

2024 Development Charge Study – Public Questions

The below questions were received via email as well as in person at the Public Meeting held August 12th, 2024.

General Questions received:

1. *What if the cost of the water and sewer project in the Ward2A Industrial area come in lower?*

The costs levied to property owners are based on actual costs incurred so if actuals are lower than those projected within the draft study they will be lower for the proportionate benefitting properties as well.

2. *We have a non-residential gross sq, ft increase in ward 3 that is really high, what are expecting in ward 3 (pg. 23)?*

When looking at ward 3, this would be lands identified/ zoned as non-residential. To get the non-residential gross sq, ft we estimate the sq, ft that could be constructed on these lands given some standard density assumptions. This doesn't mean there is any specific business or types of development we are expecting, it is what those lands are zoned for and the infrastructure required to accommodate for in the future.

3. *Can you confirm our Development Charges Introduced in Ward 2 are not subsidizing Amherstburg Residents?*

Ward 2: Not subsidizing the Town of Amherstburg. The calculated development charge is based on a cost per cubic metre of volume required (based on estimates from other comparable municipalities) multiplied by the anticipated volume/development in the Town of Essex. The Town of Amherstburg will include their own cost estimate in their development charge background study that will be released later this year. Once the actual costs are known, the Towns will enter into an agreement for the cost sharing of the required works.

4. *Why is there no amount for Stormwater/Drainage within the Development Charges?*

Amounts for these capital projects are Included within the "Services Related to a Highway" development charge and included as part of the road costs.

5. *Why have we not investigated a CBC?*



CBCs may only be imposed on high density development that has 5 storeys or more AND 10 residential units or more. As the Town's growth forecast does not currently include many high-density developments that would be eligible to pay the charge, the Town will continue to monitor anticipated developments and reassess should there be increased demand for high density units.

6. Does the town have a wastewater reserve that a portion could be allocated from that?

Monies set aside in the Development Charge Reserve Fund will be used and incorporated into the cost of servicing DC eligible projects. When it comes to Sanitary Sewer reserve, this comes from existing properties and rates only, so it is not used for new development.

7. How many hookups are we allowed per property?

That would be determined through building permit process.

Questions Received Specific to Ward 2A

1. When services are brought to our property line, I understand we are responsible to run all piping on our property... that will be a real time unplanned/budgeted cost to us depending on timing, what would we be required to do to? What other costs does this trigger? Or do we simply run the pipes, get inspected prior to backfilling and we are good?

The property owner is responsible for any works on their private property and the property owner would be responsible for choosing a bonded and insured contractor to perform the works. Once the contractor has fulfilled their works, all costs should be included in their invoices.

2. Please provide clarity confirming that we (14028 and 14016 Pinkerton sideroad) are not the only ones paying for the waste water cost. Also indicate how the surrounding undeveloped properties will pay their fair share and how much their portions are.

All properties within the newly defined Industrial service boundary are responsible for payment of the installation of Water and Wastewater systems. All benefitting property owners are displayed in Schedule "C-5" of the draft study. As they have no existing structure, their remaining portion of costs have been included in the Development Charge to be paid at the time of building permit issuance. Slide 27 of the Development Charges Public Meeting Presentation



identifies the total amounts payable for each property. Note that the undeveloped properties will also have to pay Town-wide development charges in addition to these amounts.

- 3. How will the cost to these undeveloped properties be calculated? A 1 acre property could have a factory with 50 people compared to a 10 acre property with an office trailer on it.... If I understand correctly the cost is calculated by size not use.**

The costs have been attributed to each property based on the size of the property. When designing the infrastructure, engineering estimates for flow required for industrial properties is used based on a flow per hectare. Since all properties are industrial, allocating costs based on the area of the property aligns with how the infrastructure was designed/sized.

- 4. Are there any Federal/Provincial/Municipal grants, subsidies, etc.... to help us recover our costs to transition from our 2 existing septic systems and well water to town sewage and water**

Currently no municipal grants exist for this. The Town does offer debenture terms for repayment.

- 5. Where will fire hydrants be located on our road?**

This is currently being reviewed by the Town.

- 6. Do properties have to connect to the system? what is the benefit to us to connect?**

Yes, under the proposed Part XII By-Law mandatory connection would apply. The benefit would be access to town infrastructure.

Generally, serviced sites offer a high resale value than an un-serviced site. The property then has access to a reliable publicly monitored system. Charges such as those introduced in Appendix H-3 are becoming common in the area. Recently, Tecumseh introduced similar capital fees to service a hamlet.

- 8. How many years would existing home owners have to pay their proposed Part XII charges?**

The Town is amenable to various repayment options anywhere from 5-20 years depending on property owners request, equivalent to Infrastructure Ontario's rate plus an administrative amount.



9. From Homeowner/Developer - Why should we have to pay? Can any development not connected go on septic?

From a growth point of view should these properties not be incorporated in this calculation the town would be responsible for these costs which would then be proportioned to existing residents/taxpayers who have no benefit to individual property connection.

10. When these other properties are being serviced (Ward 2A: (Industrial Area)) will their designation change?

The properties are zoned for industrial use, they may currently be agriculturally used, but they are zoned for industrial use.