



Development Charges Background Study – Breaux Bridge Street Extension Town of Shediac

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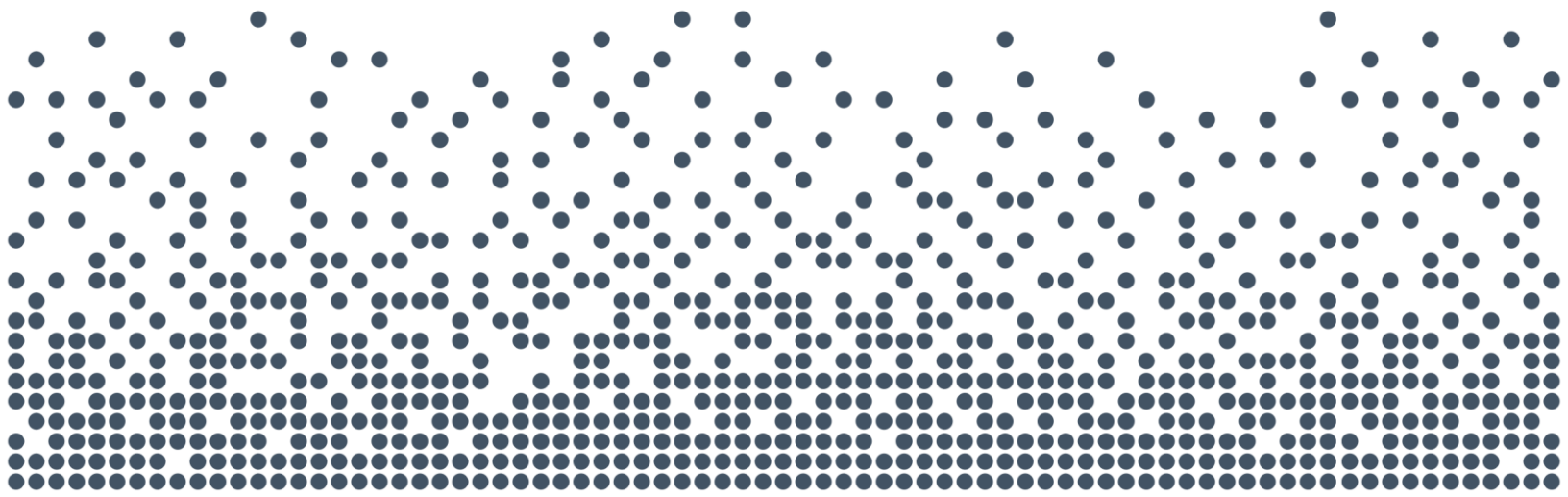
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Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

Many municipalities across Canada seek to recover the cost of growth-related infrastructure by imposing capital charges. These charges are referred to as Development Charges (henceforth 'DCs'), development cost charges, off-site levies, or impact fees; but all seek to recover the capital costs related to providing infrastructure for growth. In New Brunswick, the Province adopted the new Community Planning Act, 2017 (henceforth the Act, put into effect on January 1, 2018), which now allows municipalities to implement DCs. The legislative authority for the Town to implement development charges are now included in the Act under Division G – Development Charge By-laws.

This Background Study is based on consultation with Town staff and has been prepared with directions from the Principles Framework (See section 1.3 for further details).

This Background Study has been prepared to provide the DC calculations for the recovery of capital costs related to the Breaux Bridge Street extension and sanitary sewer extension. A discussion of the development areas and infrastructure requirements is provided in Chapter 2. The detailed calculations and proposed DCs are provided in Chapter 3 of this report, followed by a discussion of recommended by-law policies in Chapter 4. The draft proposed by-law is provided in Appendix A for Council's consideration.

1.2 Summary of the Process

In order to facilitate development, the Town has identified the need to extend Breaux Bridge Street. The Town retained Watson & Associates Economists Ltd. (Watson) to prepare a DC Background Study for the Breaux Bridge Street extension project in conjunction with the development of the Town's DC Principles Framework (provided under separate cover).

Several meetings were held with Town staff to review the proposed guiding principles and DC calculations for the Breaux Bridge Street extension work. This Background Study and the Principles Framework will be posted to the Town's website and will be available for public review. The Town will be presenting the proposed Principles



Framework, the Background Study, and the proposed by-law to the development community and Council for feedback.

The legislation sets out the requirements for bringing a by-law into force and effect. This process is outlined in the Development Charge Regulation – Community Planning Act and Division G of the Community Planning Act. Subsection 5(2) of the Regulation requires a council of a local government to “(a) establish the development charge in a fair and equitable manner” and to “(b) consult in good faith with stakeholders.” This requires public notice, a public hearing, ministerial approval, and registration at the land registry office. This process is summarized below in Table 1-1:

Table 1-1
Town of Shediac
Process for Establishing the Development Charge By-law

Development Charge Process	Key Dates
Initial Staff Discussions and Input	Q2 2025 to Q4 2025
Council Meeting	Q1 2026
Engagement Session with Development Community	Q1 2026
Introduction of By-law / 1 st Reading (Public Meeting)	TBD
Statutory Public Notice of By-law	TBD
Planning Advisory Committee Meeting for By-law Recommendation	TBD
Public Hearing / 2 nd and 3 rd Readings (Public Meeting)	TBD
Ministerial Approval of By-law	TBD
Registration of By-law	TBD



1.3 DC Principles Framework

Prior to preparing a DC background study and by-law, the Town has prepared a DC Principles Framework. This document is available on the Town's website. The DC Principles Framework provides the following:

- A summary of the legislative framework for DCs;
- A hierarchy of cost recovery for each potential DC service;
- The approach to the calculation of a DC;
- Principles for the application of DCs, indexing the charges, and establishment of reserve funds; and
- Establishment of a public process for consideration of a DC background study and by-law.

The DC Principles Framework is intended to guide the preparation of any potential DC background study and by-law for the Town. In preparing this DC background study, the DC Principles Framework was used to guide the preparation of the calculations and will be utilized for the public process and implementation of the by-law.



Chapter 2

Overview of Development Area



2. Overview of Development Area

2.1 Development Area

In order to facilitate further development, the Town has identified the need for an extension to Breaux Bridge Street. The street will extend from where it currently ends at Bellevue Heights and continue to Ohio Road to the east. In addition to the road extension, a sanitary sewer will also be constructed from Bellevue Heights to Ohio Road. There are eight (8) developable properties in this area which will directly benefit from the construction of this infrastructure. The proposed road extension and the properties that directly benefit from this work are provided in Figures 2-1 and 2-2 below.

The following provides a summary of the properties directly benefiting from the Breaux Bridge Street extension and includes the land area and current zoning of each property:

Table 2-1
Town of Shediac
Summary of Development Properties

PID	Zoning	Area (acres)
00883546	Medium Density Residential	19.6
01067792	Medium Density Residential	6.9
01068121	Medium Density Residential	19.5
01068162	Medium Density Residential	8.9
70529870	General Commercial	18.8
70627997	General Commercial	14.0
70654074	Mini Home Residential	29.9
70708037	Medium Density Residential	3.0
Total		120.7



Figure 2-1
Town of Shediac
Map of Proposed Road Extension and Directly Benefiting Development Properties (Development Area 1)

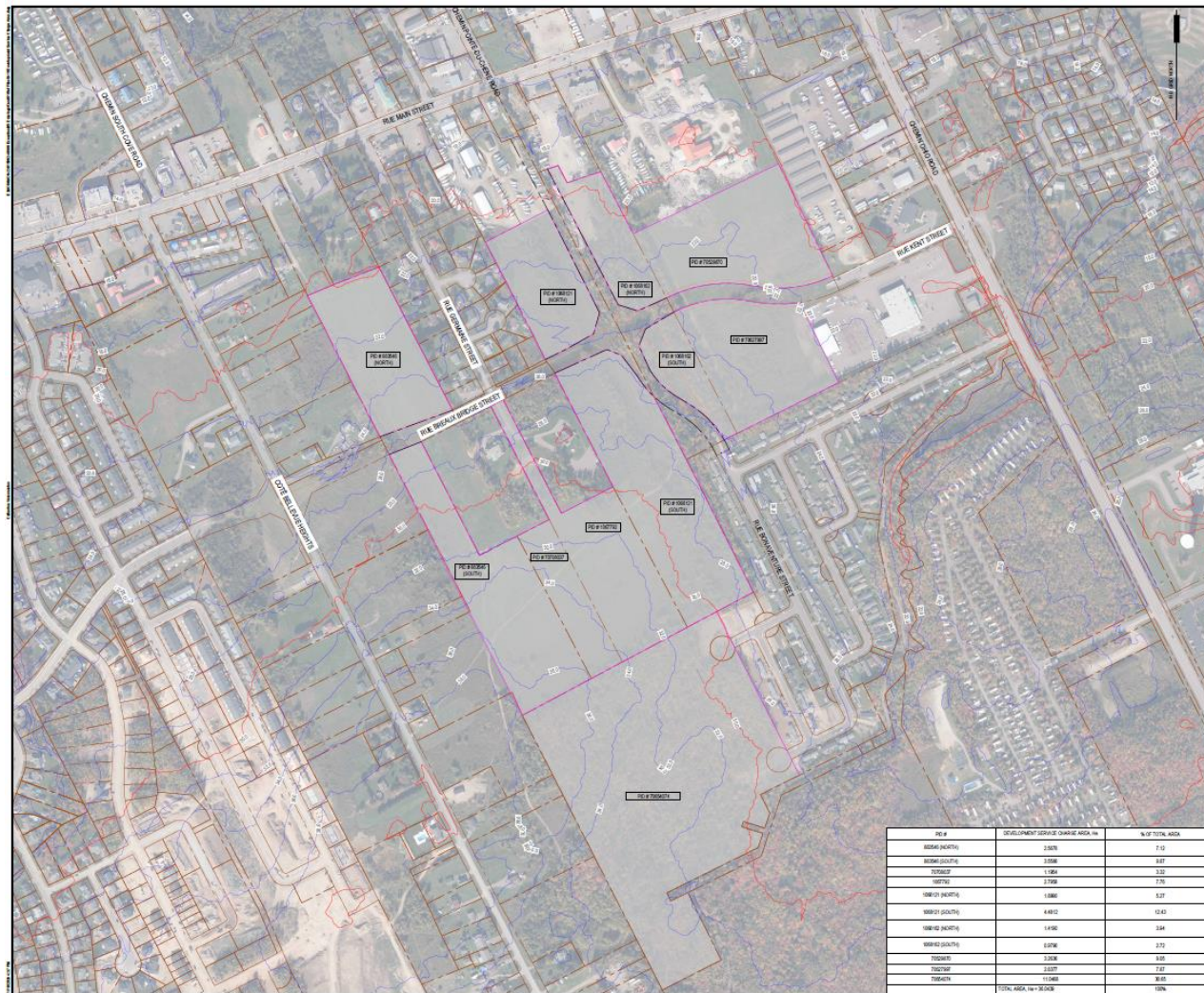
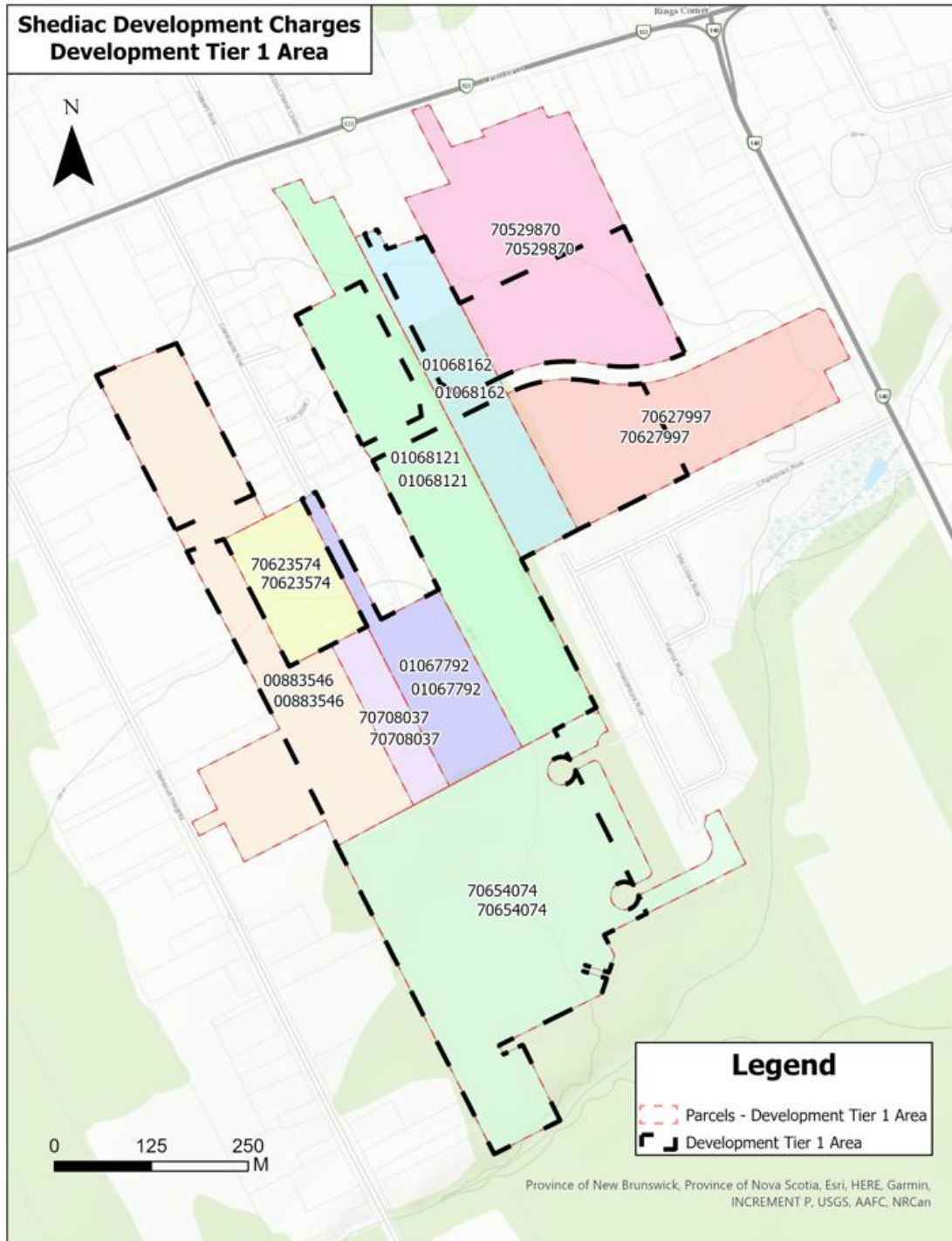




Figure 2-2
Town of Shediac
Development Area 1



*Note: Property PID 70654074 is not subject to the sanitary sewer charge

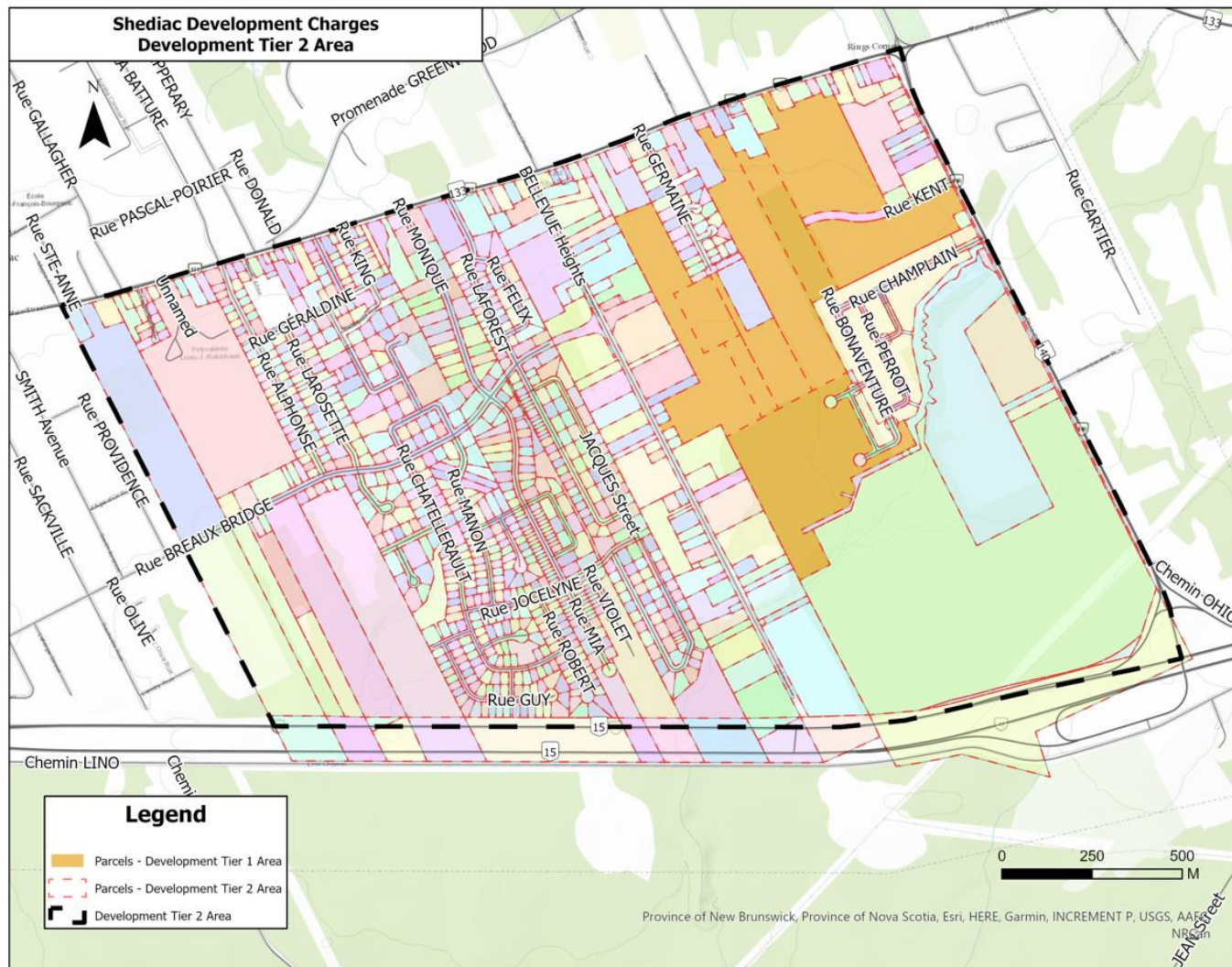


Although this road extension and new sanitary sewer will directly benefit the eight (8) properties identified above, the new road will also provide benefit to a broader area surrounding the proposed road as Breaux Bridge Street will provide an East-West route as an alternative to Main Street. The broader area consists of both existing and new properties, which will benefit from the new infrastructure. This broader area consists of 1,016 properties and approximately 792 acres of land. Of these properties, 464 (496 acres) are related to existing development, and 552 (297 acres) are related to development properties. These properties are outlined in Figure 2-3 below.

For the purposes of the DC calculations presented herein, the eight (8) properties that directly benefit from the new road and sanitary sewer (i.e., the properties outlined in Figure 2-2), will be referred to as Development Area 1, and the broader area consisting of both existing and development properties (i.e. the properties outlined in Figure 2-3), will be referred to as Development Area 2.



Figure 2-3
Town of Shediac
Broader Area of Benefiting Properties (Development Area 2)



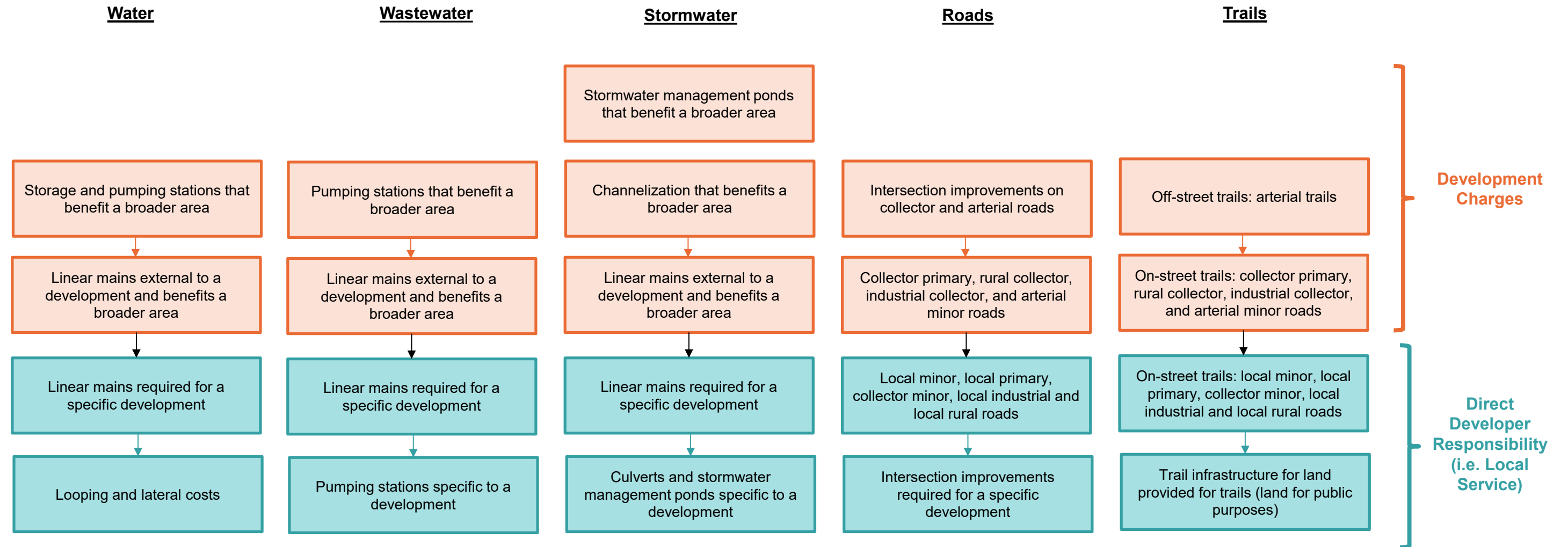


2.2 Application of DC Principles Framework

Based on the Town's DC Principles Framework, the infrastructure costs identified herein are proposed to be recovered through DCs. With respect to the sanitary sewer, the sewer is greater than 300mm and benefits a broader area of development. The road is proposed to be developed as a collector primary, which would be a DC-recoverable cost under the proposed framework. For reference, the hierarchy of cost recovery is summarized in Figure 2-4 below.



Figure 2-4
Town of Shediac
Hierarchy of Cost Recovery Methods by Service



Source: Town of Shediac Development Charges Policy Framework



Chapter 3

Development Charge Calculations



3. Development Charge Calculations

3.1 Methodology Overview

The following chapter presents the methodology and detailed calculations for the DCs for the Breaux Bridge Street extension and sanitary sewer. The calculations provided herein are based on the Town's Development Charge Principles Framework. Section 3 of the Principles Framework presents a hierarchy of cost recovery methods based on the capital infrastructure required to service growth. Based on the discussion in Section 2.2 above, and given that the works benefit a broader area, the costs are to be recovered through a development charge, based on the unit type for residential development and the square footage of gross floor area for non-residential development.

3.2 Capital Costs

Based on the infrastructure needs identified related to the new road and sanitary sewer, the following table summarizes the cost estimates for this work:

Table 3-1
Town of Shediac
Infrastructure Costs for Breaux Bridge Street

Project Component	Capital Cost Estimate (\$)
Road Extension	7,080,000
Sanitary Sewer	1,510,000

Note: costs are inclusive of contingencies, engineering, taxes, etc.

3.2.1 Allocation of Infrastructure Costs

Given that the sanitary sewer would only benefit the properties in Development Area 1, 100% of the costs are allocated to this area. It is assumed that 20% of the costs related to the road component of the project relate to Development Area 1, and 80% would benefit the broader area in Development Area 2. The following tables provide a breakdown of the allocation of the costs between the two areas:



Table 3-2
Town of Shediac
Allocation of Infrastructure Costs for Sanitary Sewer

Area	Share of Costs (%)	Share of Costs (\$)
Development Area 1	100%	1,510,000
Development Area 2	0%	-

Table 3-3
Town of Shediac
Allocation of Infrastructure Costs for Road Extension

Area	Share of Costs (%)	Share of Costs (\$)
Development Area 1	20%	1,416,000
Development Area 2	80%	5,664,000

3.3 Deductions

Subsection 4.7 of the Town's Principles Framework outlines required deductions from the increased need for service. Potential benefits include:

- Benefit to existing development;
- Anticipated grants, subsidies and other contributions; and
- Benefit to growth outside of the forecast period (Post-period Benefit)

These deductions are discussed in more detail below.

3.3.1 Reduction for Benefit to Existing Development

This step involves a reduction in the need by the extent to which such an increase in service would benefit existing development.

Where existing development has an adequate service level that will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem must be remedied, a deduction should be made accordingly.



With respect to the new sanitary sewer, this will only benefit the new development properties in Development Area 1. Given that the sanitary sewer will only benefit new growth, a reduction is not required to account for the benefit to existing development.

Conversely, the road extension will benefit new growth in Development Areas 1 and 2, but will also benefit the existing development in Development Area 2 by providing secondary travel routes and reduced traffic congestion on existing roadways. As a result, a portion of the costs need to be allocated to the existing developed properties. To calculate the share of the costs that are a benefit to existing development, the developed property areas of Development Area 2 have been included in the calculations. The share of the costs attributable to these areas are to be funded by the Town from non-DC sources (e.g. existing reserves and/or taxes).

3.3.2 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service framework) made or anticipated by Council. In addition, these reductions would also be considered in accordance with various rules such as the attribution between the share related to new versus existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes.

No grants are anticipated to be received for this project. As a result, no deduction is required.

3.3.3 Reduction for Post-period Benefit

As the cost of the works is spread amongst the landowners in the DC area, the forecast period of development is not applicable in this case. Therefore, no deduction for future development lands is required.

3.4 Development Areas

3.4.1 Methodology

In order to undertake the DC calculations, the potential development within the charge area has been estimated based on the existing zoning. With respect to new



development, properties were first identified as residential or non-residential, based on their zoning. An assumed density of units per acre for residential development and square footage of gross floor area per acre for non-residential development was then applied to each property, based on the following assumptions:

Table 3-4
Town of Shediac
Density Assumptions

Zoning	Units/Gross Floor Area (sq.ft.) Per Acre	Basis for Density Assumption
Medium Density Residential	10	Units per acre
Low Density Residential	6	Units per acre
Mini Home Residential	6	Units per acre
High Density Residential	15	Units per acre
General Commercial	10,890	sq.ft. of gross floor area per acre
Institutional Services	10,890	sq.ft. of gross floor area per acre

These density assumptions were then applied to the areas of the development properties to determine estimated new residential units and square footage of non-residential gross floor area.

To determine the estimated population and employment associated with this new development, persons per unit assumptions provided by Town staff were applied to the projected new units, and floor space per worker assumptions were applied to the non-residential gross floor area as follows:



Table 3-5
Town of Shediac
Persons per Unit and Floor Space per Worker Assumptions

Zoning	Persons Per Unit	Floor Space per Worker (sq.ft.)
Medium Density Residential	2.5	-
Low Density Residential	3.0	-
Mini Home Residential	3.0	-
High Density Residential	2.0	-
Parks and Green Areas	-	-
General Commercial	-	550
Institutional Services	-	550

Based on the above methodology, the estimated new population and employment within Development Areas 1 and 2 are summarized below:

Table 3-6
Town of Shediac
Estimated Growth in Population and Employment

Projected Growth in Population/Employment	Development Area 1	Development Area 2
Population	1,989	5,444
Employment	649	506

This estimated growth is used as the basis for the DC calculation for the two areas, as summarized in the following subsections.

3.5 Development Charge Calculation

3.5.1 Sanitary Sewer

As noted in subsection 3.2, the sanitary sewer only provides benefit to the development properties in Development Area 1. To determine the share of costs attributable to residential versus non-residential development, sanitary flow assumptions from the Sewer System Master Plan undertaken by the Greater Shediac Sewerage Commission were applied to the new growth (note, non-residential flow assumptions are based on hectares of land area).



The total flows per day were then utilized to determine the share of DC costs to be recovered from residential and non-residential development. These calculations are summarized below:

Table 3-7
Town of Shediac
Allocation of Sanitary Sewer Costs

Growth in Population	1,449
Flow per capita per day (cu.m per day)	0.38
Total Flow per day	551

Growth in Non-Residential Area (hectares)	13.3
Flow per hectare per day (cu.m)	17
Total flow per day	226

Development Type	Flow per day (cu.m)	Share of DC Costs (%)	Share of DC Costs (\$)
Residential	551	71%	1,071,073
Non-Residential	226	29%	438,927

Note: property PID 70654074 is not subject to the sanitary sewer charge.

Based on the share of DC costs attributable to residential and non-residential development, the following table summarizes the DC calculation:

Table 3-8
Town of Shediac
DC Calculation for Sanitary Sewer

Development Type	Share of DC Eligible Costs	Population/Gross Floor Area (sq.ft.) Growth	DC per Capita/Non-Residential Gross Floor Area (sq.ft.)
Residential	\$1,071,073	1,449	\$739.18
Non-Residential	\$438,927	357,178	\$1.23
<u>By Residential Unit Type</u>	<u>PPU</u>	<u>DC per Unit Type</u>	
Low Density	3.0	\$2,218	
Medium Density	2.5	\$1,848	
High Density	2.0	\$1,478	

The calculated DC per capita is multiplied by the persons per unit (PPU) assumptions identified in Section 3.4 above to determine a DC per unit for residential development. The DC related to the sanitary sewer for a single detached dwelling (i.e. low density) is



\$2,218 per unit, and the DC for non-residential development is \$1.23 per sq.ft. of gross floor area.

3.5.2 Road Extension

3.5.2.1 Development Area 1

As identified in Table 3-3, \$1.42 million of the total capital cost related to the road extension is attributable to Development Area 1. Based on the projected growth in population and employment, 75% of the costs are attributable to residential development and 25% of the costs are attributable to non-residential development. This calculation is summarized in Table 3-9 as follows:

Table 3-9
Town of Shediac
Residential/Non-Residential Allocation of Costs for Road Extension
Development Area 1

Development Type	Projected Growth in Population/ Employment	Share of DC Costs (%)	Share of DC Costs (\$)
Residential	1,989	75%	1,067,636
Non-Residential	649	25%	348,364

The share of DC-eligible costs is allocated to residential and non-residential growth based on the projected share of population and employment growth. The residential share of the costs are then divided by the projected population to provide for a DC per capita, which is multiplied by the average persons per unit assumption to determine a DC per unit type. The non-residential share of costs are divided by the projected growth in gross floor area (sq.ft.) to provide for a DC per square. The DC calculation for the road extension for Development Area 1 is presented in Table 3-10 below:



Table 3-10
Town of Shediac
DC Calculation for Road Extension – Development Area 1

Development Type	Share of DC Eligible Costs	Population/Gross Floor Area Growth	DC per Capita/Non-Residential Gross Floor Area (sq.ft.)
Residential	\$1,067,636	1,989	\$536.77
Non-Residential	\$348,364	357,178	\$0.98
By Residential Unit Type	PPU	DC per Unit Type	
Low Density	3.0	\$1,610	
Medium Density	2.5	\$1,342	
High Density	2.0	\$1,074	

The calculated DC for a single detached dwelling in Development Area 1 is \$1,610 per unit and the non-residential DC is \$0.98 per square foot of gross floor area.

3.5.2.2 Development Area 2

Given that there is existing development in Development Area 2 that will benefit from the road extension, a deduction to the gross capital costs is required to account for this benefit. To determine the share of the costs attributable the existing development (i.e. the non-growth share), the total area of the existing properties relative to the development properties has been identified.

In order to allocate the costs equitably between the existing and new development, the properties are weighted based on density. In general, for areas that have more density, a larger share of the costs in the charge area will apply. Each property in the charge area has been broken down based on the zoning. To apply a weighting to each of the zoning categories, consideration was given to the number of trips anticipated to be generated by each land use (i.e. trip generation rates). The densities are multiplied by the trip generation rates identified in the Institute of Transportation Engineers Trip Generation Manual (Eleventh Edition), by land use. The zoning category weighting is then multiplied by each of the land areas to calculate the weighted land area. These calculations are summarized in Table 3-11 below:



Table 3-11
Town of Shediac
Weighted Area by Property Zoning

Property Zoning	Area (acres)	Trip Generation Rates	Weighted Area
<i>New/Development Properties</i>			
Medium Density Residential	183.92	0.30	55.91
Low Density Residential	34.95	0.52	18.10
Mini Home Residential	9.18	0.52	4.76
High Density Residential	3.68	0.28	1.05
Parks and Green Areas	12.44	0.00	-
Campground	4.15	0.00	-
General Commercial	24.94	0.66	16.40
Institutional Services	0.47	0.66	0.31
Subtotal - New	273.74		96.53
<i>Existing Properties</i>			
Existing Properties			
Medium Density Residential	109.25	0.30	33.21
Low Density Residential	82.58	0.52	42.77
Mini Home Residential	18.86	0.52	9.77
High Density Residential	135.34	0.28	38.56
Parks and Green Areas	-	0.00	-
Campground	36.66	0.00	-
General Commercial	56.22	0.66	36.96
Institutional Services	56.59	0.66	37.20
Subtotal - Existing	495.51		198.48
Total	769.25		295.01

This weighted land area is utilized to calculate the proportion of the costs attributable to growth (i.e. to be recovered through DCs) and non-growth (i.e. the proportion of costs to be funded through taxes/existing reserves). This calculation of the growth/non-growth share of costs is provided in the following table:

Table 3-12
Town of Shediac
Allocation of Growth/Non-Growth Shares of Costs – Development Area 2

Type	Area (Acres)	Area Weighted by Trip Generation	Growth/Non-Growth Share (%)	Growth/Non-Growth Share (\$)
Existing Properties	495.51	198.48	67%	\$3,811,000
New Properties	273.74	96.53	33%	\$1,853,000



With respect to the growth-related share of costs, the DC calculation follows the same methodology utilized for Development Area 1. The share of DC-eligible costs is allocated to residential and non-residential growth based on the projected share of population and employment growth. The residential share of the costs are then divided by the projected population to provide for a DC per capita, which is multiplied by the average persons per unit assumption to determine a DC per unit type. The non-residential share of costs are divided by the projected growth in gross floor area (sq.ft.) to provide for a DC per square foot. These calculations are presented in Table 3-13.

Table 3-13
Town of Shediac
DC Calculation for Breaux Bridge Street Extension – Development Area 2

Development Type	Projected Growth in Population/ Employment	Share of DC Costs (%)	Share of DC Costs (\$)
Residential	5,444	91%	1,695,404
Non-Residential	506	9%	157,596

Development Type	Share of DC Eligible Costs	Population/Gross Floor Area Growth	DC per Capita/Non-Residential Gross Floor Area (sq.ft.)
Residential	\$1,695,404	5,444	\$311.45
Non-Residential	\$157,596	276,743	\$0.57
<u>By Residential Unit Type</u>	<u>PPU</u>	<u>DC per Unit Type</u>	
Low Density	3.0	\$934	
Medium Density	2.5	\$779	
High Density	2.0	\$623	

The DC per single detached dwelling in Development Area 2 is \$934 per unit and \$0.57 per sq.ft. of non-residential gross floor area.

3.5.3 Summary of Development Charge Calculations

Based on the above calculations, new development in Development Area 1 will be subject to a DC for both the road extension and the sanitary sewer. The following table summarizes the total DC payable by residential unit type and non-residential square footage:



Table 3-14
Town of Shediac
Summary of DC Calculations – Development Area 1

Development Area 1	Residential (per unit)			Non-Residential (per sq.ft. of gross floor area)
	Low Density	Medium Density	High Density	
Roads	\$1,610	\$1,342	\$1,074	\$0.98
Sanitary Sewer	\$2,218	\$1,848	\$1,478	\$1.23
Total	\$3,828	\$3,190	\$2,552	\$2.20

With respect to Development Area 2, new development will be subject to a DC for the road portion of the costs only, as follows:

Table 3-15
Town of Shediac
Summary of DC Calculations – Development Area 2

Development Area 2	Residential (per unit)			Non-Residential (per sq.ft. of gross floor area)
	Low Density	Medium Density	High Density	
Roads	\$934	\$779	\$623	\$0.57
Sanitary Sewer	-	-	-	-
Total	\$934	\$779	\$623	\$0.57



Chapter 4

Development Charge Recommendations and Principles



4. Development Charge Recommendations and Principles

4.1 Introduction

Rules can be developed to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to any limitations. In general, the rules may provide for exemptions, phasing in, and/or indexing of charges.

The rules provided herein are based on the Town's existing policies as presented in the Town's Development Charge Principles Framework.

4.2 By-law Structure

It is recommended that one development charge by-law be used for all services related to the Breaux Bridge Street extension.

4.3 By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with the Town's Development Charge Principles Framework.

It is recommended that the following sections provide the basis for the development charges.

4.3.1 *Application of Charges*

- Local Services – Capital costs that are deemed local services are the responsibility of the developer to construct.
- Development Charges – Capital costs that are deemed Development Charges are to be calculated based on unit type for residential development and per square foot of gross floor area for non-residential development.



4.3.2 Indexing

- Indexing shall be based on Statistics Canada Non-residential Building Construction Price Index (Moncton Series).
- The by-law will include annual indexing using the terminology “shall” (i.e. not requiring an amendment to the by-law).

4.3.3 Timing of Collection

Where a building permit is required in relation to a building or structure, the owner shall pay the DC prior to the issuance of the permit.

Despite the above, Council, from time to time, may enter into agreements providing for all or any part of a DC to be paid before or after it would otherwise be payable.

4.3.4 Reduction for Redevelopment of Land

Where, as a result of the redevelopment of land, a building or structure existing on the same land in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- A. in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- B. in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



4.3.5 Establishment of Reserve Funds

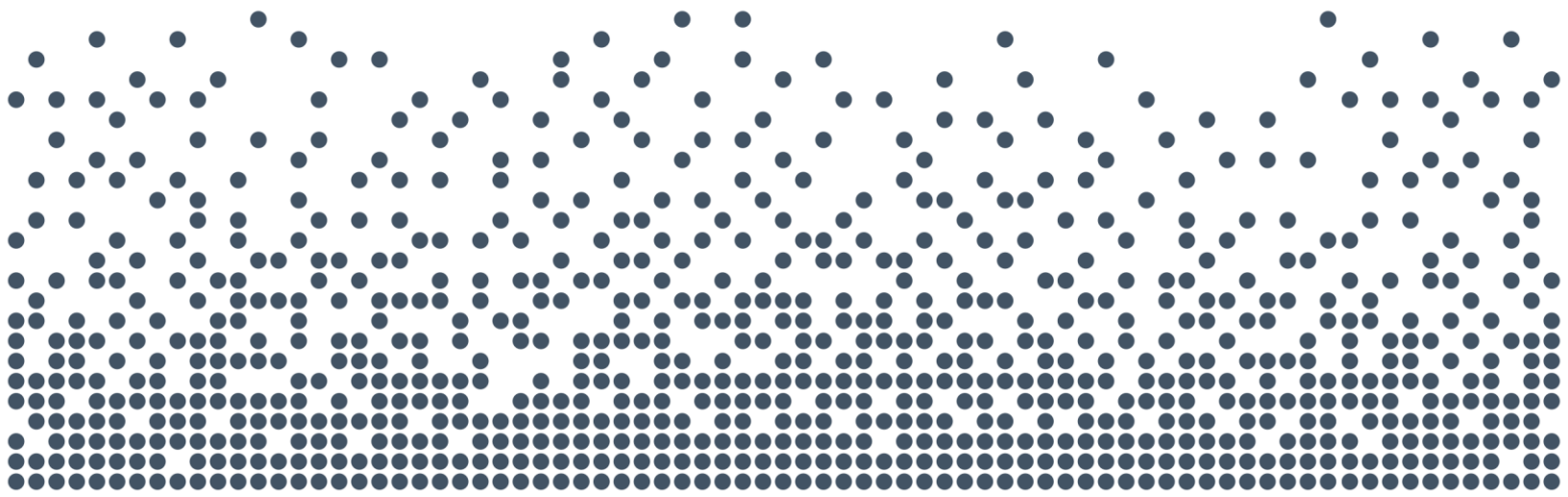
Establish reserve funds for each of the services identified in the by-law (e.g. sanitary sewers and roads).

4.3.6 The Applicable Areas

The charges developed herein will be imposed on the benefiting areas, as identified in Chapter 2 of this report.

4.3.7 By-law In-force Date

The development charge by-law comes into force on the day the by-law is registered at the Land Registry Office.



Appendices



Appendix A

Proposed Development Charge By-law



Appendix A: Proposed Development Charge By-law

BY-LAW # XX

A BY-LAW RESPECTING DEVELOPMENT CHARGES IN THE TOWN OF SHEDIAC

WHEREAS the Community Planning Act, Division G, provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

NOW THEREFORE, the Council of The Town of Shediac, duly assembled, enacts as follows:

Title

1 This by-law may be cited as the “Development Charge By-Law”.

Definitions

2 The following definitions apply in this by-law:

“Act” means The Community Planning Act, SNB 2017, c. 19.

“benefiting area” means an area defined by a map, plan or legal description in this by-law or development charge agreement as an area that will receive a benefit from the construction of a service.

“capital cost” means costs incurred or proposed to be incurred by the Town as defined in the most recent Town of Shediac Development Charge Policy Framework document.

“council” means the Council of the Town of Shediac.

“development” has the same meaning as set out in the Act.

“development charge agreement” means an agreement between a landowner and the Town relative to the payment of development charges.

“development charge” means a charge imposed with respect to this by-law.



“dwelling unit” means one or more habitable rooms designed, occupied or intended for use by one or more persons as an independent and separate housekeeping unit in which kitchen and sanitary facilities are provided, as well as other room for the exclusive use of such persons, and which includes a private entrance from outside the building or from a shared hallway or indoor staircase, but does not include a hotel, a motel, camp or a recreational vehicle.

“high density” means multiple unit dwelling and two unit dwelling.

“low density” means single unit, semi-detached unit, and mini home.

“medium density” means rowhouse.

“mini home” means a pre-fabricated dwelling designed to be transported onto a lot in one piece.

“multiple unit dwelling” means a building, other than a row house containing three or more dwelling units but excludes hotels and motels.

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses.

“residential use” means land, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one (1) or more individuals.

“rowhouse” means a building divided vertically into three dwelling units or more, each unit situated on a separate lot.

“semi-detached dwelling” means a single family dwelling attached to one other single family dwelling by a common above grade wall with each dwelling unit located on a separate lot.

“single unit dwelling” means a detached dwelling other than a mobile home or a mini home, a travel trailer or a motor home containing only one dwelling unit.

“two unit dwelling” means a dwelling containing two dwelling units on the same lot, each unit being separated by a wall or a ceiling and a floor without an opening, and where



each dwelling unit has a separate entrance, either leading directly outside or to a shared hallway.

Designation of services

3. (1) Development charges are imposed for the following service categories:
 - (a) new or expanded facilities for the supply and distribution of water,
 - (b) new or expanded facilities for the collection, treatment and disposal of sewage,
 - (c) new or expanded facilities for the provision of storm water management,
 - (d) new or expanded roads, sidewalks and trails required for or impacted by a subdivision or development,
 - (e) new or expanded streets,
 - (f) new traffic signs and signals and new or expanded transit facilities,
 - (g) land required for or in connection with facilities described in paragraphs (a) to (f).
3. (2) The components of the services designated in subsection (1) are described in Schedule "A".

Identification of properties and development charge payable by each

4. The numbered components of the services described in Schedule "A" apply to the benefiting areas in Schedule "B", in the respective amounts listed in Schedule "C".

Imposition of development charge

5. Development charges listed in Schedule "C" shall be imposed and collected from an applicant prior to the issuance of a building permit under the Zoning By-law.
6. The development charges set out in Schedule C shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the



residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use

7. The development charges described in Schedule C to this By-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use

Development charge agreement

8. Despite the imposition of the development charges herein, Council, by agreement, may give a credit towards a development charge in exchange for an applicant constructing services identified for growth in the Town's capital budget, at the applicant's expense.

Indexing

9. Development charges listed in Schedule "C" shall be automatically adjusted annually, in accordance with Statistics Canada's "Non-residential Building Construction Price Index (Moncton Series)".

Use of development charge funds

10. (1) The development charges collected pursuant to this by-law will be placed in separate account in accordance with the service categories designated in section 3 and will be expended solely toward those service categories.
10. (2) Council shall include the services identified for growth in the Town's capital budget.

Reduction of charges for redevelopment

11. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise



payable with respect to such redevelopment shall be reduced by the following amounts:

- A. in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 6 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- B. in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 7, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Review

- 12. The rates in this by-law shall be reviewed every five years or earlier if required due to significant changes in development or capital costs following public consultation and does not include the indexing rate increase (or decrease) already provided for in Section 7.
- 13. The rate review shall include an update to the services required to service the designated lands for development in each benefiting area.

Severability

- 14. Where a Court of competent jurisdiction declares any section or part of a section of this by-law invalid, the remainder of this by-law shall continue in force unless the Court makes an order to the contrary.

MADE AND PASSED by the Council of the Town of Shediac duly assembled this [enter date].

First Reading:



Second Reading:

Third Reading:



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES

1. BREUX BRIDGE STREET BENEFITING AREA

WHEREAS a development charge background study has been completed which identifies new infrastructure required to service the planned Breux Bridge Street Extension growth area in the Town of Shediac;

AND WHEREAS a public consultation has been completed that summarizes the public and stakeholder consultations held to facilitate public input on the Breux Bridge Street Extension Development Charge by-law;

AND WHEREAS the charges imposed by this by-law are related to capital costs attributable to projects included in the capital budget and to capital projects consistent to service residential, commercial, industrial, or institutional designated lands in the Breux Bridge Street Extension area;

NOW THEREFORE, the Town of Shediac designates the following services to be recoverable for the Breux Bridge benefiting areas:

Development Area 1:

- (1) Sanitary sewer: extension of sanitary sewer to development area
- (2) Transportation: extension of Breux Bridge Street

Development Area 2:

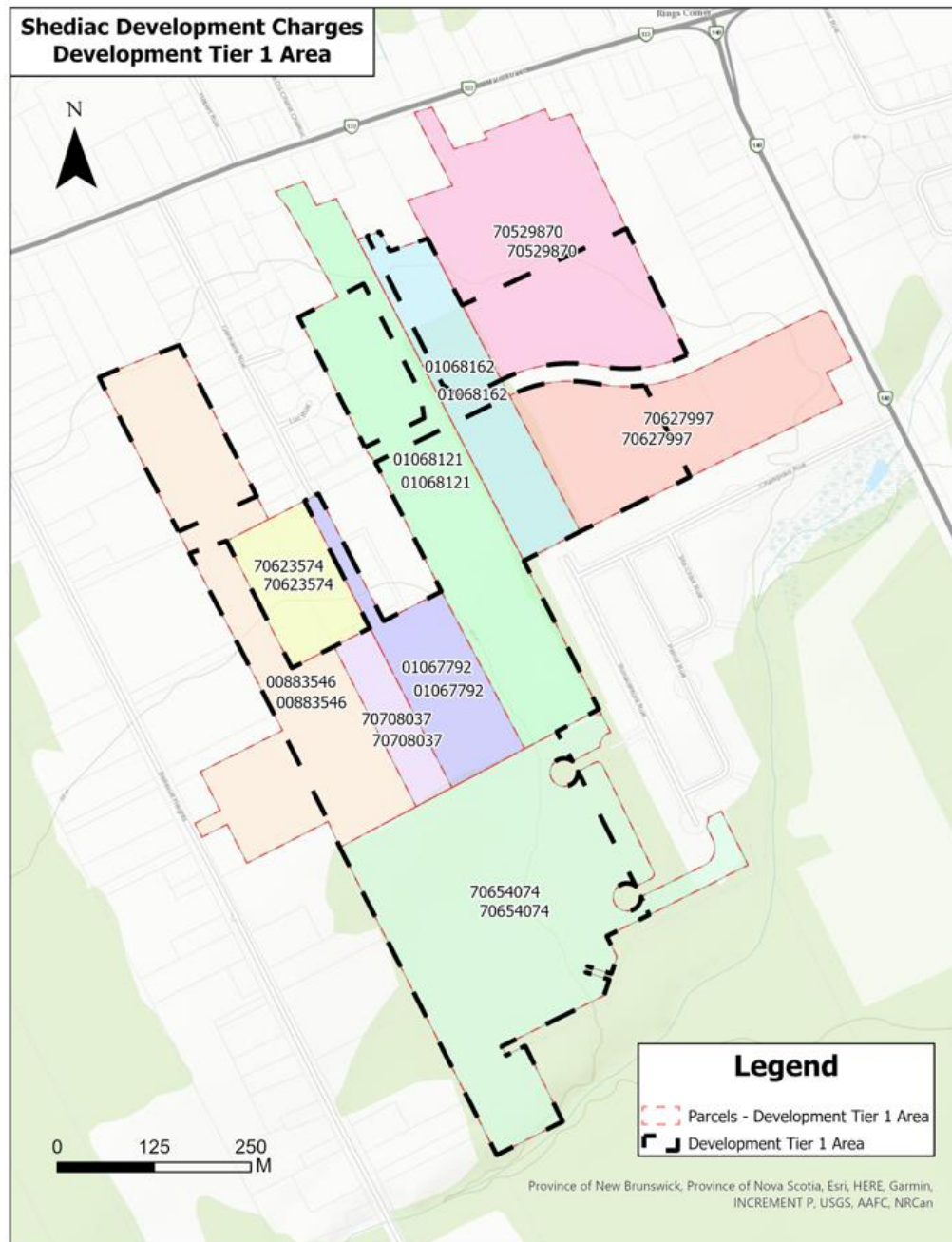
- (1) Transportation: extension of Breux Bridge Street



SCHEDULE "B"

BENEFITING AREAS

1. MAP OF BREAUX BRIDGE STREET EXTENSION BENEFITING AREA – DEVELOPMENT AREA 1



*Note: Property PID 70654074 is not subject to the sanitary sewer charge



SCHEDULE "C"
DEVELOPMENT CHARGES PER BENEFITING AREA

1. Development Area 1

Service	Residential (per unit)			Non-Residential (per sq.ft. of gross floor area)
	Low Density	Medium Density	High Density	
Transportation	\$1,610	\$1,342	\$1,074	\$0.98
Sanitary Sewer	\$2,218	\$1,848	\$1,478	\$1.23
Total	\$3,828	\$3,190	\$2,552	\$2.20

*Note: Property PID 70654074 is not subject to the sanitary sewer charge

2. Development Area 2

Service	Residential (per unit)			Non-Residential (per sq.ft. of gross floor area)
	Low Density	Medium Density	High Density	
Transportation	\$934	\$779	\$623	\$0.57