

**APPENDIX II  
DC TECHNICAL & POLICY UPDATE**

**Table of Technical Inputs and Financial Policies under Review**

**Parked Issues From 2015 DC By-law Update (Details in Appendix III)**

<b>Description of item</b>	<b>Commentary</b>	<b>BILD Input</b>	<b>Status</b>
Treatment of no fixed place of work and work from home employment	Current approach is to exclude NFPOW and WFH from non-residential rate calculations. Staff have considered adding 50% to residential water and waste water calculation.	BILD agree in principle to review the removal of NFPOW from FSW and DC calculations with the objective of avoiding the overbuilding of infrastructure	Staff and BILD will further explore the concepts in conjunction with other items pending resolution of current OMB appeal.
Allocation methodologies	No impact on Region's share of growth costs. Could change share of costs between residential and non-residential This item is under appeal at OMB	BILD has proposed changes in approach	Staff continue to consider new proposed approaches, but will maintain current approach pending results of OMB hearing
Benefit to existing methodologies	Could impact Region's share of growth costs This item is under appeal at OMB	Limited input from BILD due to OMB appeal status	Staff continue to consider new proposed approaches, but will maintain current approach pending results of OMB hearing
Impacts of office intensification	Impacts reflected in growth and servicing estimates. Staff are considering different options to treat in rate calculations.	Detailed discussions have not occurred with BILD on this topic yet.	Awaiting input from BILD
Terms of debt issuance	This item was reviewed at meetings with development industry	No further questions or concerns on this item	No further review anticipated

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**New DC Act Requirements resulting from Bill 73**

<b>Description of item</b>	<b>Commentary</b>	<b>BILD Input</b>	<b>Status</b>
Consideration of Area Rating (details are provided in main body of the report)	No impact on the Regions share of growth costs but would impact individual land owners	BILD expressed that they support continuing with the existing municipality wide DC rating techniques	Staff performed analysis and found no material impact on rates due to area rating. Staff are recommending that the Region continues to use municipality wide rate approach
Waste management as an eligible service	New service expected to increase DC rates by 1%	Details have not been reviewed with BILD to date.	Waste management costs to be included in next DC By-law update
Asset management requirements	No direct impact on DC rates. New administrative requirement	Details have not been reviewed with BILD to date.	Description of asset management analysis included in next DC Background Study
Continuation of TransHelp Service Level Approach	No material impact on Regions DC rates	Details have not been reviewed with BILD to date.	Analysis of impacts included in next DC Background Study

**Other Optional Technical & By-law Considerations**

<b>Description of item</b>	<b>Commentary</b>	<b>BILD Input</b>	<b>Status</b>
Apartment definition updates	Changes suggested to help minimize confusion between townhome and apartment construction for DC rate purposes	Details have not been reviewed with BILD to date.	Potential definition changes to be developed and proposed for next DC By-law. To be reviewed with BILD.
Industrial definition updates	Changes suggested to better align industrial definition with current market realities	Details have not been reviewed with BILD to date.	Potential definition changes to be developed and proposed for next DC By-law. To be reviewed with BILD
Demolition credit requirement updates	Changes to tighten definitions for demolition credits in line with approach of other municipalities	Details have not been reviewed with BILD to date.	Potential definition changes to be developed and proposed for next DC By-law. To be reviewed with BILD

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Secondary units in new homes	Proposed new provincial legislation could have negative financial impacts and increase cost revenue gap	Details have not been reviewed with BILD to date.	New exemption could be reflected in next DC By-law if legislation proceeds, but provincial legislation would supersede the Region's By-law in any case. To be reviewed with BILD
Use of DCs for third party operated Long Term care facilities	Similar logic in applying DC's towards capital component of third party operations when appropriate	Details have not been reviewed with BILD to date.	Language similar to what was included in 2015 DC Background Study for affordable housing will be prepared for potential inclusion in next DC Background Study to signal intent. To be reviewed with BILD
Non-residential category review	Consideration could be given to having only one consistent non-residential DC rate. This is also being considered by staff at Mississauga and Brampton. Caledon already has one non-residential rate.	Details have not been reviewed with BILD to date.	Changes to rate categories required to be identified if to be considered in next DC Background Study and By-law. To be reviewed with BILD
Delegate authority for deferrals for properties being transferred to the Region to staff.	Situations arise where at building permit stage properties meant to be transferred to the Region are in private ownership. This was the subject of an OMB appeal of the 2015 DC By-law which was withdrawn prior to the hearing.	Details have not been reviewed with BILD to date.	Language could be added to DC By-law to delegate authority to the CFO to defer DC collection until after ownership is transferred to the Region. To be reviewed with BILD.