



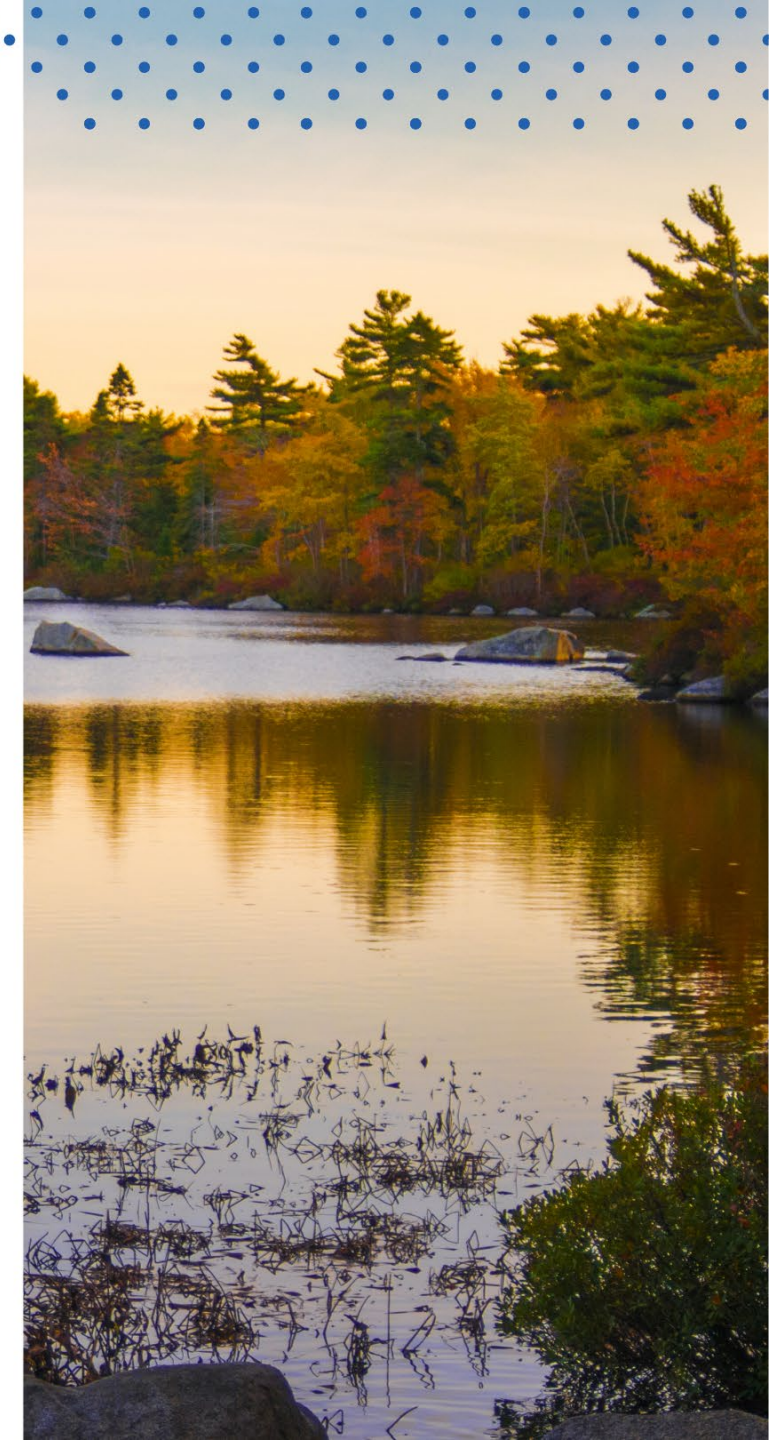
Regional Development Charge – Interested Party Engagement 2026

Session #1 – Re-grouping, background information, and moving forward.

Please note this session is being recorded and will be posted to Halifax Water's RDC Engagement website

Friday April 10th, 2026

**STRAIGHT from
the SOURCE**





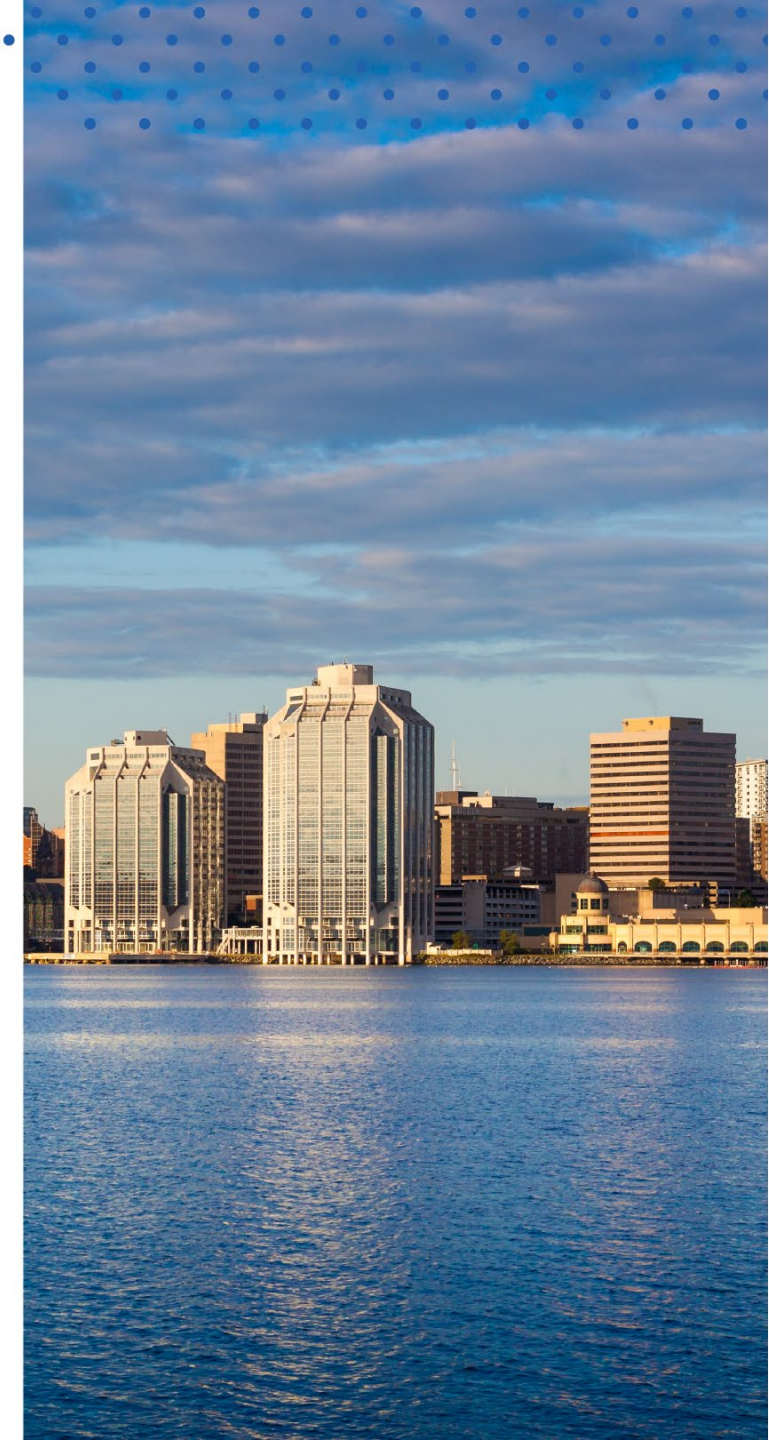
Guidelines

- Session is being recorded and will be posted to Halifax Water's YouTube.
- Please show respect with comments and questions.
- Attendee list is set to anonymous.
- Keep your microphones muted and cameras off during presentation slides. There will be opportunities for discussion.










Pause for Discussion

Email engineeringapprovals@halifaxwater.ca with any follow up questions or comments. *RDC2025 email will be discontinued.*

**STRAIGHT from
the SOURCE**



Agenda

-  What is a Regional Development Charge?
-  Timeline of Recent Events
-  Five Year Update – July 10, 2026
-  Demand Side Management
-  Discussion and Feedback: When the Freeze ends in November 2026
-  Discussion and Feedback: Timing of RDC Collection at Water Meter
-  Discussion and Feedback: Permit Influx with RDC Increase
-  Proposed Interested Parties Engagement Plan
-  Summary and Next Steps

What is a Regional Development Charge?

- New development must pay costs related to growth and development.
- **Regional infrastructure*** upgrades triggered by growth are identified through the **Integrated Resource Plan (IRP)*** process and funded from the Regional Development Charge (RDC).
- In its simplest form...

$$RDC = \frac{\textit{Infrastructure for Growth}}{\textit{Growth}}$$

Regional Development Charge
 Workshop #2:
 Infrastructure List for Growth
 Tuesday, January 28, 2025

Regional Development Charge
 Workshop #3: Financial Assumptions
 Workshop #4: Application of the Charge
 Wednesday, February 12, 2025

Regional Development Charge
 Workshop #1: Population Projections
 Tuesday, January 14, 2025



Type of Infrastructure

Local Infrastructure

- Water or wastewater mains servicing the buildings connected to them
- 100% developer donated asset



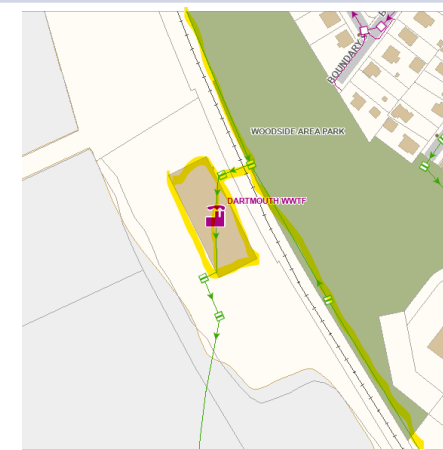
Area Master Infrastructure (Capital Cost Contribution, CCC)

- Master planned area,
- Base infrastructure paid by developer,
- Oversizing by CCC



Regional Infrastructure

- Identified in the **IRP**, for asset renewal, compliance and growth
- Growth portion paid for by the RDC

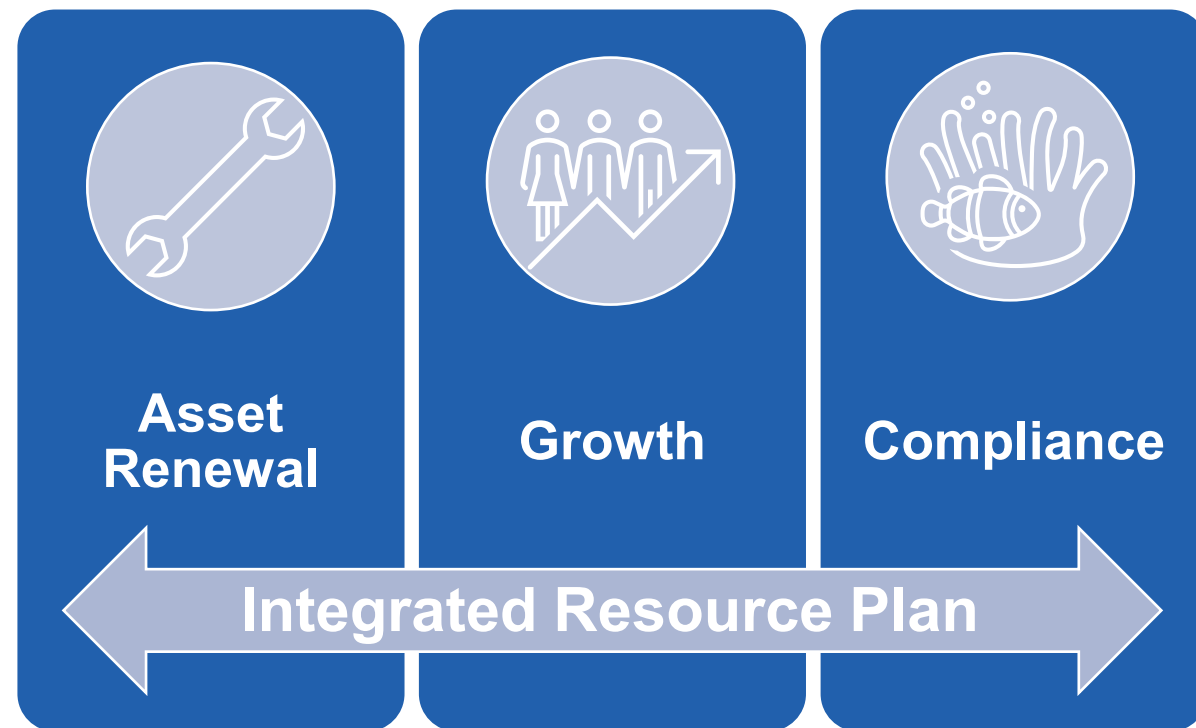


M-District Example

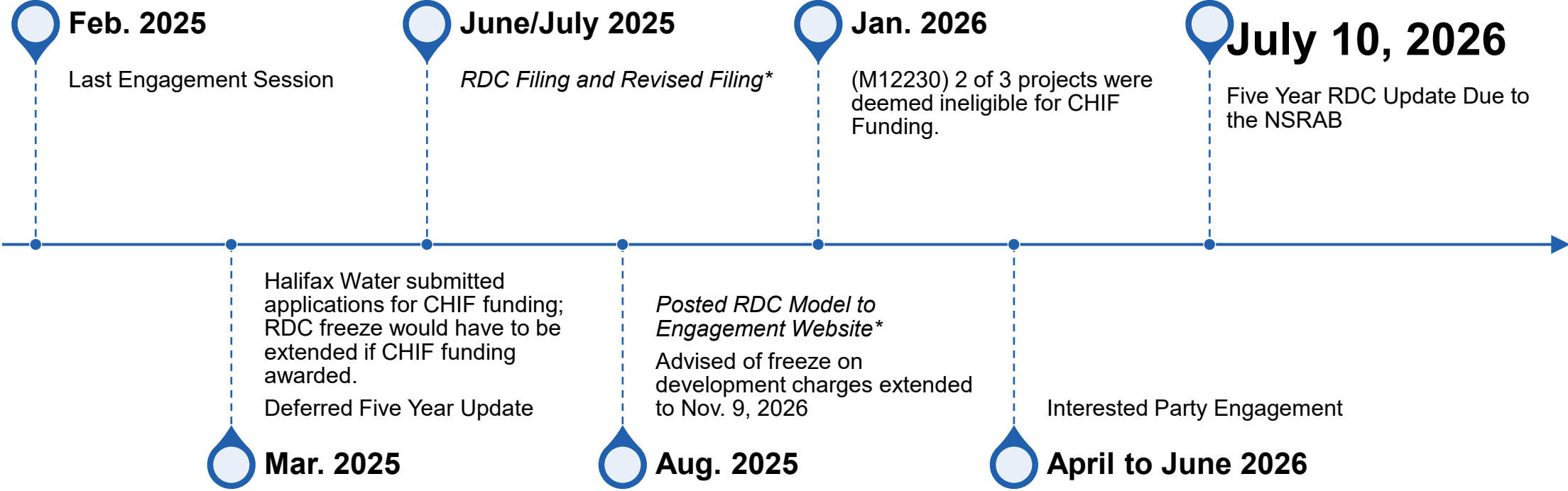


Integrated Resource Plan (IRP)

- Halifax Water's infrastructure investment plan to support planning decisions over the next 30 years.
- Supports organizational objectives and corporate programs.
- Outlines the recommendations to address the servicing needs of three drivers.
- Outputs include infrastructure projects and investment needs but also recommendations for data collection, stakeholder engagement, compliance considerations, and programs like the wet weather management program.
- Repeated on a regular cycle (5 years) to adjust recommendations based on new information.



Timeline of Recent Events



CHIF – Canada Housing Infrastructure Fund
NSRAB – Nova Scotia Regulatory and Appeals Board

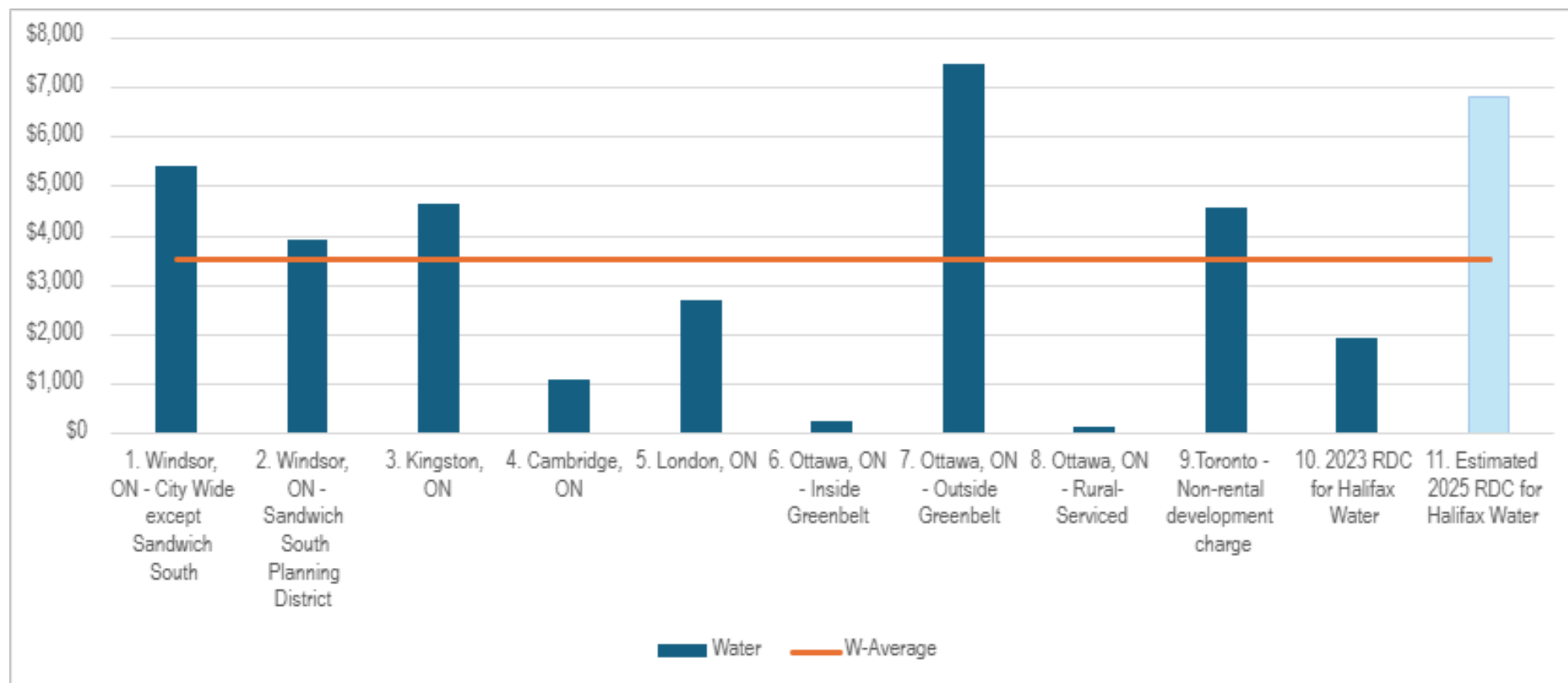


July 2025 Update to NSRAB

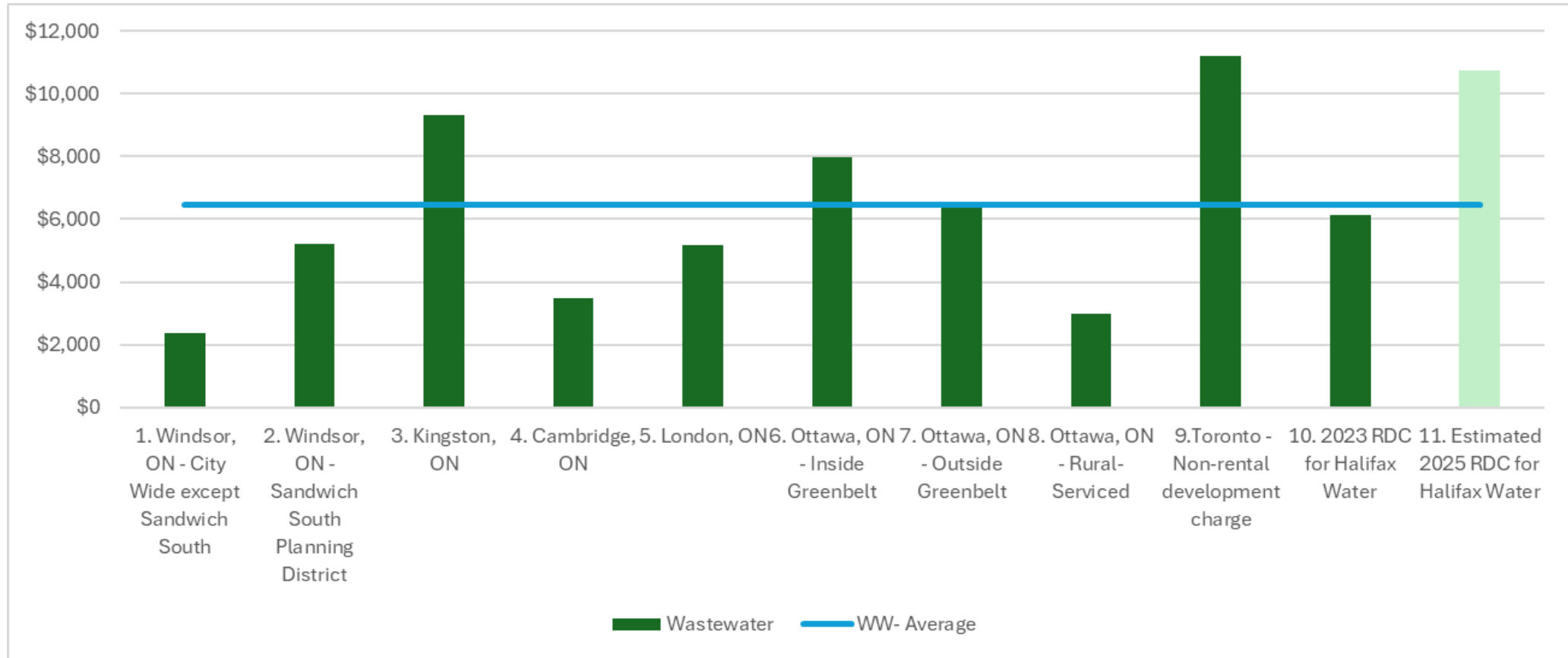
	Current charge	2024 Review - Not Adjusted due to Freeze	2025 Review with Updated Project Costs - Not Adjusted due to Freeze
	2023	2024	2025
Water Single Unit Dwelling Rate (\$/unit)	\$ 1,921.82	\$ 3,383.83	\$ 6,806.99
Water Multi Unit Dwelling Rate (\$/unit)	\$ 1,290.77	\$ 2,272.72	\$ 4,571.86
Water ICI Rate (\$/m2)	\$ 9.49	\$ 16.70	\$ 33.60
WW Single Unit Dwelling Rate (\$/unit)	\$ 6,126.84	\$ 6,627.33	\$ 10,766.31
WW Multi Unit Dwelling Rate (\$/unit)	\$ 4,115.04	\$ 4,451.19	\$ 7,231.10
WW ICI Rate (\$/m2)	\$ 30.24	\$ 32.72	\$ 53.16
<i>W Increase compared to previous</i>		76.07%	101.2%
<i>W Increase compared to current</i>			254.2%
<i>WW Increase compared to previous</i>		8.17%	62.5%
<i>WW Increase compared to current</i>			75.7%



Benchmarking of Water Development Charges Scan for a SUD



Benchmarking of Wastewater Development Charges Scan for a SUD



Pause for Discussion



RDC Model

- Close slides, open model
- Subject to change for July 10, 2026



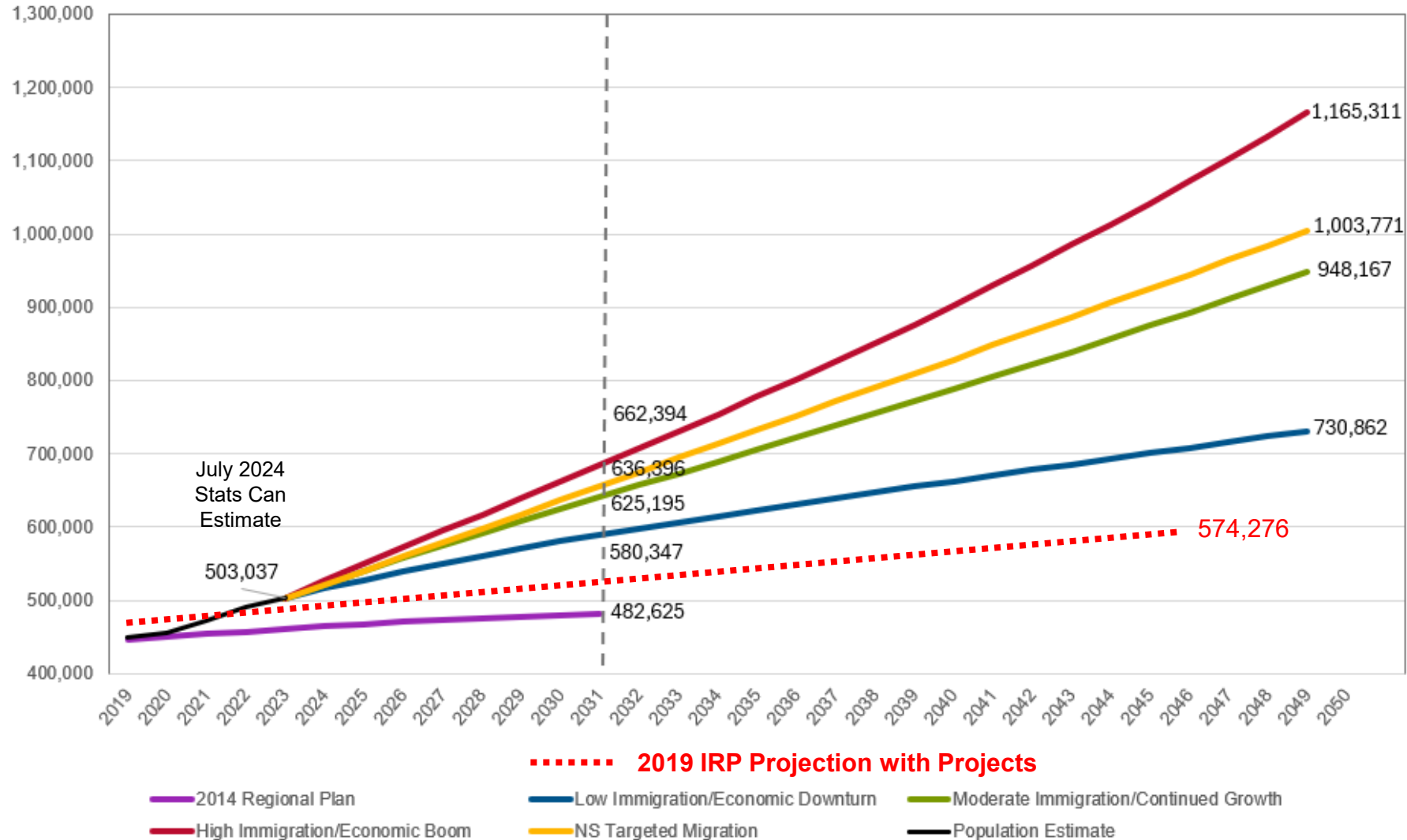
Five Year Update for the RDC – July 10, 2026

- Using the 2019 IRP (ending in 2046) Infrastructure List escalated to 2026 along with additional projects, such as the biosolids and water supply enhancement projects.
- *Right-sized population estimate for the 2019 IRP List**
- A twenty-year model from 2026 to 2046
- Post Period Benefit
- Explore the use of Residual Equivalent Units (REU) compared to SUD, MUD, and ICI
- **Upcoming IRP Ending in 2056**
 - Estimated to be completed in the Fall of 2027
 - New infrastructure list for growth and associated population will be developed and incorporated into the RDC model.



Pause for Discussion

Growth Projections Comparison



Comparison 2024 Population
 2019 IMP: 461,387
 July 2024 Stats Can: 503,037

Demand Side Management (DSM)

- Halifax Water has an RFP drafted
- Engaging with Efficiency One
- Could capital projects be deferred or reduced due to the conservation of water and wastewater from the existing/future customer?
- Examples could include; RDC funding rain barrels to reduce the size of a wastewater/ combined project?
- Change to water and wastewater quality must also be considered.
- There will be no DSM initiatives to inform the July 2026 RDC.

Pause for Discussion



A photograph of two workers in safety gear (hard hats, safety vests) using a surveying instrument (likely a total station or similar) outdoors. The image is overlaid with a semi-transparent orange filter. The worker on the right is wearing headphones and sunglasses, and is holding a control unit. The worker on the left is holding a long pole or tripod. In the background, there is a building with a sign that reads "ATLANTIC SCHOOL OF THEOLOGY" and "Education since 1875".

Discussion and Feedback Slides:

- 1. When the freeze ends on November 9, 2026*
- 2. Timing of RDC – Collection at Water meter*
- 3. Permit Influx with RDC Increase*

1. When the freeze ends on November 9, 2026

- The proposed five-year update will be submitted on July 10, 2026.
- 2014's M05811 RDC's had a phased approach: July 14, 2014, and April 1, 2015.

NOTE: the recent announcement of the \$28M for Windsor Street Exchange is through a different program than CHIF – we are still working through the conditions pertaining to the funding so we have not determined what portion, if any, is assigned to RDC projects – but will update you when we know.

- **Could you share your thoughts on a phased implementation of the RDC increase?**



Pause for Discussion



2. Timing of RDC Collection at Water Meter

- RDCs are collected when the water permit is submitted. The Development Community has asked that the fees be collected when the water meter is installed.
 - This timing change will eliminate the need for carrying charges.
- NSRAB direction has been that the next RDC hearing “... where a more fulsome and comprehensive analysis, based on all the elements used to develop RDC Charges, will be completed.”
- **Do interested parties still want the RDC collection timing to be at the water meter?**



Pause for Discussion

3. Permit Influx with RDC Increase

- Water Permits have a two-year expiry.
- Historically, there is an influx of water permits before the RDC is increased.
- This will impact Halifax Water's level of service (LOS) for reviewing and approving water permit.
- **How does this change in the level of service affect your timelines?**
- **How can Halifax Water prioritize permits during this time?**



Pause for Discussion



Proposed Interested Parties Engagement Plan

Session #1: Introduction and Re-grouping	Session #2: Numbers and Options	Session #3: Presenting NSRAB Application
Today	Late May	Early July
<ul style="list-style-type: none">Recap, background information, and discussion points	<ul style="list-style-type: none">Presenting estimates for the RDC	<ul style="list-style-type: none">Presenting the NSRAB applicationProviding additional information on how to intervene

Pause for Discussion



Questions and Comments

**STRAIGHT from
the SOURCE**



Summary and Next Steps

- Provided background information and sources for the Regional Development Charges
- Reviewed the timeline of events over the past year
- Five Year Update for the RDC – July 10, 2026
- Discussion and Feedback
 1. When the Freeze ends on November 9, 2026
 2. Timing of the RDC Collection at Water Meter
 3. Permit Influx with RDC Increase
- Proposed Interested Parties Engagement Plan
- **Next Steps:**
 - Looking for feedback, send to engineeringapprovals@halifaxwater.ca,
 - Referencing slide number and title
 - Visit the engagement website for background information and updates
 - Session #2 will be scheduled soon.



