



Statutory Public Meeting

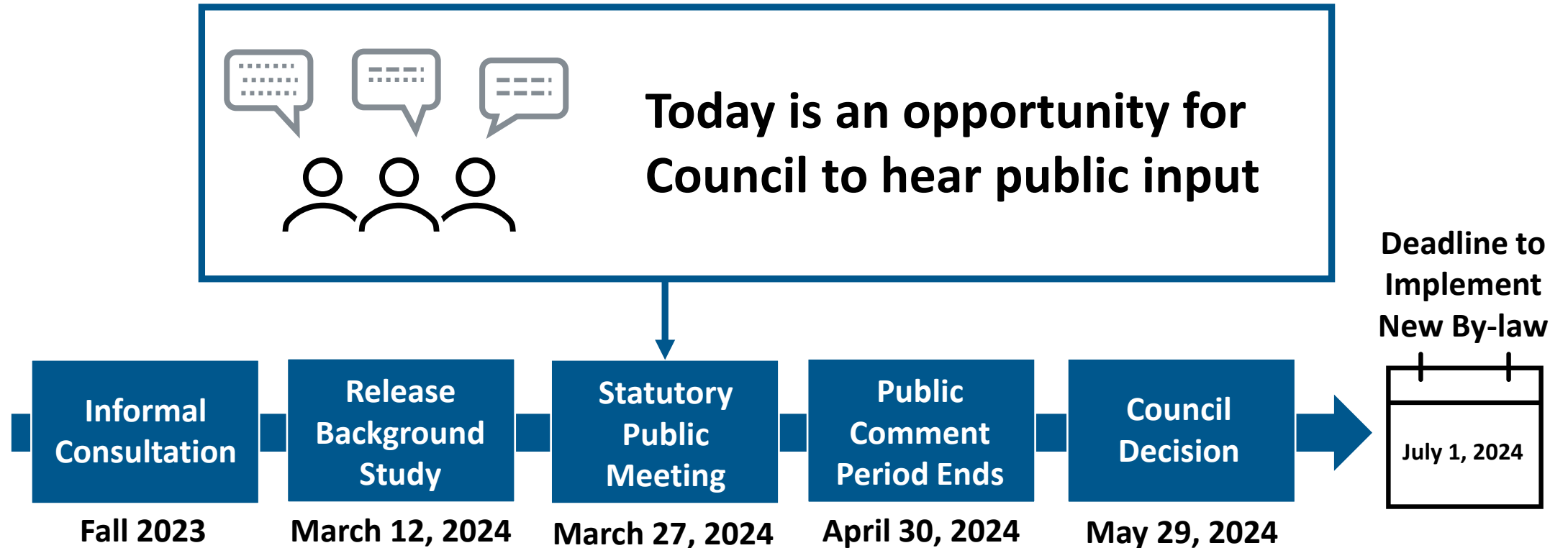
2024 Seaton Area Specific DC Background Study and Proposed By-Law

Regional Council Meeting

March 27, 2024

Purpose of Public Meeting

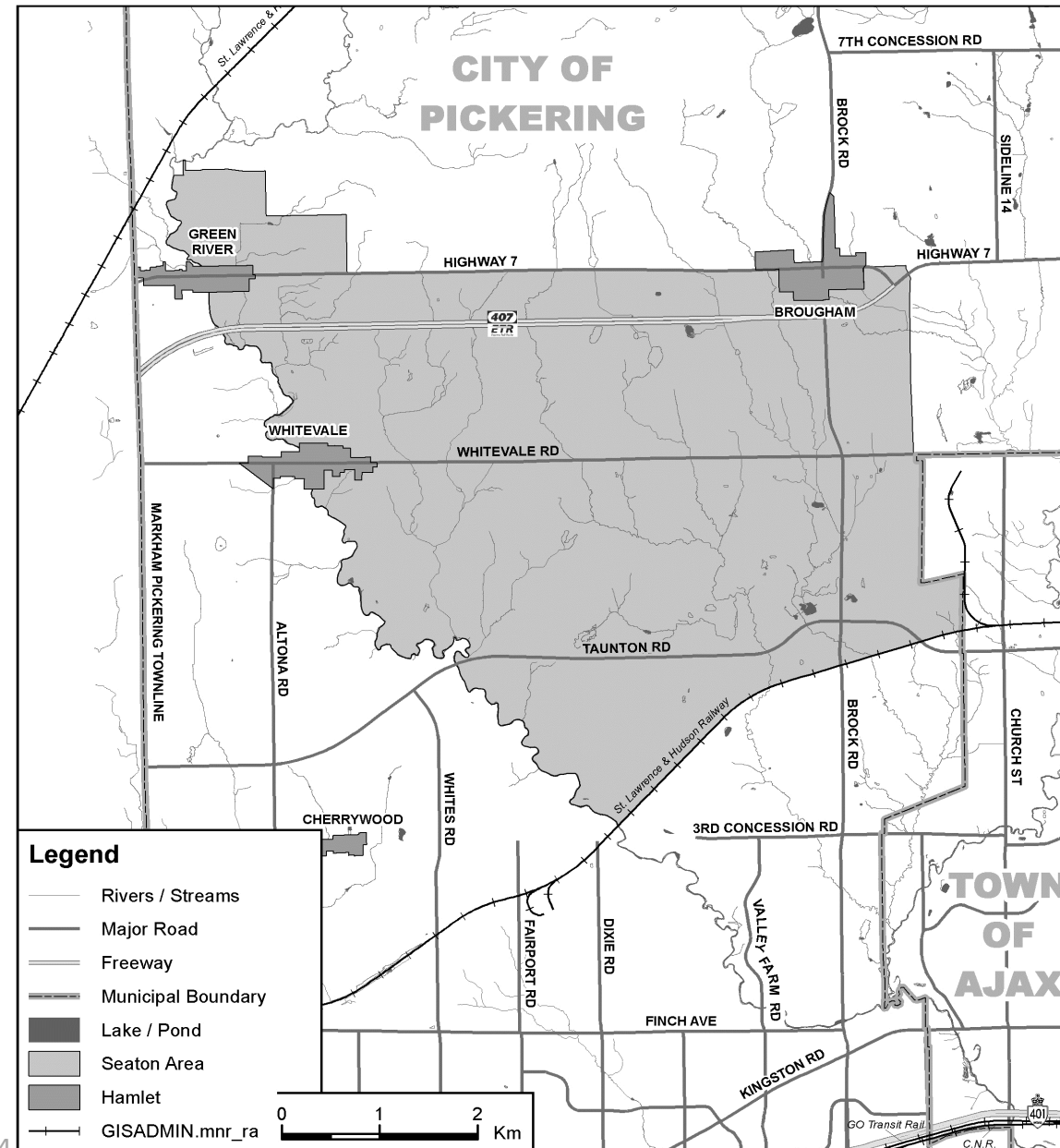
- Part of the consultation process and a statutory requirement



Seaton Front-Ending Agreement

- Region executed a Front-Ending Agreement in late 2015 with the Seaton Landowners Group.
 - Seaton Landowners required to upfront a share of the water supply and sanitary sewer works for Seaton.
- Front-Ending Agreement provides DC credits for the water and sewer infrastructure being upfronted.
- To facilitate DC credits, Region Council adopted an Area Specific Development Charge (ASDC) By-law for water and sanitary sewer services in April 2013.
 - The By-law was renewed in 2019 (By-law #38-2019) and amended in 2021.
 - By-law #38-2019 expires June 30, 2024

Seaton Area Map



Purpose of the Seaton Area Specific Development Charges (ASDCs)

- ASDCs are levied on developers/builders to recover a portion of capital costs for services that will be used by new residents or employees in the Seaton area
 - Regional DCs for Water and Sewer do not apply in this area
 - ASDCs underpin the Regional Front-Ending Agreement (RFEA)
 - Follow the prescribed approach for DCs.
- The funds are used to pay for growth-related portions of capital projects and can only be spent on the service for which they were collected



Seaton Area Specific Water and Sewer DCs

- Development forecast to 2039
- Capital cost estimates for full build out of Seaton
- Terms of Front-ending Agreement and previous ASDC By-law maintained
- Water and Sewer Capital Works
 - Region Constructed / Landowner Financed
 - Landowner Constructed / Landowner Financed
 - Regional Attributions
- Development Charges
 - Residential (By Unit Type – Single/Semi, Medium Density, Apartments)
 - Non-Residential (By Hectare and Square Footage)

Planning Forecast to 2039

Development Type	2024 DC Study (to 2039) ¹
Residential Units	22,321 Total (17,052 SDE ²)
Employment Lands (Acres)	605
Institutional (Square Feet)	1,740,195
Non-Institutional (Square Feet)	2,970,404

¹ Based on 2023 Seaton Fiscal Impact Study Work

² Single Detached Equivalent (SDE)

Proposed Capital Forecast

	Gross	Benefit to	Benefit to	Post	Federal	Seaton			
	Cost	Existing	Growth	Period	Lands	Non-residential			
		Development	Elsewhere	Benefit		Residential	Mixed-Use	Emp. Lands	Total
Water Supply - DC Component									
Regional Cons. / Landowner Financed	\$ 174.8	\$ -	\$ 13.9	\$ 13.2	\$ 27.4	\$ 108.3	\$ 2.7	\$ 9.3	\$ 120.3
Regional Attributions	278.5	10.1	63.8	60.0	40.6	77.4	6.1	20.6	104.1
Landowner Constructed / Financed	51.4	-	-	5.3	4.4	37.5	0.9	3.2	41.6
Total - Water Supply	504.7	10.1	77.7	78.5	72.4	223.2	9.7	33.1	266.0
Sanitary Sewerage - DC Component									
Regional Cons. / Landowner Financed	65.5	1.5	-	11.0	2.2	38.1	2.9	9.8	50.8
Regional Attributions	222.5	25.1	91.0	32.5	22.7	30.6	4.7	15.9	51.2
Landowner Constructed / Financed	133.3	-	-	2.4	3.8	95.4	7.2	24.4	127.0
Total - Sanitary Sewerage	421.3	26.6	91.0	45.9	28.7	164.1	14.8	50.1	229.0
Total - Water Supply & Sanitary Sewerage									
Regional Cons. / Landowner Financed	240.3	1.5	13.9	24.2	29.6	146.4	5.6	19.1	171.1
Regional Attributions	501.0	35.2	154.8	92.5	63.3	108.0	10.8	36.5	155.3
Landowner Constructed / Financed	184.7	-	-	7.7	8.2	132.9	8.1	27.6	168.6
Total - Water & Sewer	\$ 926.0	\$ 36.7	\$ 168.7	\$ 124.4	\$ 101.1	\$ 387.3	\$ 24.5	\$ 83.2	\$ 495.0

\$926 million forecast for Water Supply and Sanitary Sewerage,
of which **\$495 million** is net growth related for Seaton

Proposed Residential DC Rates (\$ per unit)

Residential DCs	Calculated Rate	% change from current	Phased-in Rate ¹	% change from current
Single/Semi	\$27,595	-13%	\$22,077	-30%
Medium Density	\$21,801	-13%	\$17,440	-30%
Apartment	\$12,693	-13%	\$10,153	-30%

¹ On July 1, the proposed Seaton ASDC service categories will be phased-in at 80%.

Phase In Schedule	Year 1	Year 2	Year 3	Year 4	Year 5-10
	80%	85%	90%	95%	100%

- Compared to current rates, the calculated DCs are approximately 13% lower, and phased-in rates are 30% lower.

Changes in Proposed Residential DC Rates

Calculated Rates from Proposed By-law
With Mandatory Phase-In
For July 1, 2024 (\$ per Single and Semi-Detached Unit)

	Current Rates (By-law No. 38-2019)	Proposed Rates ⁽¹⁾	Change
Water Supply			
Region Constructed - Landowner Funded Works	\$ 7,990	\$ 5,529	\$ (2,461)
Regional Attributions	5,680	\$ 4,302	(1,378)
Landowner Constructed and Funded Works	3,327	\$ 2,129	(1,198)
Total - Water Supply	16,997	11,960	(5,037)
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	3,360	1,832	(1,528)
Regional Attributions	3,348	2,120	(1,228)
Landowner Constructed and Funded Works	8,018	6,165	(1,853)
Total - Sanitary Sewerage	14,726	10,117	(4,609)
Total - Water Supply and Sanitary Sewerage			
Region Constructed - Landowner Funded Works	11,350	7,361	(3,989)
Regional Attributions	9,028	6,422	(2,606)
Landowner Constructed and Funded Works	11,345	8,294	(3,051)
Total - Water & Sewer	\$ 31,723	\$ 22,077	\$ (9,646)

Notes:

(1) Mandatory phase in of 80% is applied

Proposed Non-Residential DC Rates

DC Category	Calculated Rate	% change from current	Phased-in Rate ¹	% change from current
Institutional	\$2.91	0%	\$2.33	-20%
Non-Institutional	\$8.76	+5%	\$7.01	-16%
Employment Lands	\$454,936	+12%	\$363,949	-10%

¹ On July 1, the proposed Seaton ASDC service categories will be phased-in at 80%.

Phase In Schedule	Year 1	Year 2	Year 3	Year 4	Year 5-10
	80%	85%	90%	95%	100%

- Institutional and Non-Institutional rates are applied on a square footage basis, Employment Lands applied on a per hectare basis.
- The calculated DCs are approximately 0% to 12% higher compared to current rates.
- The phased-in DCs are approximately 10% to 20% lower than current rates.

Changes in Proposed Non-Residential DC Rates

Calculated Rates from Proposed By-law
With the Mandatory Phase In
For July 1, 2024

	Current Rates (By-law No. 38-2019)	Proposed Rates ⁽¹⁾	Change
Non-Institutional (per sq ft)			
Water Supply	\$ 2.86	\$ 2.54	\$ (0.32)
Sanitary Sewerage	5.52	4.47	(1.05)
Total	8.38	7.01	(1.37)
Institutional (per sq ft)			
Water Supply	0.99	0.85	(0.14)
Sanitary Sewerage	1.91	1.48	(0.43)
Total	2.90	2.33	(0.57)
Prestige Employment Lands (per hectare)			
Water Supply	139,291	132,652	(6,639)
Sanitary Sewerage	267,201	231,297	(35,904)
Total	\$ 406,492	\$ 363,949	\$ (42,543)

Notes:

(1) Mandatory phase in of 80% is applied

Incorporating Additional Changes in the DCA

- The new DC By-law will expire 10 years after it comes into force
- Incorporating secondary unit exemptions
- Discounts and exemptions will be applied to certain developments
 - This includes exemptions for non-profit developments and discounts for rental housing

Rental Housing Development			Non-Profit Housing	Inclusionary Zoning Units	Affordable Housing	Attainable Housing
1 bed	2 bed	3 bed				
15%	20%	25%	Exempt	Exempt	Exempt – bulletin outstanding	Exempt – not yet defined

Proposed Policy Changes to align with Region-wide DC By-law

- Minor proposed changes to Seaton DC By-law to align with the Region-wide DC By-law:
 - Change definition of a bedroom to better align with the Ontario Building Code
 - Broadening the definition of apartment building to include stacked townhouses

Summary

- Region must have by-law updated by July 1, 2024
- Consultation & Formal Public Input
- Background Study and Proposed By-law comply with the Development Charges Act
- Ongoing accountability provided through mandated Treasurer's Annual Statements and Annual Financial Audited Statements of the Region

Next Steps

Consultation	Final Date for Public Comment	April 30, 2024
Council Approval	Regional Council Meeting (F&A – May 14, 2024)	May 29, 2024
Implementation	Implementation of DC by-laws	July 1, 2024
Notice and Appeals	Newspaper and other notice given of by-law passage	By 20 days after passage of by-law
	Last day for by-law appeal	By 40 days after passage of by-law
	Region makes available pamphlet	By 60 days after in-force date

Public Submissions (by mail):

Regional Clerk/Director of Legislative Services
605 Rossland Road East, Level 1
P.O. Box 623
Whitby, ON L1N 6A3

Public Submissions (by e-mail)

clerks@durham.ca

Public comments are due no later than 5:00 p.m. on April 30, 2024

Public Input



Further Information

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