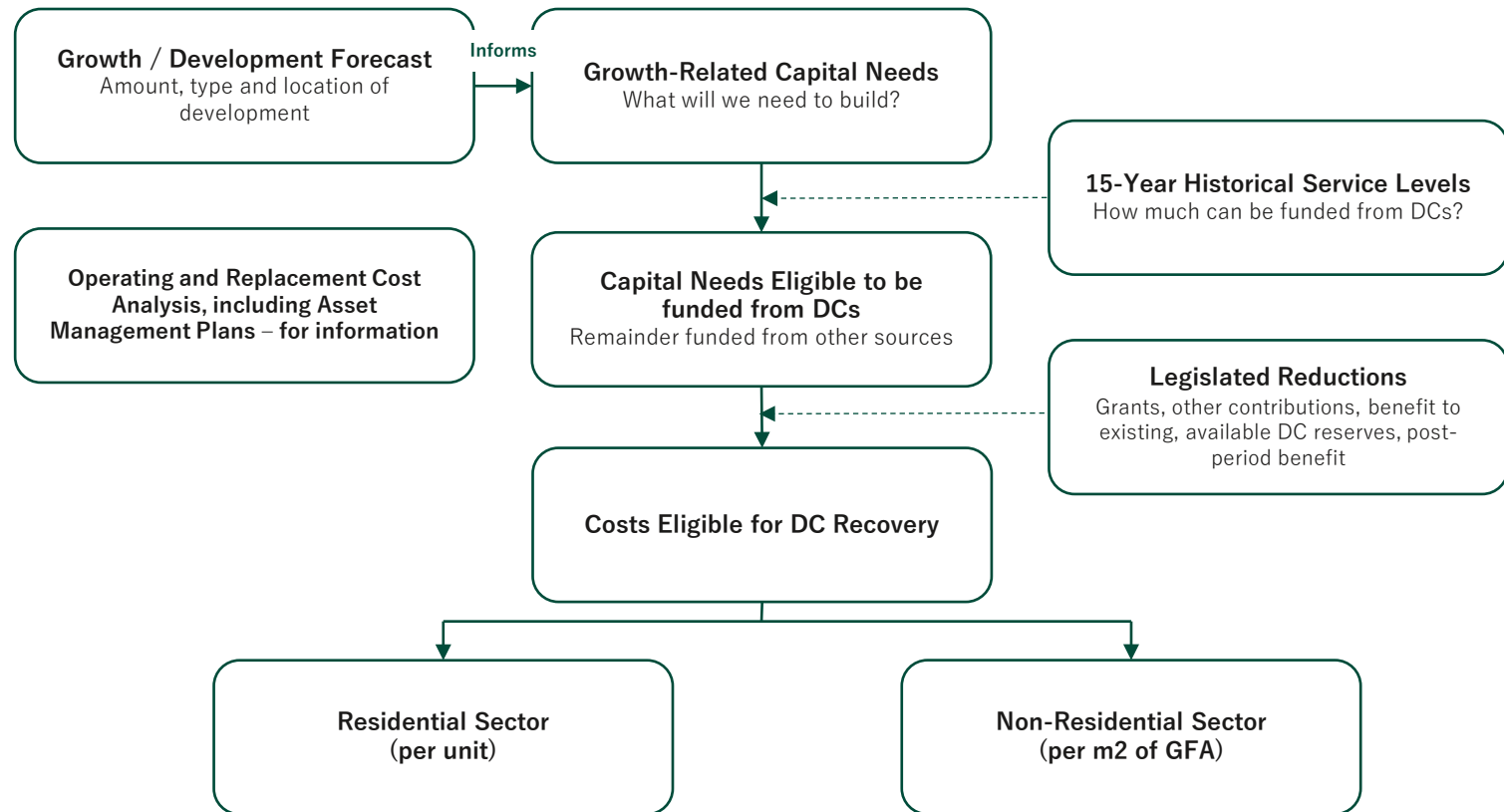
- Imposed on development to fund “growth-related” capital costs
- Pays for new infrastructure and facilities to maintain service levels
  - County
  - Area municipal
  - Education
- “Growth pays for growth”



# DCs Are a Central Focus of Recent Bill 17

- Immediate proposed changes
  - DC exemption for long-term care homes
  - Streamlined process for certain by-law amendments
  - Deferral of residential DCs until occupancy
  - Revised DC “freeze” rule
- Changes pending Regulation
  - Merge services for DC credits
  - Limit eligible capital costs
  - Define local services
  - Prescribe benefit to existing
  - Standardize DC studies and annual reports

# Development Charges Study Process

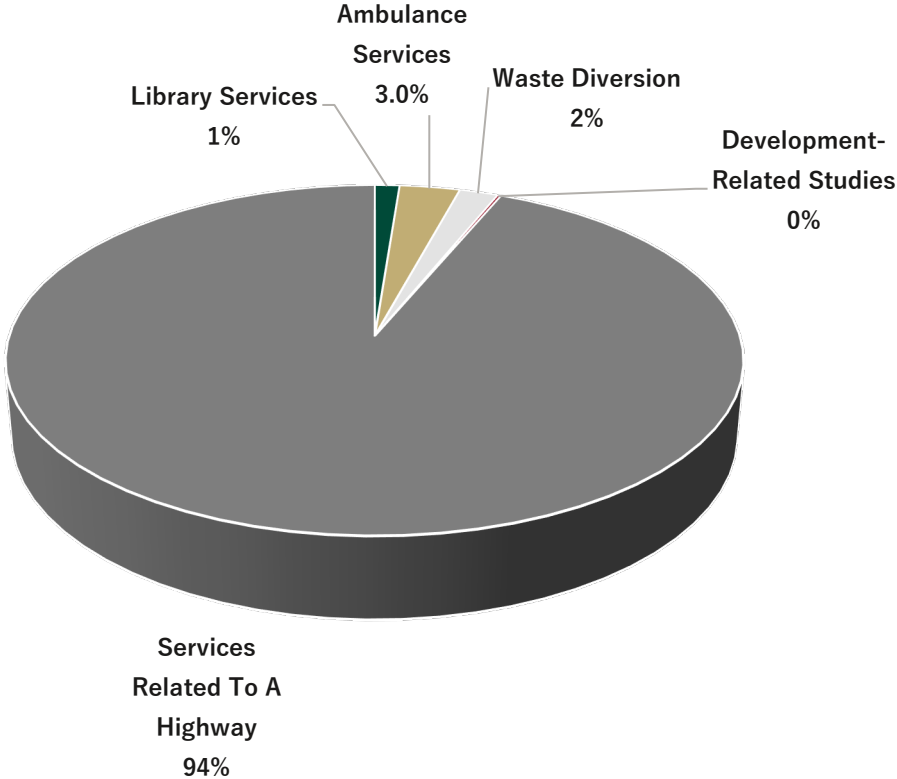


# Summary of County-Wide Capital Program (\$000)

Service	Gross Cost	Grants, Subsidies, Recoveries	Benefit to Existing	Available Reserves	In-Period Recoverable	Other Dev. Related
Library Services	\$1,510.7	\$0.0	\$0.0	\$0.0	\$1,510.7	\$0.0
Ambulance Services	\$65,040.0	\$32,520.0	\$26,996.9	\$0.0	\$5,523.0	\$0.0
Long-Term Care	\$6,719.8	\$0.0	\$2,680.6	\$0.0	\$4,039.2	\$0.0
Waste Diversion	\$49,199.6	\$24,350.0	\$21,915.0	\$0.0	\$2,359.1	\$575.5
Development-Related Studies	\$440.0	\$0.0	\$100.0	\$0.0	\$340.0	\$0.0
Services Related To A Highway	\$715,053.8	\$21,140.6	\$354,424.1	\$0.0	\$290,705.8	\$48,783.3
<b>Total</b>	<b>\$837,963.9</b>	<b>\$78,010.5</b>	<b>\$406,116.6</b>	<b>\$0.0</b>	<b>\$304,477.9</b>	<b>\$49,358.8</b>

# Proposed County-Wide DCs Residential

Calculated Maximum DC Per Unit*	
Singles and Semis	\$12,542
Rows and Other Multiples	\$7,594
Other Residential	\$6,675

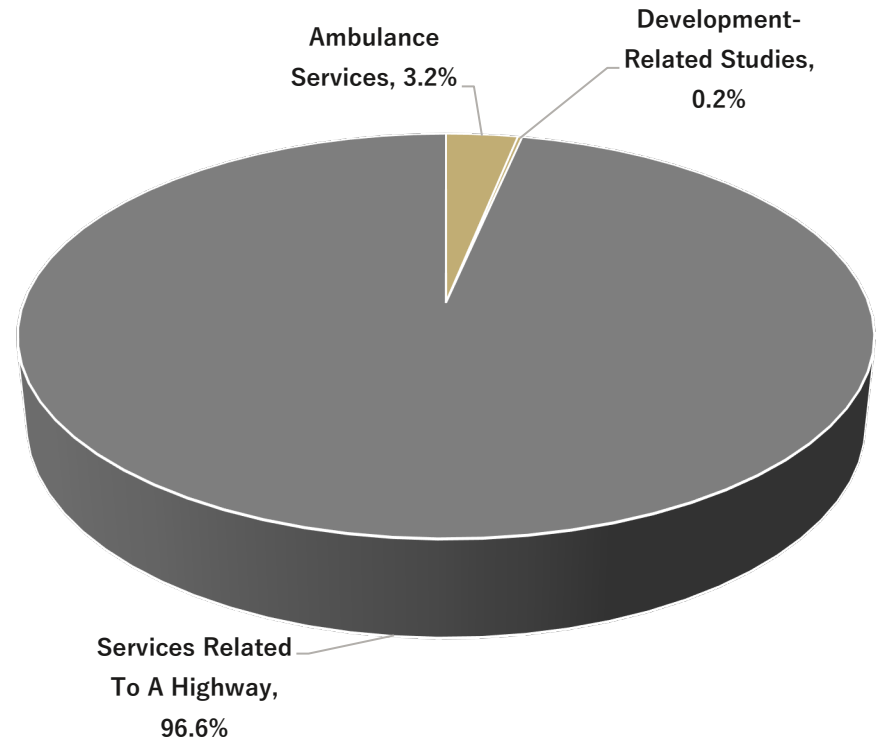


6 \*Long Term Care has been removed and is not proposed to be part of the County’s DC charge



# Proposed County-Wide DCs Non-Residential

<b>Calculated Maximum DC Per Sq. M.</b>
\$46.34



# Rates Proposed to be Phased-In

- By-law comes into force November 19<sup>th</sup>, 2025
- Rates phased in over four years starting January 1<sup>st</sup>, 2027
  - 2025 to 2026 – 0% (no charge)
  - 2027 – 25%
  - 2028 – 50%
  - 2029 – 75%
  - 2030 to 2035 – 100%
- Rates indexed annually on January 1<sup>st</sup>

# Proposed Exemptions and Discounts

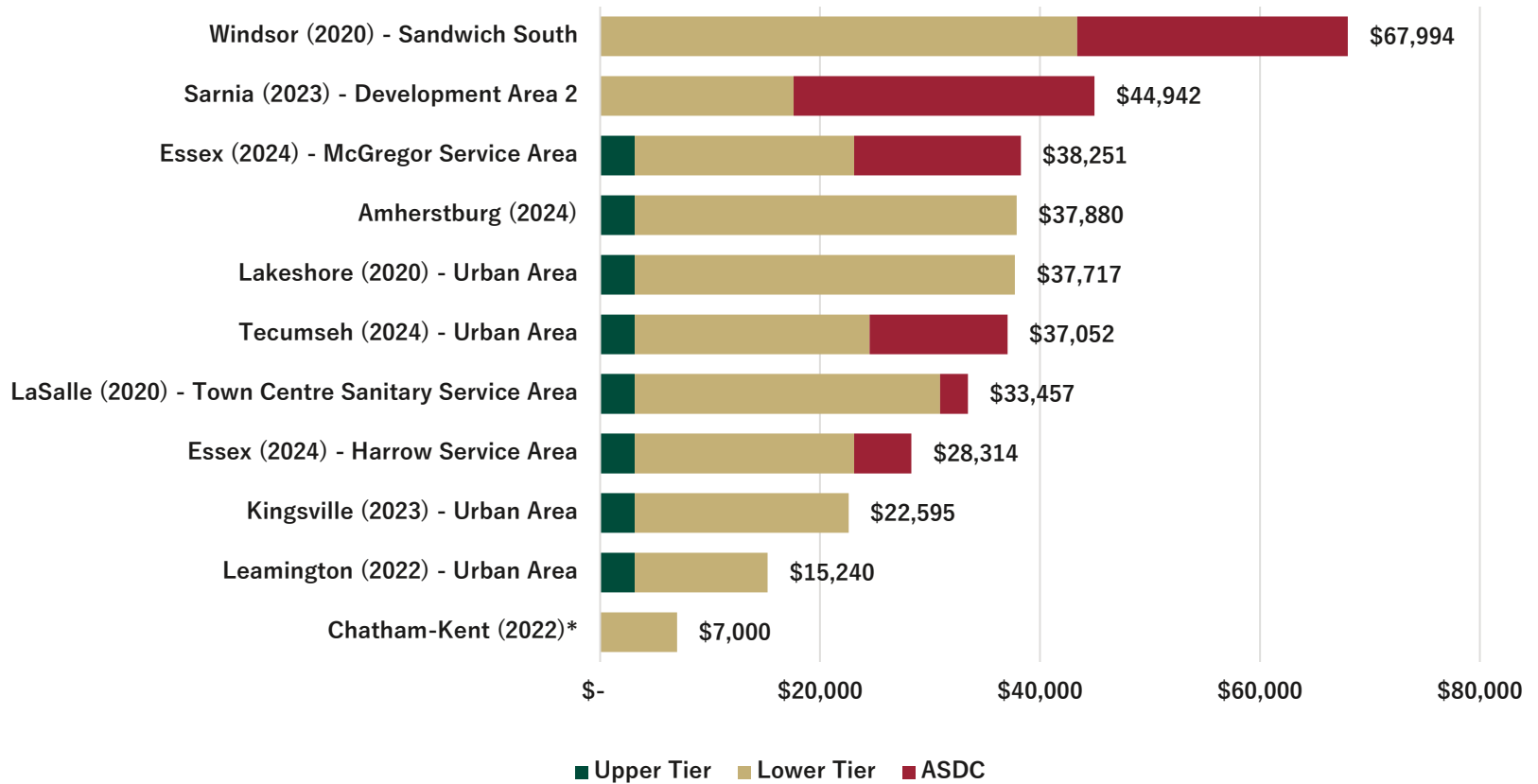
## ■ **Statutory**

- Municipalities and school boards
- Industrial expansions
- Residential intensification
- Affordable housing
- Non-profit housing
- Rental housing (discounts based on number of bedrooms)
- Long-term care homes

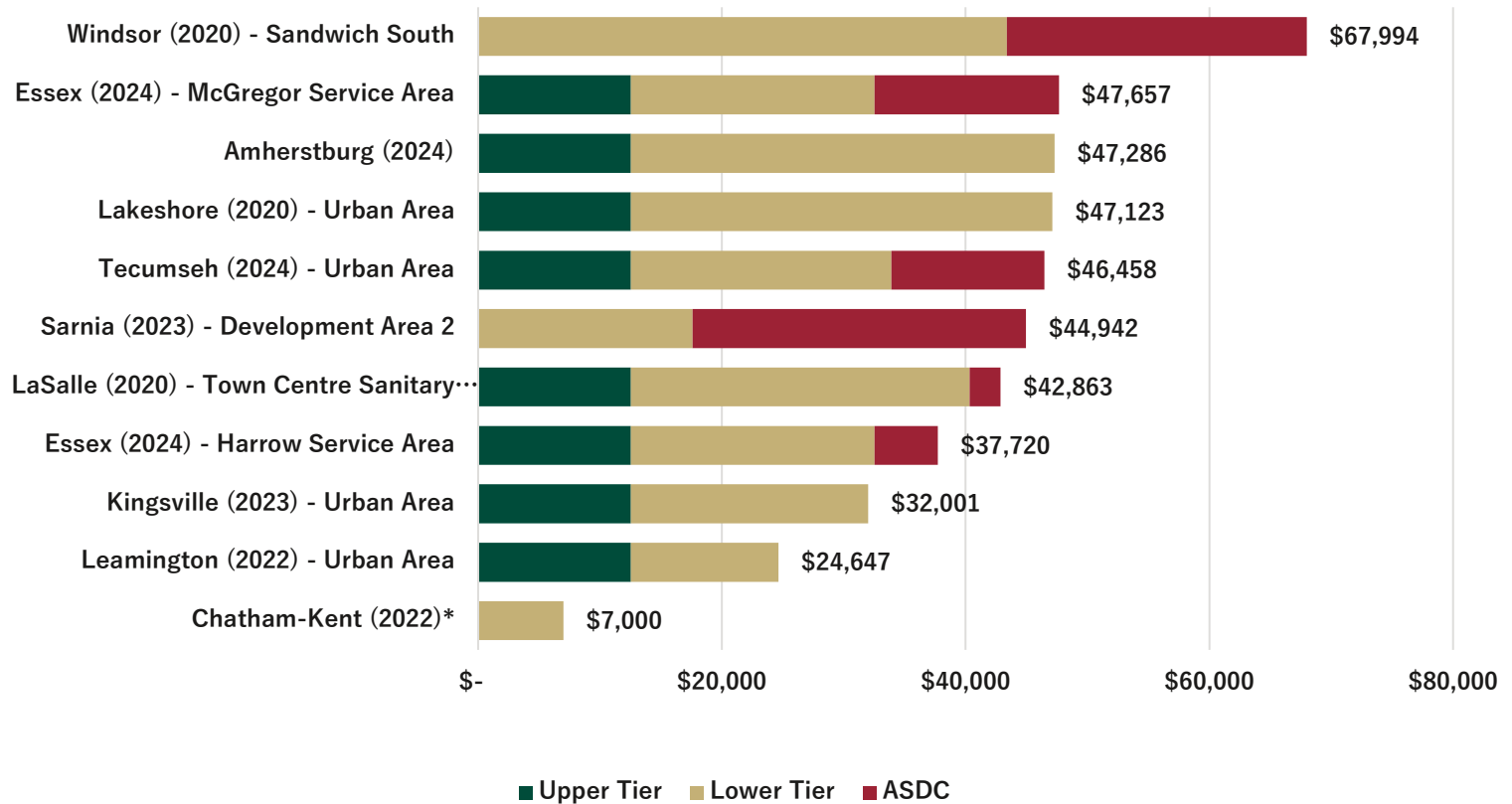
## ■ **Non-Statutory**

- Farm buildings part of a bona fide farm operation
- Places of worship
- Hospitals
- Institutional uses (including post-secondary institutions)

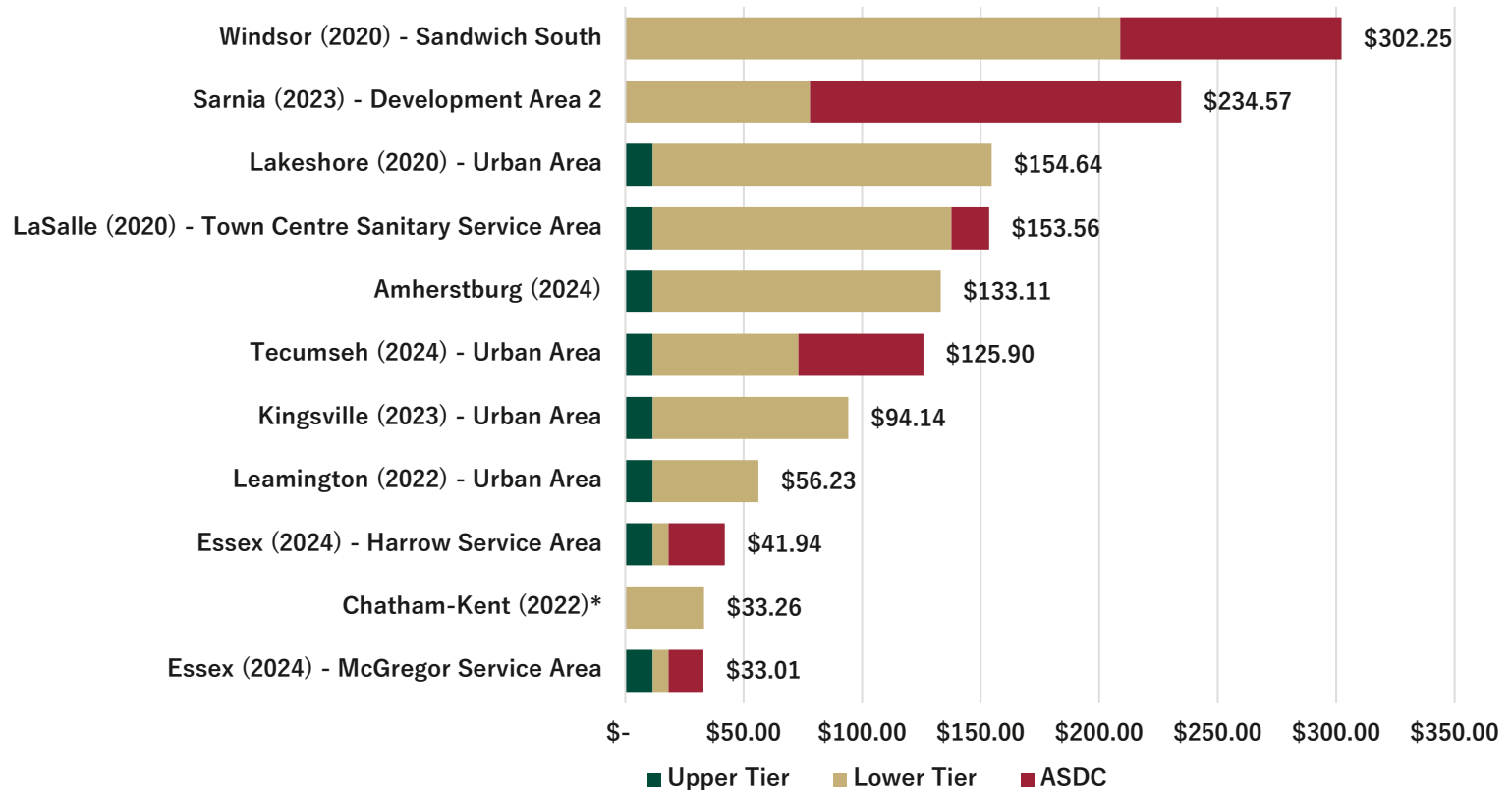
# Municipal Residential Rate Comparison (Single Detached) – 25% Phase In



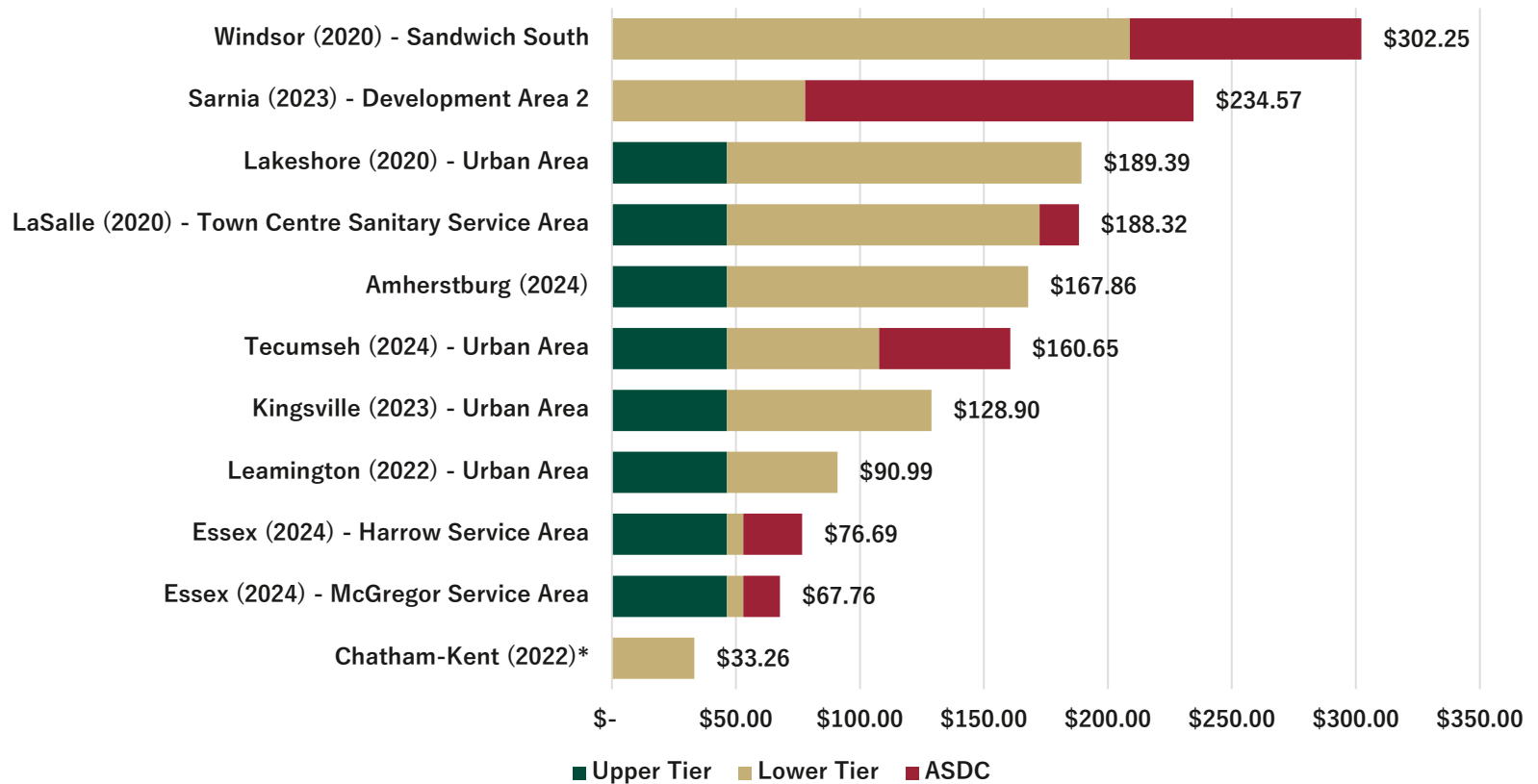
# Municipal Residential Rate Comparison (Single Detached) – 100% Phase In



# Municipal Non-Residential Rate Comparison – 25% Phase In



# Municipal Non-Residential Rate Comparison – 100% Phase In



All rates are indexed to current year and shown in sq.m.

\*Rates are phased in over a 5-year period and will be \$36.92 by 2027

# Key Steps in Passing a DC By-law

Task	Description	Status
Release DC Background Study to Public	<ul style="list-style-type: none"> <li>60-days prior to by-law passage (including on website)</li> </ul>	Complete (April 22, 2025)
Advertise Public Meeting	<ul style="list-style-type: none"> <li>20-days notice</li> </ul>	Complete (September 10, 2025)
Release Proposed DC By-law	<ul style="list-style-type: none"> <li>2 weeks before the Public Meeting</li> </ul>	Complete (September 17, 2025)
Hold Statutory Public Meeting	<ul style="list-style-type: none"> <li>Receive submissions from public and Council</li> <li>Amend proposed charges and by-law, if warranted</li> </ul>	<b>Today</b>
DC By-law Passage	<ul style="list-style-type: none"> <li>Any changes brought forward for adoption</li> </ul>	November 19, 2025
Notice of By-law Passage	<ul style="list-style-type: none"> <li>20-days after DC by-law passage</li> </ul>	December 9, 2025
Appeal Period	<ul style="list-style-type: none"> <li>40-days following DC by-law passage</li> </ul>	December 29, 2025