

City of Barrie

Whiskey Creek Area-Specific Development Charges

Public Meeting

May 16, 2011

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act, 1997*
- This public meeting is to provide for a review of the Whiskey Creek Area-Specific DC proposal and to receive public input on the proposed policies and charges.

Format for Public Meeting

- DCA Public Meeting
 - Introduction & Background
 - Overview of DC process
 - Location of Area-Specific DC
 - Eligible DCs
 - DC Calculation Process
 - Review comments received on the draft report
 - Next Steps
 - Questions from Council
 - Presentations by the Public
 - Close Public Meeting

Introduction

- Development charges (DCs) are the primary financing source for eligible growth-related capital works.
- DCs represent a one-time capital funding source, which fund the majority of the City's growth-related capital costs.
- These revenues are calculated on an average cost basis which can be used to largely fund the development-related capital servicing requirements of the City.

Background

- The DC background study represents an update to the April 20, 2006 Area-Specific DC Background Study related to stormwater management works for to the Whiskey Creek Development Area. These works included:
 - Stormwater Management Pond W5 (Pond A)
 - Stolp Pond Quality Improvements (Pond B)
 - Byrne Drive Culvert
 - Harvie Road East of Bryne Regional Culvert
 - Harvie Road West of Bryne Culvert and Channel Upgrades
 - Highway 400 Culvert Crossing

Background

- ❑ In addition to the Whiskey Creek Area-specific DC by-law the City's current development charge by-law structure includes one other by-law – a municipal-wide DC by-law.
- ❑ By-law 2008-111 established development charges on a municipal-wide basis for virtually all municipal services, and expires on June 16, 2013.

Whiskey Creek Area-Specific DC Study Process

1. Statutory notice provided	April 25
2. Background study and proposed by-law available to public (Copies of the Background Study and By-law were provided to all land owners in the area to which the by-law applies)	April 29
3. Last date for public submissions	on or before May 9
4. Council holds public meeting	May 16
5. General Committee consideration of background study (amended as required) and proposed by-law, after considering public input	June 6
6. Council determines whether to adopt the background study and pass the by-law	June 13
7. Statutory notice given of by-law passage (final day)	on or before July 4
8. Last day for by-law appeal	July 25
9. City makes available pamphlet (where by-law not appealed)	on or before August 12

Area-Specific DC Location

City of Barrie – Whiskey Creek Area-Specific Development Area



Summary of DC Eligible Costs

Project	Works	2006 \$	2011 \$
1A	Stormwater Management Pont W5 (Pond A)	1,017,859	-
1B	Stolp Pond Quality Improvements (Pond B)	559,148	-
2A	Bryne Culvert	308,489	444,540
2B	Channel Works	55,072	-
3	Harvie Road Culvert	685,530	1,392,892
4	Harvie Road Storm Sewer Oversizing	224,031	177,816
5	Hwy. 400 Culvert	888,325	2,252,336
	Total	\$ 3,738,454	\$ 4,267,584

Summary of DC Eligible Costs

- ❑ The SWM Pond W5 (Pond A) and Stolp Pond improvements were constructed in 2004 and early 2005.
- ❑ The Bryne Drive and Harvie Road works are anticipated to be constructed within the next three years, and the Highway 400 culvert works, at the time of construction of the Harvie Road underpass.
- ❑ Revised costs associated with the Bryne Drive and Harvie Road works have been identified in the Whiskey Creek Master Drainage Plan Class EA Update, 2009 (updated to 2011\$).

Calculation of the Whiskey Creek Area-Specific Development Charges

- ❑ DC rates are expressed as a total dollar amount on a per development basis, based on the benefiting drainage area for each of the identified works.
- ❑ Cost sharing of these works has been determined on the basis of the drainage area for each of the 15 development areas as shown on Map 1-1 of the April 29, 2011 DC Background Study.
- ❑ The benefiting drainage area of each development area is then multiplied by a run-off coefficient based on the future land use of the site to calculate the total eligible DC amount.

Calculation of the Whiskey Creek Area-Specific Development Charges

- The land area of each of the 15 drainage areas remains the same as the 2006 Whiskey Creek Area-Specific By-law, with the exception of area 15 (Bell Media site).
- Based on further review of this area, it has been determined that the previous land area of Area 15 was overstated. Accordingly, the area of this site has been reduced from 27.4 Hectares to 17.3 Hectares.

Next Steps

- General Committee considers background study (amended as required) and proposed by-law, after considering public input.
- Council determines whether to adopt the background study and pass the by-law.

Questions from Council?
