

Southgate Council–Staff Visioning Session

Department: Planning

February 12, 2020

Development Charges By-law – Planning Dept. Planned Projects

Infrastructure Costs Covered in the D.C. Calculation – Administration (Growth-Related Studies)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2017-2026										84%	16%
1	Official Plan Update	2017	20,000	-	20,000	10,000		10,000	1,000	9,000	7,560	1,440
2	Official Plan Update	2020-2021	20,000	-	20,000	10,000		10,000	1,000	9,000	7,560	1,440
3	Development Charge Study	2017	28,700	-	28,700	-		28,700	2,870	25,830	21,697	4,133
4	Development Charge Addendum	2017	15,000	-	15,000	-		15,000	1,500	13,500	11,340	2,160
5	Development Charge Study	2020	28,700	-	28,700	-		28,700	2,870	25,830	21,697	4,133
6	Road Needs Study Update	2019	25,000	-	25,000	22,500		2,500		2,500	2,100	400
7	Road Needs Study Update	2024	25,000	-	25,000	22,500		2,500		2,500	2,100	400
8	Community Action Plan (Strategic Plan)	2018-2019	25,000	-	25,000	6,250		18,750	1,875	16,875	14,175	2,700
9	Community Action Plan (Strategic Plan)	2023-2024	25,000	-	25,000	6,250		18,750	1,875	16,875	14,175	2,700
10	Bridge Study	2017-2024	216,000	-	216,000	194,400		21,600		21,600	18,144	3,456
11	Asset Management Plan	2019-2020	10,000	-	10,000	9,000		1,000	100	900	756	144
12	Asset Management Plan	2023-2024	10,000	-	10,000	9,000		1,000	100	900	756	144
13	Urban Expansion Study	2017	10,000	-	10,000	2,500		7,500	750	6,750	5,670	1,080
14	Zoning By-law Review	2017	10,000	-	10,000	5,000		5,000	500	4,500	3,780	720
15	Zoning By-law Review	2021-2022	10,000	-	10,000	5,000		5,000	500	4,500	3,780	720
16	Water/Wastewater Rate Study	2017-2022	25,000	-	25,000	18,750		6,250		6,250	5,250	1,000
17	Community Improvement Plan	2017-2020	15,000	-	15,000	3,750		11,250	1,125	10,125	8,505	1,620
18	Water Distribution System Review	2017-2020	35,000	-	35,000	8,750		26,250		26,250	22,050	4,200
19	Wastewater Collection System Review	2017-2020	50,000	-	50,000	12,500		37,500		37,500	31,500	6,000
20	Municipal Servicing Standards Update	2018-2022	5,000	-	5,000	2,500		2,500	250	2,250	1,890	360
	Reserve Fund Adjustment									(11,178)	(9,389)	(1,788)
	Total		608,400	-	608,400	348,650	-	259,750	16,315	232,257	195,096	37,161

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Reserves & Reserve Funds

Reserve - Planning - Zoning	\$95,000.00
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(Contribution \$10,000/ year)

Reserve - Planning - OMB Reserve	\$51,196.00
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(Contribution \$3,500/ year)

Reserve - Planning - Strategic Plan	\$33,875.00
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(Contribution \$6,000/ year)

Potential DC Reserves for OP-Zoning Reviews, CIP & Urban Justification Study	\$43,875.00
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Actual DC Reserves for OP-Zoning Reviews, CIP & Urban Justification Study	\$10,190.13
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Note:

I. Reserve numbers are as of the end of 2020.

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2020 - Capital Projects and Operation Plans

1. Commercial and Industrial growth study,

A growth/demand forecast is to be presented to council in the next month. Following that, the summary report comparing available supply and demand of commercial and industrial land will be completed and presented to Council. This study will then support the redesignation of lands within the settlement area of Dundalk.

2. Urban Expansion Study

Following the Commercial and Industrial growth study a comprehensive review will look at the results of that study plus anticipated residential growth, development constraints and servicing capacity. It should be noted that until the Township addresses the servicing capacity issue within Dundalk, it will be difficult for this study to recommend further expansion of Dundalk without services.

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2020 - Capital Projects and Operation Plans

3. Official Plan 5 year review

Following the completion of the Urban expansion study the 5 year review will move from a public engagement mode to a policy development stage. Shape Southgate will be used to continue to gather information from the public about proposed policy as it is developed. Policy discussion papers will be presented to council prior to an Official Plan Amendment being presented to Council and the public.

4. Community Improvement Plan

The CIP requires one more public meeting for the Official Plan amendment which will take place in March. Following that the Official Plan Amendment will be adopted and the CIP itself approved by the Township and forwarded on to the County of Grey. The Township will then be eligible to receive \$20,000 from the County of Grey to assist with implementing the CIP. The County grant must be spent by December 31, 2023.

A committee should be struck once the amendment is approved to evaluate proposals as the public come forth seeking grants.

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2020 - Capital Projects and Operation Plans

Where these projects fit in with the CAP

1-E -By2023, The Township will have updated the Official Plan and Zoning By-law to provide flexibility for business, help to reduce processing requirements, and help to provide more opportunity for success.

3-A- By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate

2-B- The Township will have developed, adopted and implemented a Community Improvement Plan for settlement areas, including incentives for down town redevelopment and re-use.

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2021 - 2023 – Planned Capital Projects and Operation Medium to Long Term Goals for Consideration

Comprehensive Zoning By-law – 2021

Given the complexity and time heavy nature of preparing a new comprehensive zoning by-law, staff are considering recommending that some of the reserves and DC be used to hire a consultant to prepare a new Comprehensive Zoning By-law for the Township.

New DC Study 2022- this is a requirement in order to update DC fees and charges.

Update Community Action Plan (CAP)-Strategic Plan 2023 reserves cover the cost of a portion of this should an outside consultant be used again to facilitate this project.

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2023 to 2029 Plan for New Infrastructure & Service Delivery that is a requirement based on Southgate's present Assessment Base

The increase in the wastewater treatment plant capacity is a requirement in order to service the existing approved plans for the settlement area of Dundalk.

Official Plan review- Once an update is approved, it is required to be reviewed approximately every 5 years. Assuming approval by the County in 2021, a review would be started sometime in 2026.

CAP updated in 2024 and 2028 should be updated to reflect changing priorities.

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**2023 to 2029 Plan for New Infrastructure & Service Delivery
that is a requirement based on Southgate's anticipated
future Development Growth**

New Infrastructure- It is absolutely essential that the Township continue to plan for and construct additional servicing in Dundalk. The increase in capacity of the municipal sewage system and water supply are vital to realize future anticipated Development Growth.

It is anticipated that Zoning By-law enforcement, development planning will continue to increase.

These increases to activity may require a review of staffing in the next 5 to 10 years.

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**2023 to 2029 Plan for New Infrastructure & Service Delivery
that is a requirement based on future changes in Legislation,
Community Demographics and/or Climate Change**

In order to address Climate change, it is recommended that the Township's engineering standards be reviewed to make infrastructure more robust in dealing with climate change.

Eg. Planning for bigger and more frequent storms and flooding events.

Additional Legislation requiring updates to Official Plan and zoning polices could also have an impact on future services and land use planning.

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Questions & Comments