



# Addendum to 2019 Development Charges Background Study

Township of North Dumfries

---

For Public Circulation and Comment

November 26, 2019

Watson & Associates Economists Ltd.  
905-272-3600  
info@watsonecon.ca



# Table of Contents

	Page
<b>1. Summary of Revisions to the October 8, 2019 Development Charges</b>	
<b>Background Study</b> .....	<b>1-1</b>
1.1 Background.....	1-1
1.2 Discussion .....	1-1
1.3 Impacts on the Calculated Development Charges .....	1-2
<b>2. Changes to the D.C.B.S.</b> .....	<b>2-1</b>
<b>3. Process for Adoption of the D.C. By-law</b> .....	<b>3-1</b>
<b>Appendix A Amended Pages</b> .....	<b>A-1</b>



# 1. Summary of Revisions to the October 8, 2019 Development Charges Background Study

## 1.1 Background

---

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the Township of North Dumfries (Township) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.) by-law process:

- October 8, 2019 – Release of the D.C.B.S. to the general public
- October 29, 2019 – Public Meeting of Council
- November 26, 2019 – Release of Addendum to 2019 D.C.B.S.
- December 9, 2019 – Anticipated passage of D.C. By-law

The purpose of this addendum to the October 8, 2019 D.C.B.S. is to provide for revisions to the calculation of the charges for Parks and Recreation services based on Township Council Resolution Number C-572-12.

The refinements are detailed in the subsequent sections of this report, and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. By-law.

## 1.2 Discussion

---

At the Public Meeting of Council on October 29, 2019, Council adopted Resolution Number C-572-19 regarding the calculation of the charges for Parks and Recreation services. Specifically, the resolution requires that the capital costs for indoor recreation facilities be apportioned 95% to residential and 5% to non-residential development. This is in recognition of the usage of facility space by non-residential users. The costs for non-facility-related costs would be apportioned fully to residential development.

The total gross cost estimates remain unchanged from those included in the October 8, 2019 D.C.B.S. The revised allocation of costs between residential and non-residential



development is presented in Table 1 below. Furthermore, the reserve fund deficit balance for Parks and Recreation services has been apportioned proportionately to residential and non-residential development based on the share of D.C. eligible costs. For single and semi-detached dwellings, the calculated D.C. for Parks and Recreation services increases by \$98 a unit from \$2,590 to \$2,688. For non-residential developments, the calculated D.C. for Parks and Recreation services decreases by \$0.15 per square foot of gross floor area (G.F.A.), from \$0.21 to \$0.06.

### **1.3 Impacts on the Calculated Development Charges**

---

The revisions presented in section 1.2 change the calculated charges presented in the October 8, 2019 D.C.B.S. Table 2 presents a comparison of the Township's existing charges with those presented in the October 8, 2019 D.C.B.S., and the amended calculations contained herein. The comparison is provided for a single detached dwelling unit, and per square foot of non-residential G.F.A.

By comparison to the October 8, 2019 D.C.B.S., the amended charge for a single detached residential unit increases from \$6,015 to \$6,113 (2019\$). For non-residential development types, the amended charge decreases by \$0.15 per square foot of G.F.A., from \$1.61 to \$1.46 (2019\$).

By comparison to the Township's current D.C. by-law, the amended charge for a single detached residential unit decreases by \$297, from \$6,410 to \$6,015 (2019\$). The charge for non-residential development would increase by \$0.20 per square foot of G.F.A., from \$1.26 to \$1.46 (2019\$).

The calculated rates are also presented in Table 3, including indexing to 2020\$ (i.e. +4%) reflective of the anticipated by-law effective date of January 1, 2020.



**Table 1  
Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. 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
<b>2020-2029</b>												
<b>Indoor Recreation</b>												
1	NPV Principal - Debt on Recreation Complex	2020-2024	1,042,468	-	1,042,468	-		1,042,468	104,247	938,221	891,310	46,911
2	NPV Interest - Debt on Recreation Complex	2020-2024	158,847	-	158,847	-		158,847	15,885	142,962	135,814	7,148
<b>Park Development, Amenities, and Vehicles</b>												
3	Leash Free Dog Park	2025	87,400	-	87,400	59,043		28,357	2,836	25,521	25,521	-
4	Basketball Court @ NDCC	2022	117,000	-	117,000	79,039		37,961	3,796	34,165	34,165	-
5	Off-Road Trails - Various Locations	2021-2028	288,500	-	288,500	194,896		93,604	9,360	84,243	84,243	-
6	3 Lit Cell Tennis Court	2024	371,400	-	371,400	250,899		120,501	12,050	108,451	108,451	-
7	Schmidt Park - Unorganized Sports Field	2024	66,300	-	66,300	-		66,300	6,630	59,670	59,670	-
8	Hilltop P4S3/Broos P1 Parkette	2021	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
9	RoxShire Parkette	2027	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
10	Legacy P1/Broos P2 Neighbourhood Park	2023	722,160	-	722,160	-		722,160	72,216	649,944	649,944	-
11	BMX/Skatepark Facility @NDCC	2020	686,750	-	686,750	463,934		222,816	22,282	200,534	200,534	-
12	Isley Pit Parkette	2025	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
13	Cambridge West Neighbourhood Park	2027	722,160	-	722,160	-		722,160	72,216	649,944	649,944	-
14	Cambridge West Parkette	2029	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
15	SW Quadrant - Ayr Parkette	2029	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
16	SW Quadrant - Ayr Neighbourhood Park	2031	722,160	722,160	-	-		-	-	-	-	-
	Reserve Fund Adjustment							258,850		258,850	255,398	3,452
	<b>Total</b>		<b>6,273,720</b>	<b>722,160</b>	<b>5,551,560</b>	<b>1,047,812</b>	<b>-</b>	<b>4,762,598</b>	<b>450,375</b>	<b>4,312,223</b>	<b>4,254,712</b>	<b>57,511</b>



**Table 2**  
**Comparison of Development Charges**

**Residential (Single Detached) Comparison (2019\$)**

Service	Current	Calculated (October 8, 2019)	Calculated November 26 Addendum)	Change (\$) November 26 Addendum vs October 8, 2019)	Change (%) November 26 Addendum vs October 8, 2019)
<b>Municipal Wide Services:</b>					
Roads and Related	1,954	3,055	3,055	-	0%
Fire Protection Services	533	171	171	-	0%
Parks and Recreation	3,787	2,590	2,688	98	4%
Administration Studies	102	176	176	-	0%
Parking Services	34	23	23	-	0%
<b>Total Municipal Wide Services</b>	<b>6,410</b>	<b>6,015</b>	<b>6,113</b>	<b>98</b>	<b>2%</b>

**Non-Residential (per sq.ft.) Comparison (2019\$)**

Service	Current	Calculated (October 8, 2019)	Calculated November 26 Addendum)	Change (\$) November 26 Addendum vs October 8, 2019)	Change (%) November 26 Addendum vs October 8, 2019)
<b>Municipal Wide Services:</b>					
Roads and Related	0.94	1.25	1.25	-	0%
Fire Protection Services	0.29	0.07	0.07	-	0%
Parks and Recreation	-	0.21	0.06	(0.15)	-71%
Administration Studies	0.06	0.07	0.07	-	0%
Parking Services	0.02	0.01	0.01	-	0%
<b>Total Municipal Wide Services</b>	<b>1.31</b>	<b>1.61</b>	<b>1.46</b>	<b>(0.15)</b>	<b>-71%</b>

**Table 3**  
**Schedule of Calculated D.C.s (2020\$)**

Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi- Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
<b>Municipal Wide Services:</b>					
Roads and Related	3,178	2,107	1,303	2,411	1.30
Fire Protection Services	178	118	73	135	0.07
Parks and Recreation	2,796	1,854	1,147	2,121	0.06
Administration Studies	183	121	75	139	0.07
Parking Services	24	16	10	18	0.01
<b>Total Municipal Wide Services</b>	<b>6,359</b>	<b>4,216</b>	<b>2,608</b>	<b>4,824</b>	<b>1.51</b>



## 2. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the October 8<sup>th</sup> D.C.B.S. Accordingly, the revised pages are appended to this report:

- Table of Contents – Reissued to reflect page numbering changes;
- Page 1-3 – Revised to reflect this addendum;
- Pages 5-3 and 5-7 – Reissued to reflect changes described in Section 1.2;
- Chapter 6 – Updated to reflect changes in the calculated charges for Parks and Recreation services;
- Page 7-7 – Reissued to reflect the issuance of this addendum and changes described in Section 1.2;
- Page C-4 – Reissued to reflect to the changes to D.C. cash flow calculations for Parks and Recreation Services; and
- Appendix F – Revised draft D.C. By-Law



### 3. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. By-Law and will be incorporated into the D.C.B.S. to be provided to Council and the general public prior to Council's consideration and adoption of the proposed D.C. By-Law on December 9, 2019.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. By-Law, then prior to By-Law passage Council must:

- Approve the Development Charges Background Study, as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new Development Charges By-Law.





# Appendix



# Appendix A

## Amended Pages



Table 1-1  
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meetings with staff from Waterloo Region townships	January 17, 2019
2. Data collection, Township Staff interviews, preparation of D.C. calculations	January – September 2019
3. Preparation of draft D.C. background study and review of draft findings with staff	September 2019
4. Council Information Session	September 23, 2019
5. D.C. background study and proposed D.C. by-law available to public	October 8, 2019
6. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
7. Public Meeting of Council	October 29, 2019
8. Amendment to 2019 D.C. Background Study	November 26, 2019
9. Council considers adoption of D.C. background study and passage of by-law	December 9, 2019
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. Township makes available D.C. pamphlet	by 60 days after in force date



Over the 10-year forecast period the Township will require additional parkland and trail development, additional amenities, and to recover the growth-related debt servicing costs associated with the Recreation Complex debt. The gross capital cost of these projects totals \$6.3 million. \$722,160 has been deducted from the gross capital costs to reflect the benefit to growth set to occur after 2029 (i.e. post-period benefit).

Approximately, \$1.0 million has been deducted from the gross capital costs, to reflect the benefits to existing development. The statutory 10% deduction totals \$450,375. After applying these deductions and incorporating costs for unfunded projects reflected in the existing D.C. reserve fund deficit balance of \$258,850, the net growth-related capital costs of \$4.3 million have been included in the calculation of the charge.

While Parks and Recreation Services usage is predominately residential based, there is some use of the facilities by non-residential users. To acknowledge this use, the growth-related capital costs for the Recreation Complex debt have been allocated 95% to residential and 5% non-residential development types. The growth-related capital costs for non-facility needs have been allocated 100% to residential development.

#### **5.2.4 Administration – Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program and to support the preparation of future D.C. background studies. The Township has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes future D.C. background studies as well as other planning studies and servicing studies.

The total cost of these studies over the 10-year forecast period is \$670,000. A deduction of \$256,250 has been applied, reflecting the attribution of benefits to existing development. After deducting \$35,750 for the mandatory 10% deduction, and applying the existing reserve fund balance of \$5,495, the resulting net growth-related costs of \$357,505 have been included in the D.C. calculation.

These costs have been allocated 80% to residential and 20% to non-residential development based on the incremental growth in population to employment for the 10-year forecast period.



## Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. 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
	2020-2029											
	<b>Indoor Recreation</b>											
1	NPV Principal - Debt on Recreation Complex	2020-2024	1,042,468	-	1,042,468	-		1,042,468	104,247	938,221	891,310	46,911
2	NPV Interest - Debt on Recreation Complex	2020-2024	158,847	-	158,847	-		158,847	15,885	142,962	135,814	7,148
	<b>Park Development, Amenities, and Vehicles</b>											
3	Leash Free Dog Park	2025	87,400	-	87,400	59,043		28,357	2,836	25,521	25,521	-
4	Basketball Court @ NDCC	2022	117,000	-	117,000	79,039		37,961	3,796	34,165	34,165	-
5	Off-Road Trails - Various Locations	2021-2028	288,500	-	288,500	194,896		93,604	9,360	84,243	84,243	-
6	3 Lit Cell Tennis Court	2024	371,400	-	371,400	250,899		120,501	12,050	108,451	108,451	-
7	Schmidt Park - Unorganized Sports Field	2024	66,300	-	66,300	-		66,300	6,630	59,670	59,670	-
8	Hilltop P4S3/Broos P1 Parkette	2021	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
9	RoxShire Parkette	2027	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
10	Legacy P1/Broos P2 Neighbourhood Park	2023	722,160	-	722,160	-		722,160	72,216	649,944	649,944	-
11	BMX/Skatepark Facility @NDCC	2020	686,750	-	686,750	463,934		222,816	22,282	200,534	200,534	-
12	Isley Pit Parkette	2025	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
13	Cambridge West Neighbourhood Park	2027	722,160	-	722,160	-		722,160	72,216	649,944	649,944	-
14	Cambridge West Parkette	2029	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
15	SW Quadrant - Ayr Parkette	2029	257,715	-	257,715	-		257,715	25,772	231,944	231,944	-
16	SW Quadrant - Ayr Neighbourhood Park	2031	722,160	722,160	-	-		-	-	-	-	-
	Reserve Fund Adjustment							258,850		258,850	255,398	3,452
	<b>Total</b>		<b>6,273,720</b>	<b>722,160</b>	<b>5,551,560</b>	<b>1,047,812</b>	<b>-</b>	<b>4,762,598</b>	<b>450,375</b>	<b>4,312,223</b>	<b>4,254,712</b>	<b>57,511</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council have been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. The cash-flow calculations of the maximum D.C.s s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken, by service, for each forecast development type, i.e. residential and non-residential. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-1 calculates the proposed D.C.s to be imposed for Roads and Related Services over the 2020-2031 forecast period. Table 6-2 calculates the proposed D.C.s for Fire Protection, Parking, Parks and Recreation, and Administration Services, to be imposed on anticipated development in the Township over the 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and other multiples). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis. Table 6-3 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft. of G.F.A. for non-residential development in 2019\$ values. The calculated rates are also presented in Table 6-4 including indexing to 2020\$ (i.e. +4%) reflective of the anticipated by-law effective date of January 1, 2020.

Tables 6-5 and 6-6 compare the Township's existing charges to the charges proposed herein (2019\$ rates presented in Table 6-3), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development respectively. The calculated charges are \$6,113 for a single detached residential dwelling unit, \$1.46 per sq.ft. for non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 5% decrease (-\$297) from the current charges of \$6,410. The proposed charges for non-residential development represent a 16% increase (+\$0.20) over the current charges of \$1.26 per sq.ft.



Table 6-1  
Municipal-Wide Services D.C. Calculation  
2020-2031

SERVICE	D.C.-Eligible Cost		D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Roads and Related	\$ 5,775,163	\$ 1,443,791	\$ 3,055	\$ 1.25
<b>TOTAL</b>	<b>\$5,775,163</b>	<b>\$1,443,791</b>	<b>\$3,055</b>	<b>\$1.25</b>
Financing Costs	\$155,081	\$38,770		
D.C.-Eligible Capital Cost	\$5,930,244	\$1,482,561		
12-Year Gross Population/GFA Growth (sq.ft.)	6,177	1,185,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$960.05</b>	<b>\$1.25</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.182	\$3,055		
Apartments - 2 Bedrooms +	2.110	\$2,026		
Apartments - Bachelor and 1 Bedroom	1.305	\$1,253		
Other Multiples	2.414	\$2,318		

Table 6-2  
Municipal-Wide Services D.C. Calculation  
2020-2029

SERVICE	D.C.-Eligible Cost		D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. Fire Protection Services	\$ 273,727	\$ 68,432	\$ 171	\$ 0.07
3. Parks and Recreation	4,254,712	57,511	2,688	0.06
4. Administration Studies	286,004	71,501	176	0.07
5. Parking Services	37,816	9,454	23	0.01
<b>TOTAL</b>	<b>\$4,852,259</b>	<b>\$206,898</b>	<b>\$3,058</b>	<b>\$0.20</b>
Financing Costs	\$119,631	\$6,972		
D.C.-Eligible Capital Cost	\$4,971,890	\$213,870		
10-Year Gross Population/GFA Growth (sq.ft.)	5,174	1,045,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$960.94</b>	<b>\$0.20</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.182	\$3,058		
Apartments - 2 Bedrooms +	2.110	\$2,028		
Apartments - Bachelor and 1 Bedroom	1.305	\$1,254		
Other Multiples	2.414	\$2,320		





Table 6-3  
Schedule of Calculated D.C.s (2019\$)

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	3,055	2,026	1,253	2,318	1.25
Fire Protection Services	171	113	70	130	0.07
Parks and Recreation	2,688	1,782	1,102	2,039	0.06
Administration Studies	176	117	72	133	0.07
Parking Services	23	15	10	18	0.01
<b>Total Municipal Wide Services</b>	<b>6,113</b>	<b>4,053</b>	<b>2,507</b>	<b>4,638</b>	<b>1.46</b>

Table 6-4  
Schedule of Calculated D.C.s (2020\$)

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	3,178	2,107	1,303	2,411	1.30
Fire Protection Services	178	118	73	135	0.07
Parks and Recreation	2,796	1,854	1,147	2,121	0.06
Administration Studies	183	121	75	139	0.07
Parking Services	24	16	10	18	0.01
<b>Total Municipal Wide Services</b>	<b>6,359</b>	<b>4,216</b>	<b>2,608</b>	<b>4,824</b>	<b>1.51</b>

Table 6-5  
Comparison of Current and Calculated (2019\$) Residential D.C.s (per Single-Detached Unit)

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Roads and Related	1,954	3,055
Fire Protection Services	533	171
Parks and Recreation	3,787	2,688
Administration Studies	102	176
Parking Services	34	23
<b>Total Municipal Wide Services</b>	<b>6,410</b>	<b>6,113</b>



Table 6-6  
Comparison of Current and Calculated (2019\$) Non-Residential D.C.s (per sq.ft.)

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Roads and Related	0.90	1.25
Fire Protection Services	0.28	0.07
Parks and Recreation	-	0.06
Administration Studies	0.06	0.07
Parking Services	0.02	0.01
<b>Total Municipal Wide Services</b>	<b>1.26</b>	<b>1.46</b>



### **7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing**

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98).

## **7.5 Other Recommendations**

---

**It is recommended that Council:**

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated October 8, 2019 (as amended), subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated October 8, 2019, as amended;”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law as set out in Appendix F.”



**Township of North Dumfries  
2019 Development Charges Study  
Cash Flow Calculation - Parks and Recreation - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$844.70	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	(255,398)	200,534	200,534	242,091	517	844.70	437,048	(260,975)	(7,829)	(268,805)
2021	(268,805)	242,474	249,748	241,814	517	870.04	450,160	(310,207)	(9,306)	(319,513)
2022	(319,513)	44,695	47,417	241,993	517	896.14	463,664	(145,259)	(4,358)	(149,617)
2023	(149,617)	660,474	721,718	241,520	517	923.03	477,574	(635,281)	(19,058)	(654,339)
2024	(654,339)	178,651	201,073	242,277	517	950.72	491,902	(605,788)	(18,174)	(623,962)
2025	(623,962)	267,995	310,680		517	979.24	506,659	(427,983)	(12,839)	(440,823)
2026	(440,823)	10,530	12,574		517	1,008.62	521,858	68,462	685	69,146
2027	69,146	892,418	1,097,561		517	1,038.88	537,514	(490,901)	(14,727)	(505,628)
2028	(505,628)	10,530	13,340		517	1,070.04	553,640	34,672	347	35,019
2029	35,019	463,887	605,267		517	1,102.14	570,249	0	0	0
<b>Total</b>		<b>2,972,189</b>	<b>3,459,913</b>	<b>1,209,696</b>	<b>5,174</b>		<b>5,010,267</b>		<b>(85,261)</b>	

Note: Numbers may not add due to rounding

**Township of North Dumfries  
2019 Development Charges Study  
Cash Flow Calculation - Parks and Recreation - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.061	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	(3,452)	-	-	12,742	104,570	0.061	6,352	(9,842)	(295)	(10,137)
2021	(10,137)	-	-	12,727	104,570	0.063	6,542	(16,322)	(490)	(16,812)
2022	(16,812)	-	-	12,736	104,570	0.064	6,739	(22,810)	(684)	(23,494)
2023	(23,494)	-	-	12,712	104,570	0.066	6,941	(29,265)	(878)	(30,143)
2024	(30,143)	-	-	12,751	104,570	0.068	7,149	(35,745)	(1,072)	(36,817)
2025	(36,817)	-	-		104,570	0.070	7,363	(29,454)	(884)	(30,338)
2026	(30,338)	-	-		104,570	0.073	7,584	(22,753)	(683)	(23,436)
2027	(23,436)	-	-		104,570	0.075	7,812	(15,624)	(469)	(16,093)
2028	(16,093)	-	-		104,570	0.077	8,046	(8,046)	(241)	(8,288)
2029	(8,288)	-	-		104,570	0.079	8,288	0	0	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>63,668</b>	<b>1,045,700</b>		<b>72,816</b>		<b>(5,696)</b>	

Note: Numbers may not add due to rounding

**Township of North Dumfries  
2019 Development Charges Study  
Cash Flow Calculation - Administration - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$55.28	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	4,396	82,800	82,800		517	55.28	28,600	(49,803)	(1,494)	(51,297)
2021	(51,297)	64,800	66,744		517	56.94	29,458	(88,583)	(2,657)	(91,241)
2022	(91,241)	45,000	47,741		517	58.64	30,342	(108,639)	(3,259)	(111,898)
2023	(111,898)	-	-		517	60.40	31,252	(80,646)	(2,419)	(83,065)
2024	(83,065)	21,600	24,311		517	62.21	32,190	(75,186)	(2,256)	(77,442)
2025	(77,442)	33,000	38,256		517	64.08	33,156	(82,542)	(2,476)	(85,018)
2026	(85,018)	21,600	25,792		517	66.00	34,150	(76,660)	(2,300)	(78,959)
2027	(78,959)	-	-		517	67.98	35,175	(43,784)	(1,314)	(45,098)
2028	(45,098)	-	-		517	70.02	36,230	(8,868)	(266)	(9,134)
2029	(9,134)	21,600	28,183		517	72.12	37,317	0	0	0
<b>Total</b>		<b>290,400</b>	<b>313,826</b>	<b>0</b>	<b>5,174</b>		<b>327,871</b>		<b>-18,441</b>	

Note: Numbers may not add due to rounding



# Appendix F

## Proposed D.C. By-law



**BY-LAW NUMBER       -19**

**OF THE**

**CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES**

**Being a By-law to impose certain Development Charges in The Township of North Dumfries pursuant to the Development Charges Act, S.O., 1997, c. 27, as amended (the "Act") with respect to services provided by the Township of North Dumfries.**

**WHEREAS** subsection 2(1) of the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended (the "*Act*") 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 arising from development of the area to which the by-law applies;

**AND WHEREAS** a development charge background study has been completed in accordance with section 10 of the *Act*;

**AND WHEREAS** the Council of the Township of North Dumfries has given notice and held a public meeting on the 29<sup>th</sup> day of October, 2019 in accordance with section 12 of the *Act* and the Regulations made under the *Act*:

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES ENACTS AS FOLLOWS:**

1. Definitions:

In this by-law:

1.1 "Accessory building" means a building or structure, or part of a building or structure, that is:

1.1.1 a parking garage that is exclusively devoted to providing vehicle parking to the main use situated on the same Site;

1.1.2 a mechanical room that is exclusively devoted to providing heating, cooling, ventilating, electrical, mechanical or telecommunications



- equipment for a building or buildings that contain one or more Dwelling Units or Lodging Units situated on the same Site;
- 1.1.3 an entrance way, elevator, stairwell or hallway that provides access to a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site;
  - 1.1.4 a pool area, change room, restroom, fitness facility, kitchen, laundry room, lounge or meeting room that is for the exclusive use of the residents of a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site;
  - 1.1.5 a storage room that provides storage exclusively to a resident or residents of a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site; or
  - 1.1.6 an exterior deck, porch, canopy, gazebo, storage shed or stairway that is exclusively devoted to the use of the residents of a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site;
  - 1.1.7 And for the purposes of this definition, "Site" shall include common elements of the same condominium as the applicable main use, buildings, Dwelling Units or Lodging Units;
- 1.2 "*accessory use*" means a use, including a building or structure, that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure situate on the same lot;
  - 1.3 "*Act*" means the Development Charges Act, 1997 S.O. 1997, c.27, as amended;
  - 1.4 "*bedroom*" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
  - 1.5 "*capital costs*" means costs incurred or proposed to be incurred by the *Township* directly or by others on behalf of, and as authorized by, the *Township*;
    - 1.5.1 to acquire land or an interest in land, including a leasehold interest;



- 1.5.2 to improve land;
- 1.5.3 to acquire, lease, construct or improve buildings and structures;
- 1.5.4 to acquire, lease, construct or improve facilities including:
  - 1.5.4.1 rolling stock with an estimated useful life of seven years or more;
  - 1.5.4.2 furniture and equipment, other than computer equipment;
- 1.5.5 to undertake studies in connection with any of the matters in clauses 1.2.1 to 1.2.4;
- 1.5.6 to undertake the development charge background study required under s. 10 of the Development Charges Act; and
- 1.5.7 interest on money borrowed to pay for costs described in paragraphs 1.2.1 to 1.2.4.
- 1.6 "*Council*" means the Council of The Corporation of the Township of North Dumfries;
- 1.7 "*development*" includes re-development;
- 1.8 "*development charge*" means a charge imposed against land under this By-law;
- 1.9 "*dwelling unit*" means one or more rooms occupied or designed for human habitation which include a separate, private entrance together with cooking and sanitary facilities for the exclusive use of the occupants thereof. A unit or room in a hotel, motel, nursing or retirement home, independent living facility on the same Site as a nursing or retirement home, hospice, rehabilitation facility, student residence where meals and supervision are available, group home or hostel designed for human habitation shall not constitute a Dwelling Unit;
- 1.10 "*existing industrial building*" means a building or buildings existing on a site on the day this By-law is passed or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the "Planning Act") subsequent to the passing of this By-





law for which full development charges were paid, and is used for or in connection with,

- 1.10.1 the production, compounding, processing, packaging, crating, bottling, packing or assembling of raw or semi-processed goods or materials (“manufacturing”) or warehousing;
- 1.10.2 research or development in connection with manufacturing;
- 1.10.3 retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out and such retail sales are restricted to goods manufactured at the site; or
- 1.10.4 office or administrative purposes, if they are,
  - 1.10.4.1 carried out with respect to manufacturing or warehousing; and
  - 1.10.4.2 in or attached to the building or structure used for such manufacturing or warehousing;
- 1.11 “*farm*” means a parcel of land on which the predominant activity is farming. A farm shall not include a greenhouse;
- 1.12 “*farm occupation*” means a vocational use permitted by the applicable zoning by-law and carried on in a building or as an accessory use in a portion of a building on a farm where farming occurs;
- 1.13 “*farming*” means the production of crops or the breeding, raising or maintaining of livestock, or both, and includes but is not limited to:
  - 1.13.1 fur farming;
  - 1.13.2 fruit and vegetable growing;
  - 1.13.3 the keeping of bees;
  - 1.13.4 fish farming; and
  - 1.13.5 sod farming,



and includes such buildings and structures located on a Farm that are designed and intended to be used solely for or in connection with:

- i) storage or repair of farm equipment;
- ii) storage of materials used in the production or maintenance of crops or livestock on the Farm; or
- iii) storage of the products derived from the Farm's production of crops or livestock.

Farm and Farming shall not include a Dwelling Unit located on a Farm or such buildings or structures located on a Farm that are designed and intended to be used solely for or in connection with the processing of the crops or livestock through mechanical, chemical or other means to create an altered product;

- 1.14 "*grade*" means with respect to a Dwelling Unit or Single Detached Dwelling means the average level of finished ground adjoining same at all exterior walls;
- 1.15 "*greenhouse*" means any nursery building where any form or quantity of flowers, household plants, landscaping plants, horticultural products or manufactured household or gardening products not produced on the Site is offered for sale;
- 1.16 "*gross floor area*" means the total floor area of a building or structure or part thereof measured between the outside faces of exterior walls or between the outside faces of exterior walls and the centre line of an partition walls and, in the case of a dwelling unit, included only those areas above grade. The gross floor area shall include any area which is being used for the repair or for the public sale of vehicles but shall exclude any area which is specifically designed for the parking of passenger motor;
- 1.17 "*home occupation*" means a vocational use, which is not a farm occupation, carried on in conjunction with a dwelling unit on the same property as permitted by the applicable Township Zoning By-law
- 1.18 "*industrial building*" means a building that is used for:



- 1.18.1 the production, compounding, processing, packaging, crating, bottling, packing or assembling of raw or semi-processed goods or materials (“manufacturing”) or warehousing;
- 1.18.2 research or development in connection with manufacturing;
- 1.18.3 retail sales by a manufacturer, if the retail sales are an accessory use at the site where manufacturing is carried out; or
- 1.18.4 office or administrative purposes, if they are,
  - 1.18.4.1 carried out as an accessory use to the manufacturing and warehousing; and
  - 1.18.4.2 in or attached to the building or structure used for such manufacturing or warehousing;
- 1.19 “*local board*” has the same meaning as in section 1 of the Act;
- 1.20 “*local services*” means services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under s. 51 of the Planning Act or under s. 53 of the Planning Act;
- 1.21 “*lodging house*” means a building designed or intended to contain, or containing Lodging Units where the residents share access to common areas of the building, other than the Lodging Units;
- 1.22 “*lodging unit*” means a room located in a lodging house which:
  - 1.22.1 is designed to be occupied for human habitation by one resident;
  - 1.22.2 is not normally accessible to persons other than the resident without the permission of the resident; and
  - 1.22.3 may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident.

A unit or room in a hotel, motel, nursing or retirement home, independent living facility on the same Site as a nursing or retirement home, hospice, rehabilitation facility, student residence where meals and supervision are available, group



home, or hostel designed for human habitation shall not constitute a Lodging Unit;

- 1.23 "*mixed use development*" means development containing both residential and non-residential uses;
- 1.24 "*non-residential uses*" means all commercial, industrial, institutional or other use, except farming, not included in the definition of residential uses;
- 1.25 "*owner*" means the owner of land or a person authorized by the owner who has made application for an approval for the *development* of land upon which a *development charge* is imposed;
- 1.26 "*pre-existing development*" means a use of land existing on the land at the time a development charge is payable or existing at any time in the five years prior thereto;
- 1.27 "*residential building*" includes the following:
- 1.27.1 "*Residential Building – Apartment*" means a Residential Building containing three (3) or more dwelling units which share common hall or halls and common entry at grade. Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;
- 1.27.2 "*Residential Building – Other Multiple*" means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings within the respective meanings ascribed hereto under this By-law;
- 1.27.3 "*Residential Building – Single Detached*" means a Residential Building containing one (1) only dwelling unit;
- 1.27.4 "*Residential Building – Semi-Detached*" means a Residential Building divided vertically into two (2) dwelling units by a solid common wall extending from the base of the foundation to the roof line and said common wall shall have a horizontal distance of not less than fifty percent (50%) of the horizontal depth of the building;



1.27.5 “*Residential Building – Stacked Townhouse*” means a building, other than a duplex, townhouse, or back to back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

1.27.6 “*Residential Building – Townhouse dwelling*” means one Dwelling Unit within a building containing three or more Dwelling Units which is divided from the other Dwelling Units by one or more vertical solid walls or partitions extending from foundation to roof;

1.28 “*residential use*” means the use of land, buildings or structures for one or more dwelling units;

1.29 “*services*” means services designated in Schedule B of this By-law;

1.30 “*Township*” means The Corporation of the Township of North Dumfries.

#### **Application and Administration of Development Charges:**

2. It is hereby declared by the Council of the Township that all development of land within the Township, unless otherwise specified in this by-law, will increase the need for services.

3 (1) Subject to subsection (2) to (6) inclusive, development charges shall apply, and shall be calculated and collected in accordance with the provisions of this By-law, on land to be developed or redeveloped for residential and non-residential use, where:

a) the development or redevelopment of the land will increase the need for services; and

b) the development or redevelopment requires one or more of the approvals which follow:

(i) the passing of a zoning By-law or of an amendment thereto under section 34 of the Planning Act;



- (ii) the approval of a minor variance under section 45 of the Planning Act;
  - (iii) a conveyance of land to which a By-law passed under subsection 50(7) of the Planning Act applies;
  - (iv) the approval of a plan of subdivision under section 51 of the Planning Act;
  - (v) a consent under section 53 of the Planning Act;
  - (vi) the approval of a description under section 50 of the Condominium Act, R.S.O. 1990, c.C.26; or
  - (vii) the issuing of a permit under the Building Code Act, 1992, S.O. 1992, c.23 (the "Building Code"), in relation to a building or structure.
- 3 (2) Where two or more of the actions described in subsection (1) are required before the land to which a development charge applies can be developed or redeveloped, only one development charge shall be imposed, calculated and collected in accordance with the provisions of this By-law;
- 3 (3) Despite subsection (2), if two or more of the actions described in subsection (1) occur at different times and if the subsequent action or actions has the effect of increasing the need for services as designated in this By-law, additional development charges shall be imposed, calculated and collected in accordance with the provisions of this By-law.
- 3 (4) Subject to subsection (4), this by-law applies to all lands within the whether or not the land or the use thereof is exempt from taxation under section 3 of the *Assessment Act*, RSO 1990, c. A-31;
- 3 (5) Council hereby imposes the development charges shown in Schedule A upon the development of land to which this by-law applies calculated in the manner set out in section 4 and Schedule A;
- 3 (6) This by-law does not apply to:



- (a) The development of land that is owned by and used exclusively for the purpose of a municipality, a Local Board or a School Board as defined by subsection 1 (1) of the Education Act,
- (b) Land developed for any municipal use by the:
  - (i) Regional Municipality of Waterloo
  - (ii) Township of North Dumfries
  - (iii) Grand River Conservation Authoritybeing institutions within the category of institution
- (c) the Crown in right of Ontario or the Crown in right of Canada,
- (d) a dwelling unit used exclusively for the purposes of non-profit assisted rental housing which is 100% funded by the Regional Municipality of Waterloo or the crown in right of Ontario or Canada;
- (e) the development of land that constitutes only:
  - (i) the enlargement of an existing dwelling unit,
  - (ii) the creation of the first two additional dwelling units in a one unit (single detached) dwelling, or the creation of the first additional dwelling unit in a semi-detached, multiple or row unit, or apartment dwelling;
- (f) Development for any one or more of the following land uses:
  - (i) a temporary use permitted under a municipal zoning by-law enacted in accordance with section 39 of the Planning Act;
  - (ii) a Home Occupation
  - (iii) a farm building
  - (iv) temporary erection of a building without a foundation defined in the Building Code for a period not exceeding six consecutive months



and not more than six months in any one calendar year on a site for which development charges have been previously paid

(v) an accessory use

- 3 (7) The services to which the development charges imposed by subsection (2) relate to are those listed in Schedule B to this by-law

### **Calculation of Development Charges:**

- 4 (1) Subject to the provisions of this By-law, the charges applicable to residential development shall be the sum of the amounts calculated by multiplying the number of units of each type referred to in Schedule "A" by the rates listed thereunder in the relevant services.
- 4 (2) Subject to the provisions of this By-law, the charges applicable to non-residential development shall be the sum of the amounts calculated by multiplying the square feet of non-residential gross floor area by the rates listed in Schedule "A" for the relevant services.
- 4 (3) Subject to the provisions of this By-law, development charges against land to be developed or redeveloped for mixed residential and non-residential use shall be the aggregate of the amount applicable to the residential component and the amount applicable to the gross floor area of the non-residential component.

### Redevelopment Allowances

- 4 (4) Where there is a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof, the Development Charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to Development Charges at the time this By-law was passed
- 4 (5) With respect to a residential building or structure or the residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall be calculated by multiplying the number of dwelling units demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule "A" of this By-law.





- 4 (6) With respect to a non-residential building or structure or the non-residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall be calculated by multiplying the Gross Floor Area of that portion of the building demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule "A" of this By-law.
- 4 (7) The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the Development Charges payable with respect to new or proposed development.
- 4 (8) No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from Development Charges in accordance with this By-law.
- 4 (9) In determining whether subsections (1) through (5) inclusive apply, demolition or alteration shall be deemed to have occurred as of the date of the permit issued thereof and destruction due to natural or criminal acts shall be deemed to have occurred on the date such acts first occurred.

### **Administration**

5. Subject to any agreement made pursuant to subsection 27 (1) of the Development Charges Act, 1997, the whole of the development charge imposed under this by-law shall be calculated at the rate in effect at the time of issuance of the building permit and paid in full to the Treasurer of the Township prior to the issuance of a building permit under the Building Code Act for any building or structure in connection with the development in respect of which the development charge hereunder is payable.
6. The charges set out in Schedule A on which a development charge is based shall be adjusted without amendment to this by-law on December 1 each year, commencing on December 1, 2020 in accordance with section 7 of O. Reg 82-98 as may be amended from time to time.

### **Prior Agreements and Payments:**



- 7 (1) Where, in any servicing agreement entered into prior to By-law **\_\_\_\_\_ -19** coming into force, provision is made for payment in the future of a development charge in respect of a development of land to which this by-law applies at the applicable rate upon issuance of a building permit or other event and where such payment is made after the coming in force of this by-law, such payment shall be calculated in accordance with the development charges provided for in this by-law and shall be deemed to be a development charge payment made pursuant to this by-law and the Development Charges Act, 1997.
- 7 (2) Notwithstanding any provisions in this by-law quantifying a development charge for the development of a site, where a servicing agreement entered into prior to By-law **\_\_\_\_\_ -19** coming into force provides for the payment of a development charge in respect of a site to which this by-law applies at a fixed rate, or at a minimum rate which is greater than the development charge provided for herein, the charge set out in the agreement shall apply in respect of the development of the site to which the agreement relates. Where the development to which the agreement relates has not been specified, the first development for which a building permit is issued shall be deemed to be that to which the agreement relates and any subsequent development, whether or not requiring any further approvals other than a building permit, shall be subject to the provisions of this by-law.
- 7 (3) Where a charge has been paid pursuant to a condition imposed on a consent given prior to By-law **\_\_\_\_\_ -19** coming into force be the Committee of Adjustment, such payment shall be deemed to be payment in full under this by-law.

**Credits:**

8. Credits may be given as required under sections 38 - 41 inclusive of the Development Charges Act, 1997, and shall be applied against the development charge payable under this by-law on a site to the maximum of the development charge otherwise payable for the services to which the work relates and in a manner set forth in such an agreement as Council may determine. When an agreement is entered into the credit assigned to a site shall not exceed the maximum density permitted by a draft plan of subdivision or the Township Zoning By-law which pertains to the site on that date, whichever is greater.



### **Reserve Funds:**

9. The Treasurer shall establish and retain reserve funds for the services set out in Schedule "B" in accordance with the provisions of the Development Charges Act, 1997 and shall on or before May 1 of each year prepare and provide to Council a financial statement with respect to each reserve fund or funds so established.

### **General Provisions:**

10. Nothing in this by-law limits the right of Council to require or request an owner to install such services as the Council requires at the owner's expense. Nothing in this by-law relieves an owner of any obligation to install, at the owner's expense, such services as are requested or required by Council as a condition of any approval under the Planning Act.
11. Any servicing agreements made under the Planning Act, prior to the coming into force of By-law \_\_\_\_-19 shall remain in full force and effect and, to the extent of conflict with this by-law, shall prevail.
12. Where a development charge is payable hereunder, but any matter as to calculation, manner or timing of payment is not expressly provided for herein, such matters shall be determined in accordance with the Development Charges Act, 1997 and Regulations, where applicable by analogy to similar provisions hereof in accordance with the general principles underlying the Development Charges Act, 1997 and this by-law.
13. Nothing in this by-law shall be construed so as to commit or require the Township or its Council to authorize or proceed with any specific capital project or to enter into a servicing agreement or to provide any credit for the construction of Township works at any time and Council shall retain discretion not to proceed with any of the capital projects forecasted if it deems appropriate or advisable for any reason including, but not limited to, the lack of funding from development charges or otherwise.
14. By-law 2660-15 is hereby repealed on the date this by-law comes into effect.
15. This by-law shall come into effect on the 1<sup>st</sup> day of January 2020.



16. This By-law shall continue in force and effect for a term not to exceed five years from the date it comes into force, unless it is repealed or replaced at an earlier date by a subsequent By-law

Read a first and second time this 9<sup>th</sup> day of December, 2019.

Mayor \_\_\_\_\_

CAO/Clerk \_\_\_\_\_

Read a third time and finally passed this 9<sup>TH</sup> day of December, 2019.

Mayor \_\_\_\_\_

CAO/Clerk \_\_\_\_\_



## Schedule A

### Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	3,178	2,107	1,303	2,411	1.30
Fire Protection Services	178	118	73	135	0.07
Parks and Recreation	2,796	1,854	1,147	2,121	0.06
Administration Studies	183	121	75	139	0.07
Parking Services	24	16	10	18	0.01
<b>Total Municipal Wide Services</b>	<b>6,359</b>	<b>4,216</b>	<b>2,608</b>	<b>4,824</b>	<b>1.51</b>



## Schedule B

Services:

Parking;

Fire Protection;

Parks and Recreation;

Township-Wide Engineering; and

Administration.