



# Addendum to 2020 Development Charges Background Study

Township of North Dumfries

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For Public Circulation and Comment

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# 1. Summary of Revisions to the October 14, 2020 Development Charges Background Study

## 1.1 Background

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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.s) by-law process:

- October 14, 2020 – Release D.C.B.S. and draft by-law
- November 9, 2020 – Public Meeting of Council
- December 14, 2020 – Anticipated passage of D.C. by-law

The purpose of the addendum to the October 14, 2020 D.C.B.S. is to provide for:

- Updates to the capital costs, funding sources, and timing of projects that have been included within Services Related to a Highway, Parks and Recreation Services and the class consisting of Growth-Related Studies; and
- Updates to the indexing of the charge to reflect the most recent changes in the Statistics Canada Non-Residential Building Construction Price Index.

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.



## 2. Discussion

### 2.1 Services Related to a Highway

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Subsequent to the issuance of the October 14, 2020 D.C.B.S., it has been identified that the purchase of an additional public works vehicle (1/2 ton pickup with a crew cab) will occur in 2023 rather than the previously anticipated 2025. Additionally, the gross capital cost for the vehicle has been revised from \$40,600 to \$40,300. Timing updates have also been provided for Services Related to a Highway projects #5, 6, and 7.

Table 2-1 summarizes the changes to the gross capital costs and D.C.-eligible costs. The changes contained in this addendum reduce the gross capital costs and the D.C.-eligible costs by \$300.

### 2.2 Parks and Recreation Services

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Additional required fleet has been identified for parks and recreation services. The additional fleet include a new wide deck mower and a utility tractor with loader that are to be purchased in 2021 and 2022, respectively. The gross capital cost estimates for the additional fleet is \$144,400 which has been attributed wholly to new development

Furthermore, updates to the timing, gross capital costs and grant funding for the three new lit tennis courts has been provided. This project's timing has been changed from 2023 to 2021, the estimated gross capital cost has been reduced by \$6,100 (from \$378,900 to \$385,000) and the growth-related share of the anticipated grant funding has increased to \$109,000 from \$31,300.

Table 2-1 summarizes the changes to the gross capital costs and D.C.-eligible costs. In aggregate, the changes to Parks and Recreation service included herein increase the gross capital costs by \$150,500 and the D.C.-eligible costs by \$68,900.

### 2.3 Growth-Related Studies

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The updates to Parks and Recreation Services and to Services Related to a Highway alter how the growth-related studies are allocated across the different D.C.-eligible

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services. All studies have now been allocated to the classes of services in the following manner:

- Services Related to a Highway – 47.6%
- Fire Protection Services – 2.2%
- Parks and Recreation Services – 50.2%

Furthermore, as identified in Table 2-1, the gross capital costs and D.C.-eligible costs for Growth-Related Studies have been modified slightly due to rounding (i.e. \$5 decrease in D.C. recoverable costs).

## 2.4 Summary

In aggregate across all services to be included in the D.C. by-law, the changes identified in this addendum increase the total gross capital costs by \$150,200 and increase the D.C.-eligible costs by \$68,600 million.

For the purposes of implementation of the new D.C. By-law on January 1, 2021, the D.C. charges which are calculated through in 2020 dollars in the D.C.B.S. are indexed to 2021 dollars. The index has been revised to reflect the change in the index over the most recent 12-month period (i.e. 2019 to 2020 Quarter 3 change in the Statistics Canada Non-residential Building Construction Price Index for Toronto (i.e. 2.289%).

Table 2-1  
Township of North Dumfries  
Comparison of Gross Capital Costs and D.C. Eligible Costs

Service/Class	Gross Capital Cost			D.C. Eligible Costs		
	October 15, 2020 D.C.B.S.	November 26, 2020 Addendum	Change (\$)	October 15, 2020 D.C.B.S.	November 26, 2020 Addendum	Change (\$)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	13,240,551	13,240,251	(300)	10,390,740	10,390,440	(300)
Fire Protection Services	1,097,000	1,097,000	-	351,101	351,101	-
Parks and Recreation	22,190,882	22,341,421	150,539	11,997,043	12,065,930	68,887
Growth-Related Studies	504,900	504,890	(10)	238,018	238,014	(5)
<b>Total Municipal Wide Services/Class of Services</b>	<b>37,033,333</b>	<b>37,183,562</b>	<b>150,229</b>	<b>22,976,902</b>	<b>23,045,484</b>	<b>68,582</b>



### 3. Impacts on the Calculated D.C.s

The refinements presented in Chapter 2 have impacts on the calculated D.C.s in the October 14, 2020 D.C.B.S. Table 3-1 and Table 3-2 presents the updated calculated D.C.s for the Township-wide D.C.s presented in 2020 dollars and 2021 dollars, respectively.

The charges resulting from this addendum for residential single and semi-detached dwelling units and per square meter of non-residential gross floor area are compared to the October 14, 2020 D.C.B.S. charges in Table 3-3 (2021\$). The charge to be imposed in 2021 for a single detached residential unit has increased by \$25 (<1%) from the charge presented in the October 14, 2020 D.C.B.S. The per square foot charge for non-residential development remains unchanged as a result of this addendum.

Table 3-4 presents the amended charges to be imposed in 2021 compared to the current charges (inflated to 2021\$) for single detached residential dwelling units and per square foot of non-residential gross floor area. The calculated D.C.s reflect a 76% increase over the current residential charges and a 28% increase in the non-residential charges.

Table 3-1  
Township of North Dumfries  
Calculated Schedule of Development Charges (2020\$)

Service/Class of 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/Class of Service:</b>					
Services Related to a Highway	4,493	2,979	1,843	3,408	1.80
Fire Protection Services	139	92	57	106	0.08
Parks and Recreation	6,511	4,317	2,670	4,939	0.04
Growth-Related Studies	70	46	29	53	0.01
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,213</b>	<b>7,434</b>	<b>4,599</b>	<b>8,506</b>	<b>1.93</b>



Table 3-2  
Township of North Dumfries  
Calculated Schedule of Development Charges (2021\$)

Service/Class of 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/Class of Service:</b>					
Services Related to a Highway	4,596	3,048	1,885	3,487	1.84
Fire Protection Services	143	95	59	108	0.08
Parks and Recreation	6,660	4,416	2,731	5,053	0.04
Growth-Related Studies	71	47	29	54	0.01
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,470</b>	<b>7,606</b>	<b>4,704</b>	<b>8,702</b>	<b>1.97</b>



Table 3-3  
Township of North Dumfries  
Comparison of Development Charges – October 14, 2020 D.C.B.S. vs. Addendum (2021\$)

Service/Class	Residential Single and Semi-Detached Dwelling				Non-Residential (per sq. ft. of Gross Floor Area)			
	October 14, 2020 D.C.B.S.	November 26, 2020 Addendum	Change (\$)	Change (%)	October 14, 2020 D.C.B.S.	November 26, 2020 Addendum	Change (\$)	Change (%)
<b>Municipal Wide Services/Class of Service:</b>								
Services Related to a Highway	4,582	4,596	14	0.31%	1.83	1.84	-	0.00%
Fire Protection Services	143	143	-	0.00%	0.08	0.08	-	0.00%
Parks and Recreation	6,648	6,660	12	0.18%	0.04	0.04	-	0.00%
Growth-Related Studies	72	71	(1)	-1.39%	0.01	0.01	-	0.00%
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,445</b>	<b>11,470</b>	<b>25</b>	<b>0.22%</b>	<b>1.96</b>	<b>1.97</b>	<b>-</b>	<b>0.00%</b>





Table 3-4  
Township of North Dumfries  
Comparison of Development Charges – Current (2021\$) vs. Addendum (2021\$)

Service/Class	D.C. Comparison (2021\$)					
	Residential (per Single Detached Unit)			Non-Residential (per sq.ft.)		
	Current	Calculated	Change (%)	Current	Calculated	Change (%)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	3,251	4,596	41%	1.33	1.84	38%
Fire Protection Services	182	143	-21%	0.07	0.08	14%
Parks and Recreation	2,860	6,660	133%	0.06	0.04	-33%
Growth-Related Studies	187	71	-62%	0.07	0.01	-86%
Parking Services	25	-	-100%	0.01	-	-100%
<b>Total Municipal Wide Services/Class of Services</b>	<b>6,505</b>	<b>11,470</b>	<b>76%</b>	<b>1.54</b>	<b>1.97</b>	<b>28%</b>



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

Based on the foregoing, the following revisions are made to the pages within the October 14, 2020 D.C.B.S. Accordingly, the revised pages are appended to this report:

- Table of Contents – Reissued to reflect this addendum;
- Page 1-3 to 1-6 – Revised to reflect this addendum;
- Pages 5-2 to 5-3 and 5-6 to 5-9 – Reissued to reflect changes to gross capital costs, timing of projects and D.C.-eligible costs for Services Related to a Highway, Parks and Recreation Services and the class consisting of Growth-Related Studies;
- Pages 6-1 to 6-3 – Revised to reflect the D.C. calculation changes as a result of this addendum;
- Page 7-8 – Updated to reflect this addendum and housekeeping matters;
- Pages 8-3 and 8-4 – Updated to reflect changes to the Asset Management Plan resulting from this addendum;
- Pages C-3 to C-5 – Revised to reflect the changes to the D.C. cash flow calculation as a result of this addendum;
- Page D-2 – Revised to reflect the operating and capital expenditure impact changes as a result of this addendum; and
- Appendix F – Draft by-law reissued to reflect the changes identified herein.

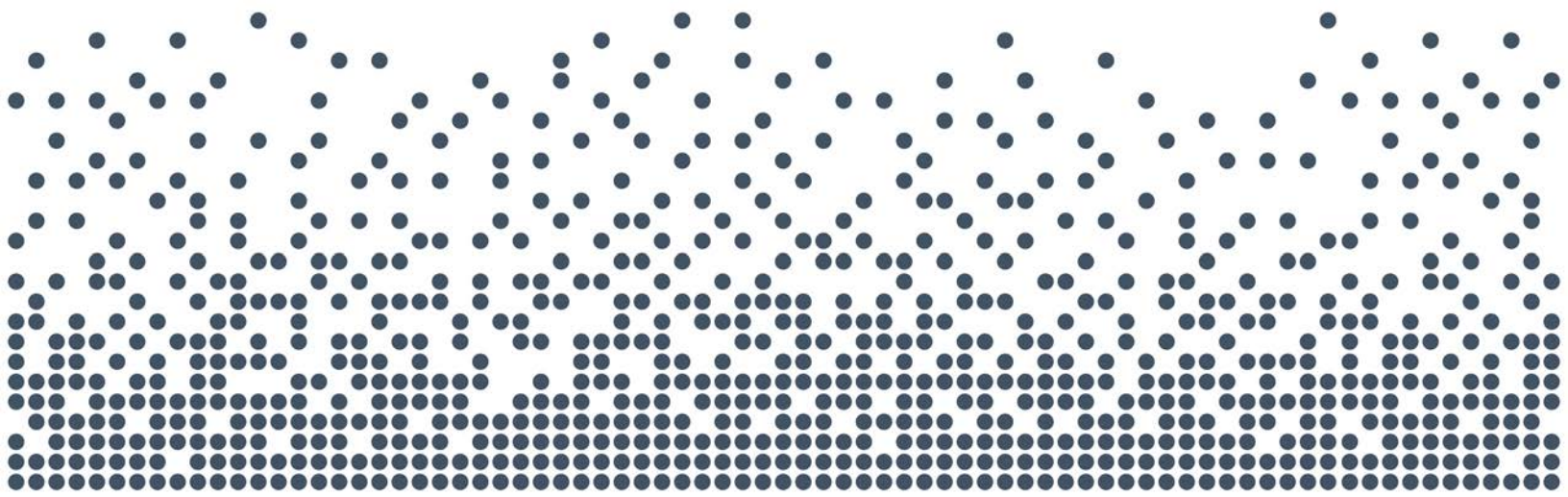


## 5. Process for Adoption of the D.C. By-law

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 prior to Council's consideration and adoption of the proposed D.C. by-law.

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 D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



# Appendices



# Appendix A

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Process Steps	Dates
4. D.C. Background Study and draft D.C. by-law available to public	October 14, 2020
5. Public Meeting of Council	November 9, 2020
6. Addendum to the D.C. Background Study	November 26, 2020
7. D.C. By-law passage	December 14, 2020
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes available D.C. pamphlet	by 60 days after in force date

### **1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)**

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's *"More Homes, More Choice: Ontario's Housing Supply Action Plan."* The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. As of January 1, 2020, the following provisions had been proclaimed:



- Transitional provisions were in effect which have been subsequently replaced by updated provisions within Bill 197.
- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual installments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications submitted after this section is proclaimed) shall be determined based on the D.C. charge in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, or if the building permit is issued after the two-year period of application approval, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, the COVID-19 Economic Recovery Act, which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020 and received Royal Assent on July 21, 2020, however, the changes would not come into effect until proclaimed by the Lieutenant Governor. On September 18, 2020 the Province proclaimed the remaining amendments to the D.C.A. that were made through Bill 108 and Bill 197. The following provides a summary of the changes to the D.C.A. that are now in effect:

#### List of D.C. Eligible Services

- Under Bill 108 some services were to be included under the D.C.A. and some would be included under the Community Benefits Charge (C.B.C.) authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
  - Water supply services, including distribution and treatment services.
  - Wastewater services, including sewers and treatment services.
  - Storm water drainage and control services.
  - Services related to a highway.



- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed

### Classes of D.C. Services

The D.C.A. had allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as proclaimed) repeals that provision and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.



- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

### 10% Statutory Deduction

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

### Statutory Exemptions

Statutory exemptions to the payment of D.C.s for the creation of secondary residential dwelling units in prescribed classes of existing residential buildings or structures ancillary to existing residential buildings. Furthermore, the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings.

### Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. 'soft services') within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a C.B.C. by-law under subsection 37 (2) of the *Planning Act*, or the specified date (i.e. September 18, 2022).



The allocation of the net growth-related costs for fire protection services between residential and non-residential development is 80% residential and 20% non-residential based on the relationship of incremental population and employment growth over the 11-year forecast period (i.e. 5,625 population and 1,421 employment).

### **5.1.2 Services Related to a Highway**

The Township currently maintains 171 km of roadways and 5 bridges. To maintain these road networks, the Township utilizes approximately 18,000 sq. ft. of building space and a fleet of 25 vehicles. This level of investment provides a historical average level of service of \$11,413 per capita. Based on this historical level of investment, a maximum of \$64.2 million could be included in the D.C. calculations.

The review of the Township's services related to a highway growth-related needs for the forecast period (i.e. 2021-2031) identified total gross capital costs of \$13.2 million. These capital projects included various road reconstruction projects, intersection improvements, sidewalks, addition fleet, construction of a new operations facility and sand/salt storage structure and studies. In recognition of the benefits to existing development, a deduction of \$2.3 million has been applied. Furthermore, a deduction of \$579,800 had been made to reflect the Township's uncommitted D.C. reserve funds collected towards these needs. This results in a total of \$10.4 million being included in the D.C. calculation.

The net growth-related costs for services related to a highway have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 11-year forecast period (i.e. 80% residential/ 20% non-residential).

### **5.1.3 Parks and Recreation Services**

The Township provides 35.5 hectares of developed parkland that contains 46 amenities (i.e. baseball diamonds, soccer fields, playgrounds, picnic facilities and various other facilities). Additionally, the Township has 92,200 square feet of recreation facility space. These facilities, parkland and amenities are maintained using a fleet of 16 vehicles. This historical level of investment produces an average level of service of \$3,452 per capita, resulting in a maximum D.C.-eligible amount of \$19.4 million that could be included in the calculation of the charge.



The 11-year capital needs for parks and recreation services have a gross capital cost of \$22.3 million. These capital costs include growth-related debt payments for the past construction of the North Dumfries Community Centre, a new indoor pool facility, addition parkland development, amenities and vehicles, and studies. Deductions totaling \$10.8 million are made for the benefit to existing and anticipated grants. After adding approximately \$550,000 reflective of existing reserve fund deficits a total of \$12.1 million being included in the D.C. calculation.

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 other parks and recreation needs have been allocated 100% to residential development.

#### **5.1.4 Growth-Related Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All studies have been allocated to the classes of services in the following manner:

- Roads and Related Services – 47.6%
- Fire Protection Services – 2.2%
- Parks and Recreation Services – 50.2%

The following provides a list of the studies included in the calculations:

- Development Charges Background Studies
- Official Plan Update
- Zoning By-law Update
- Economic Development Strategy

The cost of these studies is \$504,900 of which \$221,900 is attributable to existing benefit and \$13,800 is attributable to grants, subsidies and other contributions. A



## Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Prj.No	Increased Service Needs Attributable to Anticipated Development  2021-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
	<b>Road Reconstruction</b>			-	-	-	-		-	-	-
1	Brant-Waterloo Rd, Swan to 120 m east of Reidsville Rd.	2024	1,788,925	1,825,100	-	1,825,100	-		1,825,100	1,460,080	365,020
2	Brant-Waterloo Rd, Swan to Trussler Rd.	2029	1,768,783	1,804,600	-	1,804,600	-		1,804,600	1,443,680	360,920
3	Brant-Waterloo Rd, 120 m east of Reidsville to 1300 m west of Spragues Rd.	2025	1,310,000	1,336,500	-	1,336,500	-		1,336,500	1,069,200	267,300
4	Reidsville Rd, Brant-Waterloo to Wrigley Rd.	2026	1,780,800	1,816,900	-	1,816,900	-		1,816,900	1,453,520	363,380
				-	-	-	-		-	-	-
	<b>Sidewalks</b>			-	-	-	-		-	-	-
5	Inglis St Sidewalk, Northumberland to Colquhoun	2021	115,000	117,300	-	117,300	78,591		38,709	30,967	7,742
6	Gibson St Sidewalk, MacDonald to east terminus	2022	43,765	44,700	-	44,700	-		44,700	35,760	8,940
				-	-	-	-		-	-	-
	<b>Intersections</b>			-	-	-	-		-	-	-
7	Intersection Improvement, Elliott @ Inglis	2021	300,000	306,100	-	306,100	153,050		153,050	122,440	30,610
				-	-	-	-		-	-	-
	<b>Public Works - Vehicles</b>			-	-	-	-		-	-	-
8	1/2 ton Pickup with crew cab	2023	39,515	40,300	-	40,300	-		40,300	32,240	8,060
9	John Deere Grader (2009) + plow and snow wing	2024	415,080	423,500	-	423,500	377,600		45,900	36,720	9,180
10	Ford 1 Ton Crew Cab c/w hoist box (2014) + plow / sander unit	2022	98,000	100,000	-	100,000	71,400		28,600	22,880	5,720
				-	-	-	-		-	-	-
	<b>Facilities</b>			-	-	-	-		-	-	-
11	Operations Centre (NPV of Pricipal Payments)	2024-2043		3,207,447	-	3,207,447	848,852		2,358,595	1,886,876	471,719
12	Operations Centre (NPV of Interest Payments)	2024-2043		1,697,404	-	1,697,404	449,218		1,248,186	998,549	249,637
13	Sand / Salt Storage Structure	2025	260,100	265,400	-	265,400	177,818		87,582	70,066	17,516
				-	-	-	-		-	-	-
	<b>Studies</b>			-	-	-	-		-	-	-
14	Traffic Operations Study	2025	55,000	56,100	-	56,100	14,025		42,075	33,660	8,415
15	Roads Needs Assessment	2021	65,000	66,300	-	66,300	33,150		33,150	26,520	6,630
16	Roads Needs Assessment	2026	65,000	66,300	-	66,300	33,150		33,150	26,520	6,630
17	Roads Needs Assessment	2031	65,000	66,300	-	66,300	33,150		33,150	26,520	6,630
				-	-	-	-		-	-	-
	Reserve Fund Adjustment								(579,807)	(463,846)	(115,961)
	<b>Total</b>			13,240,251	-	13,240,251	2,270,004		10,390,440	8,312,352	2,078,088



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

Prj.No	Increased Service Needs Attributable to Anticipated Development  2021-2031	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share Various	Non-Residential Share Various
<b>Indoor Recreation</b>										
1	NPV Principal - Debt on Recreation Complex	2021-2024	840,468	-	840,468	-		840,468	798,445	42,023
2	NPV Interest - Debt on Recreation Complex	2021-2024	106,014	-	106,014	-		106,014	100,713	5,301
3	Indoor Pool Facility	2028	15,303,700	-	15,303,700	9,900,129		5,403,571	5,403,571	-
<b>Park Development, Amenities, and Vehicles</b>										
4	Leash Free Dog Park	2025	89,200	-	89,200	57,704		31,496	31,496	-
5	Basketball Court @ NDCC	2022	119,400	-	119,400	77,241		42,159	42,159	-
6	Off-Road Trails - Various Locations	2021-2028	294,300	-	294,300	190,386		103,914	103,914	-
7	Additional Trail Network	2029-2030	313,700	-	313,700	202,936		110,764	110,764	-
8	3 Lit Cell Tennis Court	2021	385,039	-	385,039	249,086	108,932	27,021	27,021	-
9	Schmidt Park - Unorganized Sports Field	2024	67,600	-	67,600	-		67,600	67,600	-
10	Hilltop P4S3/Broos P1 Parkette	2021	262,900	-	262,900	-		262,900	262,900	-
11	RoxShire Parkette	2027	262,900	-	262,900	-		262,900	262,900	-
12	Legacy P1/Broos P2 Neighbourhood Park	2023	736,800	-	736,800	-		736,800	736,800	-
13	Isley Pit Parkette	2025	262,900	-	262,900	-		262,900	262,900	-
14	Cambridge West Neighbourhood Park	2027	736,800	-	736,800	-		736,800	736,800	-
15	Cambridge West Parkette	2029	262,900	-	262,900	-		262,900	262,900	-
16	#1 SW Quadrant - Ayr Parkette	2029	262,900	-	262,900	-		262,900	262,900	-
17	#1 SW Quadrant - Ayr Neighbourhood Park	2031	736,800	-	736,800	-		736,800	736,800	-
18	#2 SW Quadrant - Ayr Parkette	2031	262,900	-	262,900	-		262,900	262,900	-
19	#2 SW Quadrant - Ayr Neighbourhood Park	2031	736,800	-	736,800	-		736,800	736,800	-
20	Wide Deck Mower	2021	89,200	-	89,200	-		89,200	89,200	-
21	Utility Tractor with Loader	2022	55,200	-	55,200	-		55,200	55,200	-
<b>Studies</b>										
22	Leisure Master Plan	2021	102,000	-	102,000	25,500		76,500	76,182	318
23	Leisure Master Plan	2027	51,000	-	51,000	12,750		38,250	38,091	159
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							549,174	546,895	2,279
	<b>Total</b>		<b>22,341,421</b>	<b>-</b>	<b>22,341,421</b>	<b>10,715,733</b>	<b>108,932</b>	<b>12,065,930</b>	<b>12,015,850</b>	<b>50,080</b>





## Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2021-2031												
1	<b>Development Charges Background Study:</b>											
1a	Development Charges Study	2025	Services Related to a Highway	14,560	-		14,560	-		14,560	11,648	2,912
1b	Development Charges Study	2025	Fire Protection Services	670	-		670	-		670	536	134
1c	Development Charges Study	2025	Parks and Recreation Services	15,370	-		15,370	-		15,370	15,306	64
	<b>Sub-total Development Charges Study</b>			<b>30,600</b>	-	-	<b>30,600</b>	-	-	<b>30,600</b>	<b>27,490</b>	<b>3,110</b>
2	<b>Development Charges Study Update:</b>											
2a	Development Charges Study	2030	Services Related to a Highway	14,560	-		14,560	-		14,560	11,648	2,912
2b	Development Charges Study	2030	Fire Protection Services	670	-		670	-		670	536	134
2c	Development Charges Study	2030	Parks and Recreation Services	15,370	-		15,370	-		15,370	15,306	64
	<b>Sub-total Development Charges Study</b>			<b>30,600</b>	-	-	<b>30,600</b>	-	-	<b>30,600</b>	<b>27,490</b>	<b>3,110</b>
3	<b>Official Plan Update:</b>											
3a	Official Plan	2020	Services Related to a Highway	92,190	-	4,610	87,581	46,095		41,486	33,188	8,297
3b	Official Plan	2020	Fire Protection Services	4,260	-	213	4,047	2,130		1,917	1,534	383
3c	Official Plan	2020	Parks and Recreation Services	97,350	-	4,868	92,483	48,675		43,808	43,626	182
	<b>Sub-total Official Plan</b>			<b>193,800</b>	-	<b>9,690</b>	<b>184,110</b>	<b>96,900</b>	-	<b>87,210</b>	<b>78,348</b>	<b>8,862</b>
4	<b>Official Plan Update:</b>											
4a	Official Plan	2026	Services Related to a Highway	29,110	-	1,456	27,655	14,555		13,100	10,480	2,620
4b	Official Plan	2026	Fire Protection Services	1,350	-	68	1,283	675		608	486	122
4c	Official Plan	2026	Parks and Recreation Services	30,740	-	1,537	29,203	15,370		13,833	13,776	57
	<b>Sub-total Official Plan</b>			<b>61,200</b>	-	<b>3,060</b>	<b>58,140</b>	<b>30,600</b>	-	<b>27,540</b>	<b>24,741</b>	<b>2,799</b>



## Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Cont'd

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
5	<b>Zoning By-law Update:</b>											
	2021-2031											
5a	Zoning By-law	2022	Services Related to a Highway	60,650	-	3,033	57,618	30,325		27,293	21,834	5,459
5b	Zoning By-law	2022	Fire Protection Services	2,800	-	140	2,660	1,400		1,260	1,008	252
5c	Zoning By-law	2022	Parks and Recreation Services	64,040	-	3,202	60,838	32,020		28,818	28,698	120
	<b>Sub-total Zoning By-law</b>			<b>127,490</b>	<b>-</b>	<b>6,375</b>	<b>121,116</b>	<b>63,745</b>	<b>-</b>	<b>57,371</b>	<b>51,540</b>	<b>5,830</b>
6	<b>Economic Development Strategy:</b>											
6a	Economic Development Strategy	2021	Services Related to a Highway	29,110	-	1,456	27,655	14,555	6,550	6,550	5,240	1,310
6b	Economic Development Strategy	2021	Fire Protection Services	1,350	-	68	1,283	675	304	304	243	61
6c	Economic Development Strategy	2021	Parks and Recreation Services	30,740	-	1,537	29,203	15,370	6,917	6,917	6,888	29
	<b>Sub-total Economic Development Strategy</b>			<b>61,200</b>	<b>-</b>	<b>3,060</b>	<b>58,140</b>	<b>30,600</b>	<b>13,770</b>	<b>13,770</b>	<b>12,371</b>	<b>1,399</b>
	Reserve Fund Adjustment									(9,077)	(8,154)	(922)
	<b>Total</b>			<b>504,890</b>	<b>-</b>	<b>22,185</b>	<b>482,706</b>	<b>221,845</b>	<b>13,770</b>	<b>238,014</b>	<b>213,826</b>	<b>24,188</b>



## 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 or class of 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.

The D.C. cash-flow calculations are summarized in Table 6- for all services and classes of service over the 2021-2031 forecast period.

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 6-2 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 2020\$ values. The calculated rates are also presented in Table 6-3 including indexing to 2021\$ (i.e. +2.3%) reflective of the anticipated by-law effective date of January 1, 2021.

Table 6-4 compares the Township's existing charges to the charges proposed herein (2021\$ 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. The calculated charges are \$11,470 for a single detached residential dwelling unit, \$1.97 per sq.ft. for non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 76% increase (+\$4,965) from the current charges of \$6,505. The proposed charges for non-residential development represent a 28% increase (+\$0.43) over the current charges of \$1.54 per sq.ft. of G.F.A.



**Table 6-1  
Municipal-Wide Services D.C. Calculation  
2021-2031**

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Services Related to a Highway</u>	\$ 8,312,352	\$ 2,078,088	\$ 4493	\$ 1.80
2. <u>Fire Protection Services</u>	280,881	70,220	139	0.08
3. <u>Parks and Recreation</u>	12,015,850	50,080	6511	0.04
4. <u>Growth-Related Studies</u>				
4.1 Services Related to a Highway	101,718	11,506	33	0.01
4.2 Fire Protection Services	4,703	532	2	0.00
4.3 Parks and Recreation	107,405	12,150	35	0.01
<b>TOTAL</b>	<b>\$20,822,909</b>	<b>2,222,576</b>	<b>\$11,213</b>	<b>\$1.93</b>
Financing Costs	\$443,518	\$63,081		
D.C.-Eligible Capital Cost	\$21,266,427	2,285,657		
11-Year Gross Population/GFA Growth (sq.ft.)	6,035	1,185,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,523.85</b>	<b>\$1.93</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.182	\$11,213		
Apartments - 2 Bedrooms +	2.110	\$7,435		
Apartments - Bachelor and 1 Bedroom	1.305	\$4,599		
Other Multiples	2.414	\$8,507		

**Table 6-2  
Schedule of Calculated D.C.s (2020\$)**

Service/Class of 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/Class of Service:</b>					
Services Related to a Highway	4,493	2,979	1,843	3,408	1.80
Fire Protection Services	139	92	57	106	0.08
Parks and Recreation	6,511	4,317	2,670	4,939	0.04
Growth-Related Studies	70	46	29	53	0.01
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,213</b>	<b>7,434</b>	<b>4,599</b>	<b>8,506</b>	<b>1.93</b>

**Table 6-3  
Schedule of Calculated D.C.s (2021\$)**

Service/Class of 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/Class of Service:</b>					
Services Related to a Highway	4,596	3,048	1,885	3,487	1.84
Fire Protection Services	143	95	59	108	0.08
Parks and Recreation	6,660	4,416	2,731	5,053	0.04
Growth-Related Studies	71	47	29	54	0.01
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,470</b>	<b>7,606</b>	<b>4,704</b>	<b>8,702</b>	<b>1.97</b>



Table 6-4  
 Comparison of Current and Calculated (2021\$)  
 Residential (per Single-Detached Unit) and Non-Residential (per sq. ft.) D.C.s

D.C. Comparison (2021\$)						
Service/Class	Residential (per Single Detached Unit)			Non-Residential (per sq.ft.)		
	Current	Calculated	Change (%)	Current	Calculated	Change (%)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	3,251	4,596	41%	1.33	1.84	38%
Fire Protection Services	182	143	-21%	0.07	0.08	14%
Parks and Recreation	2,860	6,660	133%	0.06	0.04	-33%
Growth-Related Studies	187	71	-62%	0.07	0.01	-86%
Parking Services	25	-	-100%	0.01	-	-100%
<b>Total Municipal Wide Services/Class of Services</b>	<b>6,505</b>	<b>11,470</b>	<b>76%</b>	<b>1.54</b>	<b>1.97</b>	<b>28%</b>



## 7.4 Other D.C. By-law Provisions

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It is recommended that:

### **7.4.1 Categories of Services/Classes for Reserve Fund and Credit Purposes**

It is recommended that the Township's D.C. collections be contributed into four separate reserve funds including:

- Services related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services; and
- a class for Growth-Related Studies.

### **7.4.2 By-law In-force Date**

The proposed by-laws under D.C.A., 1997 will come into force on January 1, 2021.

### **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 section 11 of O. Reg. 82/98).

### **7.4.4 Other Recommendations**

It is recommended that Council:

“Classes of services be established for growth studies;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated October 14, 2020, as amended, subject to further annual review during the capital budget process;”

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

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



In recognition to the above schematic, the following table (presented in 2020\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Township financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$2.1 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$2.9 million. This amount, totalled with the existing operating revenues of \$10.5 million, provides annual revenues of \$13.5 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1  
Asset Management – Future Expenditures and Associated Revenues (2020\$)

	2031 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital	892,572
<b>Lifecycle:</b>	
Annual Lifecycle - Township-Wide Services	632,685
<b>Sub-Total - Annual Lifecycle</b>	<b>632,685</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$2,053,991</b>
<b>Total Expenditures</b>	<b>\$3,579,248</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>1</sup>	\$10,540,701
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$2,918,513
<b>Total Revenues</b>	<b>\$13,459,214</b>

<sup>1</sup> As per Sch. 10 of FIR





## Cash Flow Calculations – Services Related to a Highway

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,411.95	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%			Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2021	463,846	179,927	179,927		549	1,411.95	774,647	1,058,565	9,411	1,067,977
2022	1,067,977	58,640	60,399		549	1,454.31	797,886	1,805,464	14,971	1,820,435
2023	1,820,435	32,240	34,203		549	1,497.94	821,823	2,608,054	22,484	2,630,539
2024	2,630,539	1,496,800	1,635,594	211,930	549	1,542.88	846,477	1,629,492	39,775	1,669,268
2025	1,669,268	1,172,926	1,320,138	211,930	549	1,589.16	871,872	1,009,072	28,712	1,037,784
2026	1,037,784	1,480,040	1,715,772	211,930	549	1,636.84	898,028	8,110	24,506	32,617
2027	32,617	-	-	211,930	549	1,685.94	924,969	745,655	6,011	751,666
2028	751,666	-	-	211,930	549	1,736.52	952,718	1,492,454	13,340	1,505,794
2029	1,505,794	1,443,680	1,828,811	211,930	549	1,788.62	981,299	446,353	30,168	476,521
2030	476,521	-	-	211,930	549	1,842.27	1,010,738	1,275,329	10,879	1,286,208
2031	1,286,208	26,520	35,641	2,321,481	549	1,897.54	1,041,060	(29,853)	29,853	0
<b>Total</b>		<b>5,890,773</b>	<b>6,810,485</b>	<b>6,398,815</b>	<b>6,035</b>		<b>9,921,518</b>		<b>230,111</b>	

Note: Numbers may not add due to rounding

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$1.797	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%			per sq.ft. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings / (Cost)	
2021	115,961	44,982	44,982		107,764	1.797	193,662	264,641	2,353	266,994
2022	266,994	14,660	15,100		107,764	1.851	199,472	451,366	3,743	455,109
2023	455,109	8,060	8,551		107,764	1.907	205,456	652,014	5,621	657,635
2024	657,635	374,200	408,898	52,982	107,764	1.964	211,619	407,373	9,944	417,317
2025	417,317	293,231	330,035	52,982	107,764	2.023	217,968	252,268	7,178	259,446
2026	259,446	370,010	428,943	52,982	107,764	2.083	224,507	2,028	6,127	8,154
2027	8,154	-	-	52,982	107,764	2.146	231,242	186,414	1,503	187,917
2028	187,917	-	-	52,982	107,764	2.210	238,179	373,113	3,335	376,448
2029	376,448	360,920	457,203	52,982	107,764	2.277	245,325	111,588	7,542	119,130
2030	119,130	-	-	52,982	107,764	2.345	252,685	318,832	2,720	321,552
2031	321,552	6,630	8,910	580,370	107,764	2.415	260,265	(7,463)	7,463	0
<b>Total</b>		<b>1,472,693</b>	<b>1,702,621</b>	<b>951,247</b>	<b>1,185,400</b>		<b>2,480,379</b>		<b>57,528</b>	



## Cash Flow Calculations – Parks and Recreation Services

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$2,046.11	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings/ (Cost)	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				
2021	(546,895)	468,293	468,293	241,814	549	2,046.11	1,122,569	(134,432)	3,694	(130,738)
2022	(130,738)	110,348	113,659	241,993	549	2,107.49	1,156,246	669,856	6,252	676,109
2023	676,109	749,789	795,451	241,520	549	2,170.72	1,190,933	830,070	17,901	847,971
2024	847,971	80,589	88,062	242,277	549	2,235.84	1,226,661	1,744,293	16,265	1,760,557
2025	1,760,557	307,385	345,964		549	2,302.91	1,263,461	2,678,054	25,653	2,703,707
2026	2,703,707	12,989	15,058	-	549	2,372.00	1,301,365	3,990,013	33,619	4,023,633
2027	4,023,633	1,050,781	1,254,687		549	2,443.16	1,340,406	4,109,352	53,212	4,162,563
2028	4,162,563	5,416,560	6,661,685		549	2,516.45	1,380,618	(1,118,504)	81,837	(1,036,667)
2029	(1,036,667)	1,044,251	1,322,826		549	2,591.95	1,422,037	(937,456)	3,358	(934,098)
2030	(934,098)	58,149	75,872		549	2,669.71	1,464,698	454,728	(4,914)	449,813
2031	449,813	1,473,600	1,980,395		549	2,749.80	1,508,639	(21,943)	21,943	0
<b>Total</b>		<b>10,772,734</b>	<b>13,121,952</b>	<b>967,604</b>	<b>6,035</b>		<b>14,377,632</b>		<b>258,819</b>	

Note: Numbers may not add due to rounding

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.042	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	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 2020				
2021	(2,279)	318	318	12,727	107,764	0.042	4,564	(10,760)	65	(10,694)
2022	(10,694)	-	-	12,736	107,764	0.044	4,701	(18,730)	(59)	(18,789)
2023	(18,789)	-	-	12,712	107,764	0.045	4,842	(26,658)	(300)	(26,959)
2024	(26,959)	-	-	12,751	107,764	0.046	4,987	(34,723)	(543)	(35,265)
2025	(35,265)	-	-	-	107,764	0.048	5,137	(30,128)	(981)	(31,109)
2026	(31,109)	-	-	-	107,764	0.049	5,291	(25,818)	(854)	(26,672)
2027	(26,672)	159	190	-	107,764	0.051	5,450	(21,411)	(716)	(22,127)
2028	(22,127)	-	-	-	107,764	0.052	5,613	(16,513)	(580)	(17,093)
2029	(17,093)	-	-	-	107,764	0.054	5,782	(11,311)	(426)	(11,737)
2030	(11,737)	-	-	-	107,764	0.055	5,955	(5,782)	(263)	(6,045)
2031	(6,045)	-	-	-	107,764	0.057	6,134	89	(89)	(0)
<b>Total</b>		<b>476</b>	<b>507</b>	<b>50,927</b>	<b>1,185,400</b>		<b>58,458</b>		<b>(4,745)</b>	

Note: Numbers may not add due to rounding



## Cash Flow Calculations – Growth-Related Studies

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$21.96	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings/ (Cost)	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				
2021	8,154	12,371	12,371		549	21.96	12,048	7,832	204	8,035
2022	8,035	51,540	53,087		549	22.62	12,409	(32,642)	408	(32,234)
2023	(32,234)	-	-		549	23.30	12,782	(19,452)	(775)	(20,227)
2024	(20,227)	27,490	30,039		549	24.00	13,165	(37,101)	14	(37,088)
2025	(37,088)	-	-		549	24.72	13,560	(23,528)	(909)	(24,437)
2026	(24,437)	24,741	28,682		549	25.46	13,967	(39,152)	(93)	(39,245)
2027	(39,245)	-	-		549	26.22	14,386	(24,859)	(962)	(25,821)
2028	(25,821)	-	-		549	27.01	14,818	(11,003)	(552)	(11,555)
2029	(11,555)	27,490	34,824		549	27.82	15,262	(31,117)	135	(30,982)
2030	(30,982)	-	-		549	28.65	15,720	(15,262)	(694)	(15,956)
2031	(15,956)	-	-		549	29.51	16,192	236	(236)	0
<b>Total</b>		<b>143,633</b>	<b>159,002</b>	<b>0</b>	<b>6,035</b>		<b>154,309</b>		<b>(3,461)</b>	

Note: Numbers may not add due to rounding

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.013	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3% D.C. Reserve Fund Interest Earnings / (Cost)	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 2020				
2021	922	1,399	1,399		107,764	0.013	1,363	886	23	909
2022	909	5,830	6,005		107,764	0.013	1,404	(3,692)	46	(3,646)
2023	(3,646)	-	-		107,764	0.013	1,446	(2,200)	(88)	(2,288)
2024	(2,288)	3,110	3,398		107,764	0.014	1,489	(4,197)	2	(4,195)
2025	(4,195)	-	-		107,764	0.014	1,534	(2,661)	(103)	(2,764)
2026	(2,764)	2,799	3,245		107,764	0.015	1,580	(4,429)	(11)	(4,439)
2027	(4,439)	-	-		107,764	0.015	1,627	(2,812)	(109)	(2,921)
2028	(2,921)	-	-		107,764	0.016	1,676	(1,245)	(62)	(1,307)
2029	(1,307)	3,110	3,939		107,764	0.016	1,726	(3,520)	15	(3,505)
2030	(3,505)	-	-		107,764	0.017	1,778	(1,726)	(78)	(1,805)
2031	(1,805)	-	-		107,764	0.017	1,832	27	(27)	0
<b>Total</b>		<b>16,248</b>	<b>17,987</b>	<b>0</b>	<b>1,185,400</b>		<b>17,456</b>		<b>(392)</b>	

Note: Numbers may not add due to rounding



# Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2018 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

**Table D-1**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	191,846	273,425	465,270
Fire Protection Services	23,007	536,860	559,867
Parks and Recreation	417,832	1,243,707	1,661,539
Growth-Related Studies	-	-	-
<b>TOTAL</b>	<b>632,685</b>	<b>2,053,991</b>	<b>2,686,676</b>



# Appendix F

## Proposed Development Charges By-law



**BY-LAW NUMBER \_\_\_\_-20**

**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 9<sup>th</sup> day of November, 2020 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 “Institutional development” means development of a building or structure intended for use,
  - 1.19.1 as a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
  - 1.19.2 as a retirement home within the meaning of subsection 2(2) of the *Retirement Homes Act, 2010*;
  - 1.19.3 by any of the following post-secondary institutions for the objects of the institutions:
    - 1.19.3.1 a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario
    - 1.19.3.2 A college or university federated or affiliated with a university described in subclause 1.19.3.2; or
    - 1.19.3.3 An Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*
  - 1.19.4 as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or



- 1.19.5 as a hospice to provide end of life care
- 1.20 "*local board*" has the same meaning as in section 1 of the Act;
- 1.21 "*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;
- 1.22 "*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;
- 1.23 "*lodging unit*" means a room located in a lodging house which:
- 1.23.1 is designed to be occupied for human habitation by one resident;
  - 1.23.2 is not normally accessible to persons other than the resident without the permission of the resident; and
  - 1.23.3 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;
- 1.24 "*mixed use development*" means development containing both residential and non-residential uses;
- 1.25 "Non-profit housing development" means development of a building or structure intended for use as residential premises by,
- 1.25.1 a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;



- 1.25.2 a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- 1.25.3 a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- 1.26 "*non-residential uses*" means all commercial, industrial, institutional or other use, except farming, not included in the definition of residential uses;
- 1.27 "*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;
- 1.28 "*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;
- 1.29 "Rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- 1.30 "*residential building*" includes the following:
- 1.30.1 "*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;
- 1.30.2 "*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;
- 1.30.3 "*Residential Building – Single Detached*" means a Residential Building containing one (1) only dwelling unit;
- 1.30.4 "*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;

1.30.5 *“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;

1.30.6 *“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;

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

1.32 *“services”* means services or classes of service designated in Schedule B of this By-law;

1.33 *“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 Township 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) industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
  - (c) 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
  - (d) the Crown in right of Ontario or the Crown in right of Canada,
  - (e) 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;
  - (f) the development of land that constitutes only:
    - (i) the enlargement of an existing dwelling unit,
    - (ii) one or two additional dwelling units in an existing single detached dwelling or ancillary structure to the existing single detached dwelling;
    - (iii) one additional dwelling unit in any other existing residential building or ancillary structure to the existing dwelling unit;





- (iv) greater of one additional dwelling unit or 1% of the existing dwelling units in the building for existing rental residential buildings

subject to the following restrictions:

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1.	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2.	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3.	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4.	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

- (g) Notwithstanding section 3 (6) (f) (ii), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- (h) Notwithstanding section 3 (6) (f) (iii), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and



- (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building
- (i) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>



- (j) 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 and classes of service 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 (1) 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.

- 5 (2) Notwithstanding Subsection 5 (1), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 5 (3) Notwithstanding Subsection 5 (1), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 5 (4) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 4 (1), 4 (2) and 4 (3) shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 4 (1), 4 (2) and 4 (3) shall be calculated on the rates, including interest, set out in Schedules "A" on the date of the later planning application.
- 5 (5) Despite sections 5 (1) to 5 (4), Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.
- 5 (6) Interest for the purposes of sections 5 (2) to 5 (3) shall be determined as the bank of Canada prime interest rate plus 2% on the date of building permit issuance. Notwithstanding the foregoing, the interest rate shall not be less than 0%.
- 5 (7) Interest for the purposes of section 5 (4) shall be determined as the bank of Canada prime interest rate plus 2% on the date of the planning application was



received. Notwithstanding the foregoing, the interest rate shall not be less than 0%.

- 6 (1) 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, 2021 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 \_\_\_\_-20 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 \_\_\_\_-20 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 \_\_\_\_-20 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 and classes of service set out in Schedule "B" in accordance with the provisions of the Development Charges Act, 1997 and shall on or before July 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 \_\_\_\_-20 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 3122-19 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 2021.
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 14<sup>th</sup> day of December, 2020.

Mayor \_\_\_\_\_

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

Read a third time and finally passed this 14<sup>TH</sup> day of December, 2020.

Mayor \_\_\_\_\_

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





## Schedule "A"

### Schedule of Development Charges

Service/Class of 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/Class of Service:</b>					
Services Related to a Highway	4,596	3,048	1,885	3,487	1.84
Fire Protection Services	143	95	59	108	0.08
Parks and Recreation	6,660	4,416	2,731	5,053	0.04
Growth-Related Studies	71	47	29	54	0.01
<b>Total Municipal Wide Services/Class of Services</b>	<b>11,470</b>	<b>7,606</b>	<b>4,704</b>	<b>8,702</b>	<b>1.97</b>



## **Schedule “B”**

Services and Classes of Service:

Services Related to a Highway;

Fire Protection;

Parks and Recreation; and

Growth-Related Studies.