

Community Benefits Charge Comment Matrix

Summary of Comments	Submitted By	Date Received	Response
The CBC By-law should incorporate section 37(32) of the Planning Act. Other GTA CBC By-laws have done so.	Victoria Mortelliti, on behalf of BILD	06/04/2024	This has been added to the proposed by-law for Council's consideration
The definition of Valuation Date should be added to section 1.1. This is contained in Section 37(1) of the Planning Act.	Victoria Mortelliti, on behalf of BILD	06/04/2024	This has been added to the proposed by-law for Council's consideration
Section 2.6 (c) - The resulting CBC should be the 4% at the time the permit is issued less all CBC's previously paid.	Victoria Mortelliti, on behalf of BILD	06/04/2024	The By-law has been updated for Council's consideration to address this issue.
Land Appraisal Does the Town have background information available to support the appraisal value of \$4.3 million per hectare? The CBC study says the \$4.3 million per hectare is based on "recent land appraisals in different locations throughout the Town".	Keleher Planning & Economic Consulting Inc., on behalf of BILD	06/04/2024	The Town used recent appraisals and/or land sales data. Based on that information, the CBC Strategy used an estimate of \$4.3 million per hectare for estimating the land values for the CBC analysis. It is recognized that some of the information was dated, however, to be conservative, inflation was not applied to the land valuations. If this had been done, a higher value per hectare would be generated.
Leisure Centre The key project in the CBC Study, the Leisure Centre, which is also found in the Town's recent DC Study, with the CBC study carrying \$21.6 million in gross costs. However, the Town's recent DC Study made a deduction for "Other Deductions", which would presumably be or	Keleher Planning & Economic Consulting Inc., on behalf of BILD	06/04/2024	The Development Charges (D.C.) Study provides for the necessary deductions required to recognize the portion of costs related to the share of the facility that will benefit the existing development. Further, a deduction was made in the D.C. study related to the portion of this community centre that would benefit growth outside the 10-year forecast period. The

<p>include the CBC share, of just \$14.9 million. As the CBC cost being carried is greater than the non-DC share of this project cost, can the Town confirm that the CBC carrying more costs than the DC study excluded from DC recovery (BTE, in-period DC, post-period DC) does not represent 'double counting' of costs?</p>			<p>resultant net growth-related costs were then reduced by the amount in excess of the historical service standard. This amount was then included in the CBC strategy with deductions related to the non-residential growth benefit and the benefit to CBC ineligible residential development.</p>
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