



# Statutory Public Meeting

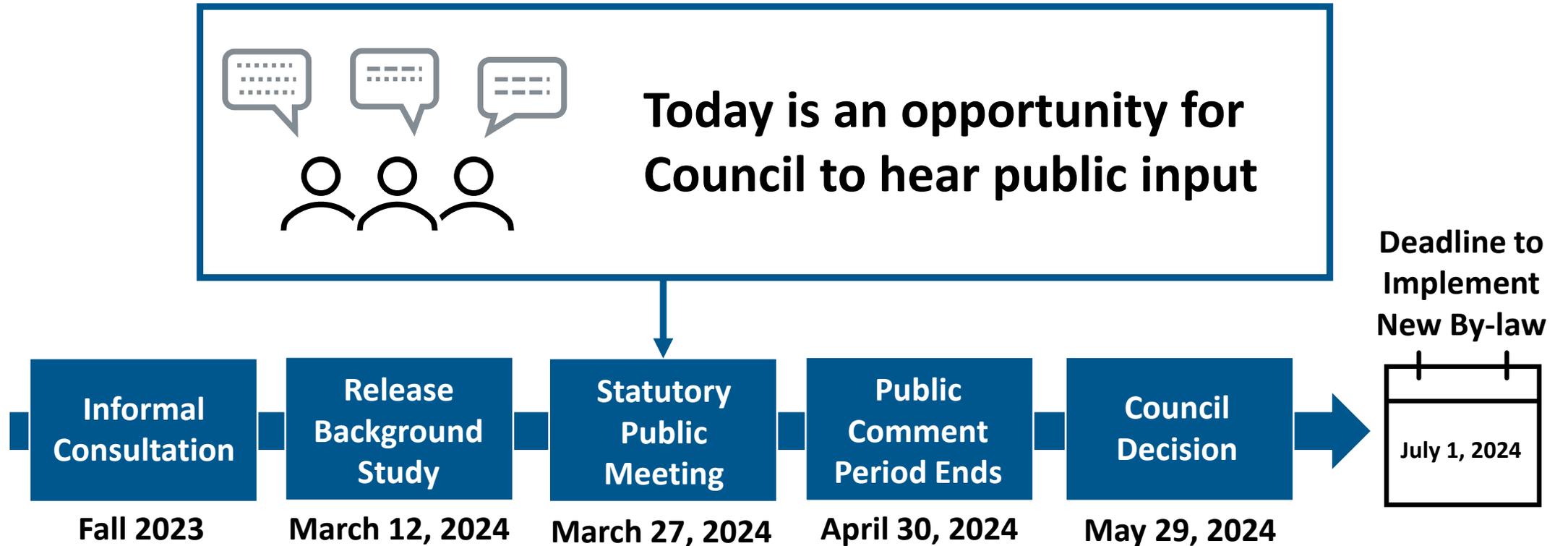
## 2024 Seaton Area Specific DC Background Study and Proposed By-Law

Regional Council Meeting

March 27, 2024

# Purpose of Public Meeting

- Part of the consultation process and a statutory requirement

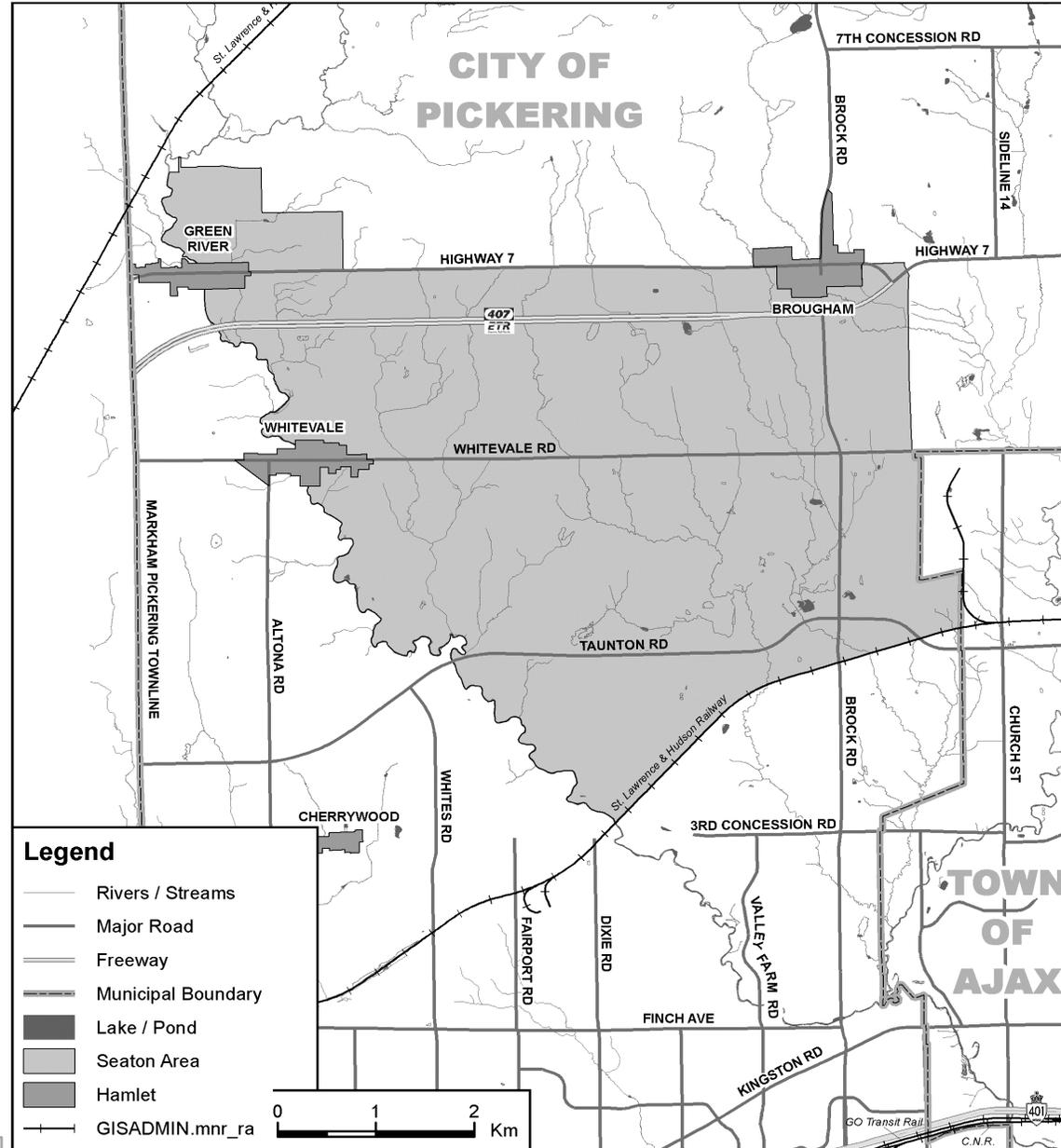


# Seaton Front-Ending Agreement

- 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

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

<sup>1</sup> Based on 2023 Seaton Fiscal Impact Study Work

<sup>2</sup> Single Detached Equivalent (SDE)



# Proposed Capital Forecast

	Gross Cost	Benefit to Existing Development	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Seaton				
						Residential	Mixed-Use	Emp. Lands	Total	
<b>Water Supply - DC Component</b>										
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	
<b>Total - Water Supply</b>	<b>504.7</b>	<b>10.1</b>	<b>77.7</b>	<b>78.5</b>	<b>72.4</b>	<b>223.2</b>	<b>9.7</b>	<b>33.1</b>	<b>266.0</b>	
<b>Sanitary Sewerage - DC Component</b>										
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	
<b>Total - Sanitary Sewerage</b>	<b>421.3</b>	<b>26.6</b>	<b>91.0</b>	<b>45.9</b>	<b>28.7</b>	<b>164.1</b>	<b>14.8</b>	<b>50.1</b>	<b>229.0</b>	
<b>Total - Water Supply &amp; Sanitary Sewerage</b>										
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	
<b>Total - Water &amp; Sewer</b>	<b>\$ 926.0</b>	<b>\$ 36.7</b>	<b>\$ 168.7</b>	<b>\$ 124.4</b>	<b>\$ 101.1</b>	<b>\$ 387.3</b>	<b>\$ 24.5</b>	<b>\$ 83.2</b>	<b>\$ 495.0</b>	

**\$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 <sup>1</sup>	% 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%

<sup>1</sup> 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 <sup>(1)</sup>	Change
<b>Water Supply</b>			
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)
<b>Total - Water Supply</b>	<b>16,997</b>	<b>11,960</b>	<b>(5,037)</b>
<b>Sanitary Sewerage</b>			
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)
<b>Total - Sanitary Sewerage</b>	<b>14,726</b>	<b>10,117</b>	<b>(4,609)</b>
<b>Total - Water Supply and Sanitary Sewerage</b>			
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)
<b>Total - Water &amp; Sewer</b>	<b>\$ 31,723</b>	<b>\$ 22,077</b>	<b>\$ (9,646)</b>

Notes:

(1) Mandatory phase in of 80% is applied

# Proposed Non-Residential DC Rates

DC Category	Calculated Rate	% change from current	Phased-in Rate <sup>1</sup>	% 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%

<sup>1</sup> 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 <sup>(1)</sup>	Change
<b>Non-Institutional (per sq ft)</b>			
Water Supply	\$ 2.86	\$ 2.54	\$ (0.32)
Sanitary Sewerage	5.52	4.47	(1.05)
<b>Total</b>	<b>8.38</b>	<b>7.01</b>	<b>(1.37)</b>
<b>Institutional (per sq ft)</b>			
Water Supply	0.99	0.85	(0.14)
Sanitary Sewerage	1.91	1.48	(0.43)
<b>Total</b>	<b>2.90</b>	<b>2.33</b>	<b>(0.57)</b>
<b>Prestige Employment Lands (per hectare)</b>			
Water Supply	139,291	132,652	(6,639)
Sanitary Sewerage	267,201	231,297	(35,904)
<b>Total</b>	<b>\$ 406,492</b>	<b>\$ 363,949</b>	<b>\$ (42,543)</b>

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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and Procurement Division

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