

Town of Erin plans to update development charges bylaw

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News

Town reviews bylaw to incorporate development charges and Bill 23

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Developers could be expected to pay more for housing as the town prepares to establish its wastewater treatment plant.

Erin town council had a public meeting to gather input on proposed amendments to a development charges bylaw on Feb. 23. It includes updated wastewater capital infrastructure costs and incorporates policy changes as a result of Bill 23, the More Homes Built Faster Act.

“Council will consider all input prior to making decisions on the matter,” said Mayor Michael Dehn.

“Upon council decision, a notice will be provided to all persons who requested a notice in writing.”

Development charges (DCs) are implemented to recover capital costs associated with residential and non-residential growth within the town, paying for such things as new sewers, water mains, roads and sidewalks.

The town passed a DC bylaw in 2019 and it provided for municipal services. The town then embarked on an update in 2020 to include wastewater services. The updated bylaw will come before council for consideration in March.

Capital costs for the wastewater treatment plant have increased from \$67,208,500 in 2019 to \$128,900,000 in 2022. Wastewater collection system costs have increased from \$20,346,000 in 2019 to \$57,032,000 in 2022.

Development charges are expected to increase for residential and non-residential developments to incorporate costs to the wastewater treatment plant. The current rates for a single and semi-detached dwelling are \$42,929 in the urban area. It is expected to go up to \$55,861.

The current rates for non-residential developments are \$16.49 per square foot. It is expected to go up to \$20.86 per square foot.

The wastewater capital program, included in the updated study, has been revised to reflect tender amounts related to the wastewater treatment plant and wastewater linear infrastructure such as sanitary trunk sewers and pumping stations.

Watson and Associates Economists Ltd. recommend the town remove wastewater services from the current development charges bylaw and consider establishing a standalone wastewater development charges bylaw.

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Townwide services, paid by development charges, include transportation services, fire protection, parks and recreation and administration studies such as engineering and community-based studies. Urban area services include water services and wastewater services.

The town tendered the related wastewater infrastructure; however, capital costs have exceeded the initial estimates during the 2020 process.

Bill 23 provided provisions to the Development Charges Act. It includes new statutory exemptions for affordable, attainable, inclusionary zoning and non-profit housing, removal of housing services and a rental housing discount.