



2022 Development Charges Background Study

Township of South Stormont

For Public Circulation and Comment

May 2, 2022

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



Table of Contents

	Page
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
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)	1-3
1.4 Other Legislative Changes.....	1-6
2. Current Township of South Stormont D.C. Policy	2-1
2.1 Background.....	2-1
3. Anticipated Development in the Township of South Stormont	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in Need for Service.....	4-2
4.4 Local Service Policy.....	4-7
4.5 Capital Forecast.....	4-8
4.6 Treatment of Credits	4-8
4.7 Classes of Services	4-9
4.8 Eligible Debt and Committed Excess Capacity	4-9
4.9 Existing Reserve Funds	4-10
4.10 Deductions.....	4-10
4.10.1 Reduction Required by Level of Service Ceiling	4-11
4.10.2 Reduction for Uncommitted Excess Capacity	4-11
4.10.3 Reduction for Benefit to Existing Development.....	4-12



Table of Contents (Cont'd)

	Page
4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions.....	4-13
4.11 Municipal-Wide vs. Area Rating.....	4-13
4.12 Allocation of Development.....	4-13
5. Development Charge Eligible Cost Analysis by Service	5-1
5.1 Service Levels and 14-Year Capital Costs for Township-wide D.C. Calculation.....	5-1
5.1.1 Fire Protection Services.....	5-1
5.1.2 Services Related to a Highway.....	5-2
5.1.3 Parks and Recreation Services.....	5-2
5.2 Growth-Related Studies Class of Service.....	5-3
6. D.C. Calculation.....	6-1
7. D.C. Policy Recommendations and D.C. Policy Rules	7-1
7.1 Introduction.....	7-1
7.2 D.C. By-law Structure.....	7-2
7.3 D.C. By-law Rules.....	7-2
7.3.1 Payment in any Particular Case.....	7-2
7.3.2 Determination of the Amount of the Charge.....	7-3
7.3.3 Application to Redevelopment of Land (Demolition and Conversion).....	7-3
7.3.4 Exemptions (full or partial).....	7-4
7.3.5 Phase in Provision(s).....	7-5
7.3.6 Timing of Collection.....	7-5
7.3.7 Indexing.....	7-6
7.3.8 D.C. Spatial Applicability.....	7-6
7.4 Other D.C. By-law Provisions.....	7-7
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-7
7.4.2 By-law In-force Date.....	7-7
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing.....	7-7
7.5 Other Recommendations.....	7-7
8. Asset Management Plan	8-1
8.1 Introduction.....	8-1
8.2 Asset Management Plan.....	8-3
9. By-law Implementation	9-1
9.1 Public Consultation Process.....	9-1
9.1.1 Introduction.....	9-1



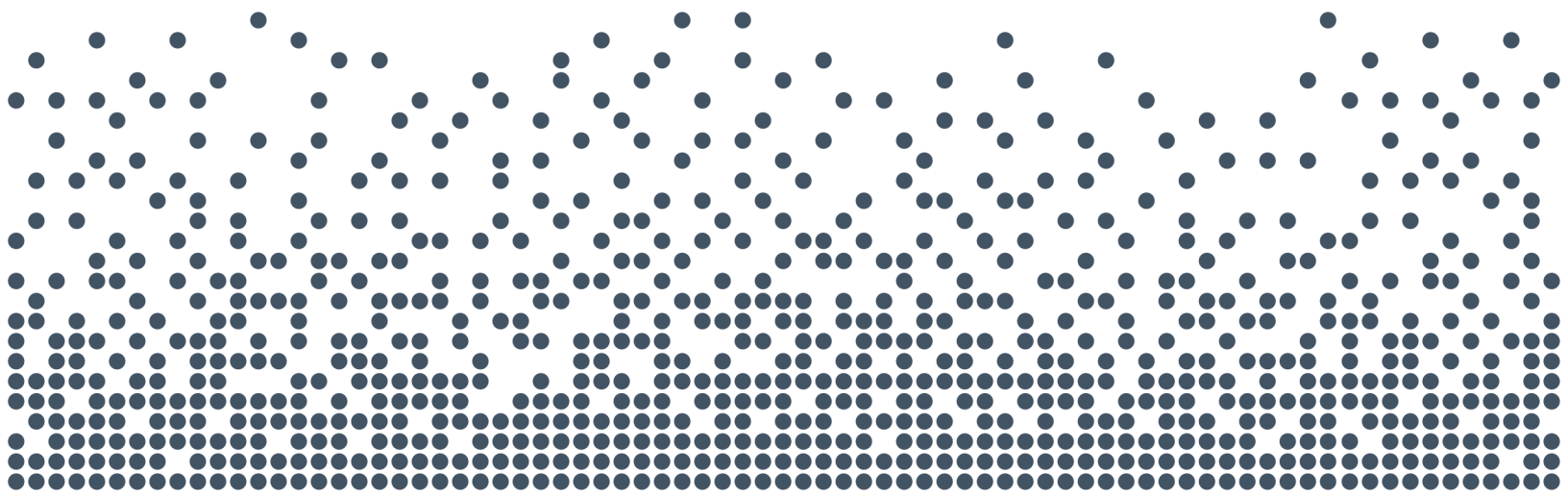
Table of Contents (Cont'd)

	Page
9.1.2 Public Meeting of Council.....	9-1
9.1.3 Other Consultation Activity.....	9-1
9.2 Anticipated Impact of the Charge on Development.....	9-2
9.3 Implementation Requirements.....	9-3
9.3.1 Introduction.....	9-3
9.3.2 Notice of Passage.....	9-3
9.3.3 By-law Pamphlet.....	9-3
9.3.4 Appeals.....	9-4
9.3.5 Complaints.....	9-4
9.3.6 Credits.....	9-4
9.3.7 Front-Ending Agreements.....	9-5
9.3.8 Severance and Subdivision Agreement Conditions.....	9-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast.....	A-1
Appendix B Historical Level of Service Calculations.....	B-1
Appendix C Long Term Capital and Operating Cost Examination.....	C-1
Appendix D Local Service Policy.....	D-1
Appendix E Draft D.C. By-law.....	E-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
LPAT.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
OLT.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
s.s.	Subsection
sq.ft.	square foot
km	kilometer



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act 1997 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the Township of South Stormont (Township).

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Township and Council in preparing this D.C. analysis and the policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type, and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7), and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. will be scheduled at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the Township’s website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study’s purpose, methodology and the proposed D.C. by-law for the Township. While D.C. by-law’s have a five-year life span, it is anticipated that the Township will be revisiting the D.C. background study and D.C. by-law at an earlier date to reflect Township servicing needs that are currently being assessed.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the public meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

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

Process Steps	Dates
1. Project initiation meeting with Township Staff	November 2020
2. Data collection and staff interviews	November 2020– December 2021
3. Presentation of draft findings and D.C. policy discussion with Township Staff	January 20, 2022



Process Steps	Dates
4. Presentation of Draft D.C. Background Study to the Committee of the Whole	February 7, 2022
5. Presentation of Draft D.C. Background Study to Council	February 16, 2022
6. D.C. Background Study and draft D.C. by-law available to public	May 2, 2022
7. Public Meeting of Council	To be determined
8. D.C. By-law passage	To be determined
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. 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 (*More Homes, More Choice Act*), 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. On January 1, 2020, the following provisions were proclaimed:



- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- 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 (excluding 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;
and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- 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.

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new 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 Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.



Chapter 2

Current Township of South Stormont D.C. Policy



2. Current Township of South Stormont D.C. Policy

2.1 Background

The Township does not currently recover for the growth-related capital costs of new development through D.C.s. However, the Township does impose charges on new connections to the municipal water and wastewater systems under the authority of the *Municipal Act*. It is anticipated that the Township will continue to impose these *Municipal Act* charges until water and wastewater growth related costs are considered in a future D.C. update.



Chapter 3

Anticipated Development in the Township of South Stormont



3. Anticipated Development in the Township of South Stormont

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of South Stormont will be required to provide services, over a 10-year (mid-2022 to mid-2032) and longer-term (mid-2022 to mid-2036) time horizon.

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- United Counties of Stormont, Dundas and Glengarry Official Plan, Consolidated July 18, 2018;
- 2006, 2011, 2016 and 2021 population and household Census data;
- 2006, 2011 and 2016 employment Census data;
- Historical residential building permit data over the 2012 to 2021 period;
- Residential and non-residential supply opportunities as identified by Township of South Stormont staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of South Stormont.

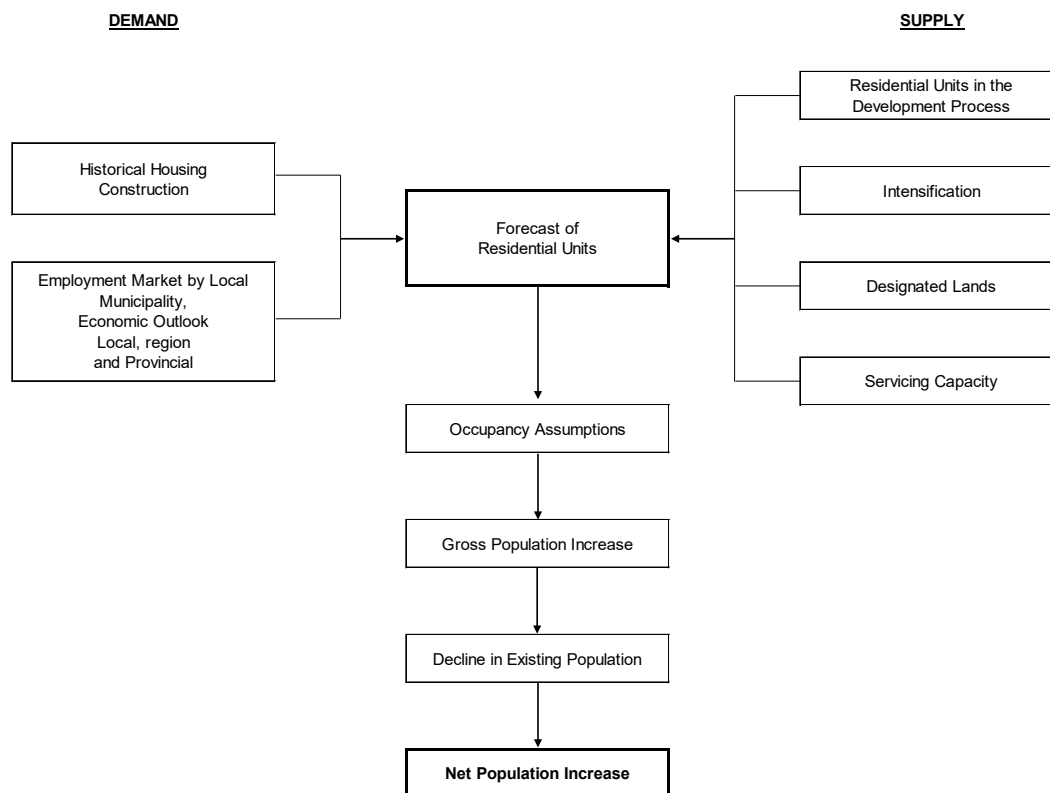


3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in South Stormont is anticipated to reach approximately 15,560 by mid-2032 and 16,380 by mid-2036, resulting in an increase of approximately 1,820 and 2,630 persons, respectively.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%.



**Table 3-1
Township of South Stormont
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households		Equivalent Institutional Households
Historical	<i>Mid 2006</i>	12,850	12,520	160	12,360	4,340	70	175	50	4,635	145	2.701
	<i>Mid 2011</i>	12,950	12,617	187	12,430	4,500	73	170	54	4,797	170	2.630
	<i>Mid 2016</i>	13,460	13,110	155	12,955	4,770	105	205	65	5,145	141	2.548
Forecast	<i>Mid 2022</i>	14,120	13,749	168	13,581	5,074	117	241	65	5,497	153	2.501
	<i>Mid 2032</i>	15,980	15,564	191	15,373	5,844	172	279	65	6,359	174	2.448
	<i>Mid 2036</i>	16,820	16,381	195	16,186	6,160	201	301	65	6,727	177	2.435
Incremental	Mid 2006 - Mid 2011	100	97	27	70	160	3	-5	4	162	25	
	Mid 2011 - Mid 2016	510	493	-32	525	270	32	35	11	348	-29	
	Mid 2016 - Mid 2022	660	639	13	626	304	12	36	0	352	12	
	Mid 2022 - Mid 2032	1,860	1,815	23	1,792	770	55	38	0	862	21	
	Mid 2022 - Mid 2036	2,700	2,632	27	2,605	1,086	84	60	0	1,230	24	

Source: Watson & Associates Economists Ltd.

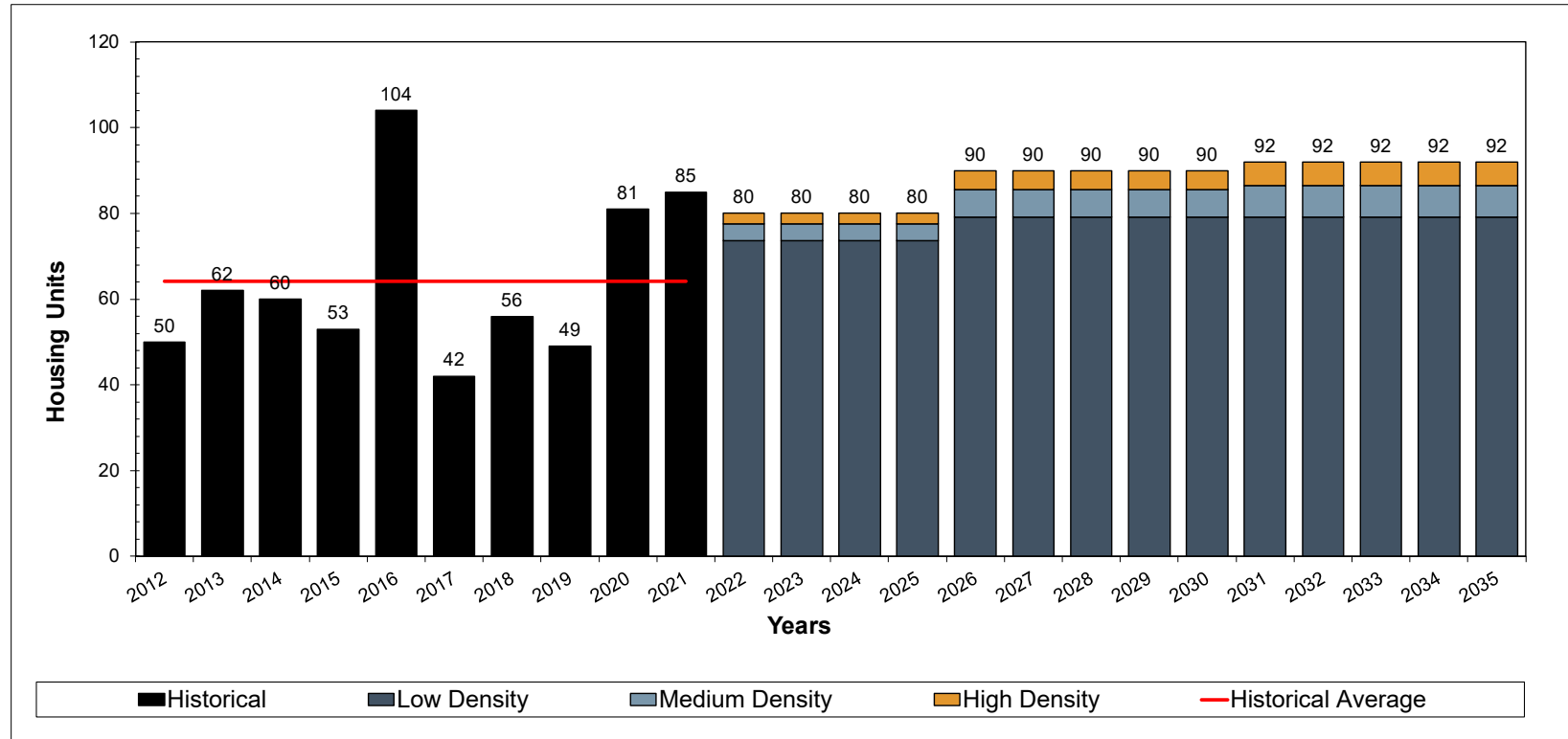
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Township of South Stormont
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Township of South Stormont , 2012 to 2014 and 2021, and from Township of South Stormont staff, 2015 to 2020, by Watson & Associates Economists Ltd.

¹ Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Township of South Stormont D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Township staff regarding anticipated development trends for South Stormont.
- Based on the above indicators, the 2022 to 2036 household growth forecast for the Township is comprised of a unit mix of 88% low density units (single detached and semi-detached), 7% medium density (multiples except apartments) and 5% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township of South Stormont.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2022 and 2036 by development location is summarized below.

Development Location	Amount of Housing Growth, 2022 to 2036	Percentage of Housing Growth, 2022 to 2036
Urban	1,090	89%
Long Sault	670	54%
Ingleside	290	24%
Other Water (St. Andrews West/Eamers & Newington)	140	11%
Rural	140	11%
<i>Township Total</i>	<i>1,230</i>	<i>100%</i>

Note: Figures may not sum precisely due to rounding.



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2036 in the Township of South Stormont over the forecast period is presented in Table 3-1. Over the 2022 to 2036 forecast period, the Township is anticipated to average 88 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 27 people between 2022 to 2036.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Township of South Stormont. Due to data limitations, medium and high density P.P.U. data was derived from United Counties of Stormont, Dundas and Glengarry Census Division, which includes the Township of South Stormont, and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.796
 - Medium density: 2.324
 - High density²: 1.572

¹ Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in collective households.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



5. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for mid-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and end of year 2021, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2036 forecast period is approximately 720.

6. Employment (Appendix A, Schedules 10a, 10b, 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Township of South Stormont is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 25 primary (1%);
 - 400 work at home employment (15%);
 - 1,083 industrial (41%);
 - 593 commercial/population related (22%); and
 - 555 institutional (21%).
- The 2016 employment by usual place of work, including work at home, is 2,655. An additional 710 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 4,850 by mid-2032 and 5,380 by mid-2036.

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



This represents an employment increase of approximately 1,320 for the 10-year forecast period and 1,840 for the longer-term forecast period.

- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of South Stormont (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,460 by mid-2032 and 3,910 by mid-2036. This represents an employment increase of approximately 1,130 for the 10-year forecast period and 1,580 for the longer-term forecast period.¹

7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 3,500 sq.ft. per employee for primary;
 - 4,100 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 4.0 million sq.ft. over the 10-year forecast period and 5.6 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2022 to 2036 incremental G.F.A. forecast by sector is broken down as follows:

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 3,450 by mid-2032 and 3,890 by mid-2036.



- primary - 2%;
- industrial – 96%;
- commercial/population-related – 1%; and
- institutional – 1%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of South Stormont by area.
- The amount and percentage of forecast total non-residential growth between 2022 and 2036 by development location is summarized below.

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2022 to 2036	Percentage of Non-Residential G.F.A., 2022 to 2036
Urban	5.6 million	99%
Long Sault	4.7 million	83%
<i>Long Sault Logistics Village</i>	<i>4.3 million</i>	<i>77%</i>
<i>Long Sault Other</i>	<i>0.3 million</i>	<i>6%</i>
Ingleside	0.8 million	15%
Other Water (St. Andrews West/Eamers & Newington)	59,400	1%
Rural	83,600	1%
<i>Township Total</i>	<i>5.6 million</i>	<i>100%</i>

Note: Figures may not sum precisely due to rounding.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

s.s.2 (4) of the D.C.A. sets out the eligible services that can be included in a D.C. By-law 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



In addition to the above eligible services, the D.C.A. also sets out in s.s.7 (3) that a development charge by-law may provide for a class consisting of studies.

Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services).

Table 4-1 identifies the potential components within each service category, whether the Township provides the service, and whether the service has been included in the proposed D.C. by-law.

4.3 Increase in Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that municipal council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



Figure 4-1

The Process of Calculating a Development Charge under the Act that must be followed

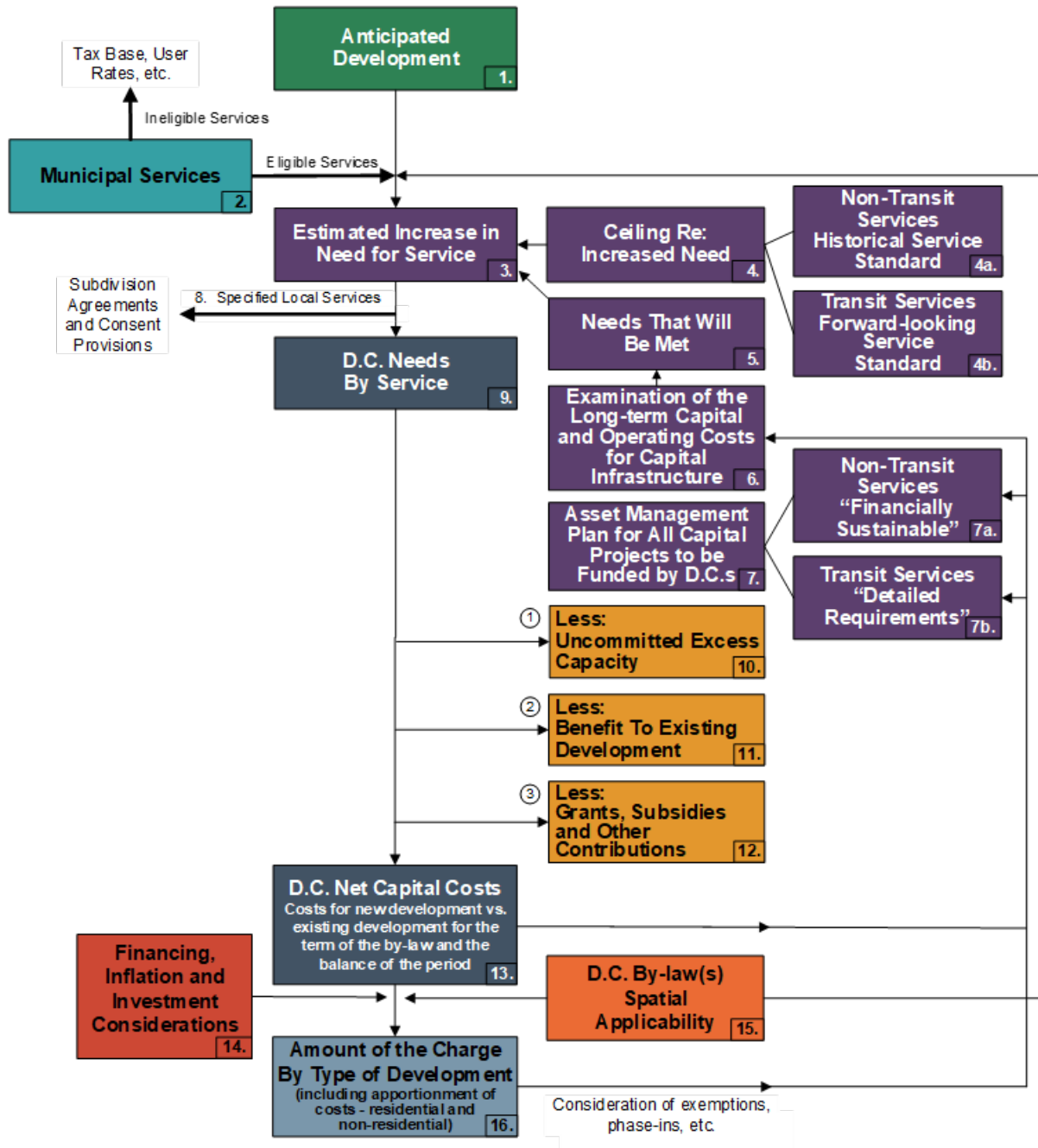




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	No	1.1 Arterial roads
	No	1.2 Collector roads
	No	1.3 Bridges, Culverts and Roundabouts
	No	1.4 Local municipal roads
	No	1.5 Traffic signals
	Yes	1.6 Sidewalks and streetlights
	Yes	1.7 Active Transportation
	Yes	1.8 Works Yard
	Yes	1.9 Rolling stock ^[1]
2. Transit Services	n/a	2.1 Transit vehicles ^[1] & facilities
	n/a	2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds
	No	3.4 Centralized retention/detention ponds
4. Fire Protection Services	Yes	4.1 Fire stations
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ^[1]
	Yes	4.3 Small equipment and gear

^[1] with 7+ year lifetime

*same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	<p>Ineligible</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>5.1 Acquisition of land for parks, woodlots and E.S.A.s</p> <p>5.2 Development of area municipal parks</p> <p>5.3 Development of district parks</p> <p>5.4 Development of municipal-wide parks</p> <p>5.5 Development of special purpose parks</p> <p>5.6 Parks rolling stock ^[1] and yards</p> <p>5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)</p> <p>5.8 Recreation vehicles and equipment ^[1]</p>
6. Library Services	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>6.1 Public library space (incl. furniture and equipment)</p> <p>6.2 Library vehicles ^[1]</p> <p>6.3 Library materials</p>
7. Electrical Power Services	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>7.1 Electrical substations</p> <p>7.2 Electrical distribution system</p> <p>7.3 Electrical system rolling stock</p>
9. Wastewater Services	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>9.1 Treatment plants</p> <p>9.2 Sewage trunks</p> <p>9.3 Local systems</p> <p>9.4 Vehicles and equipment ^[1]</p>
10. Water Supply Services	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>10.1 Treatment plants</p> <p>10.2 Distribution systems</p> <p>10.3 Local systems</p> <p>10.4 Vehicles and equipment ^[1]</p>



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
11. Waste Diversion Services	Ineligible Ineligible No No	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment ^[1]
12. Policing Services	n/a n/a n/a	12.1 Police detachments 12.2 Police rolling stock ^[1] 12.3 Small equipment and gear
13. Long-Term Care Services	n/a n/a	13.1 Long-Term Care space 13.2 Vehicles ^[1]
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles ^[1]
15. Public Health	n/a n/a	15.1 Public Health department space 15.2 Public Health department vehicles ^[1]
16. Housing Services	n/a	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space
18. Social Services	n/a	18.1 Social service space
19. Ambulance Services	n/a n/a	19.1 Ambulance station space 19.2 Vehicles ^[1]
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	Ineligible Ineligible Ineligible	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo) 23.2 Other



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres
25. Other	Yes Yes	25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ^[2] and facilities, including the D.C. background study cost 25.2 Interest on money borrowed to pay for growth-related capital

^[1] with a 7+ year lifetime

^[2] same percentage as service component to which it pertains

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The local service guidelines for the Township are summarized in Appendix D.



4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the D.C.A. requires that, “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- costs to acquire, lease or improve facilities including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O. Reg. 82/98 s.3). The capital program contained herein reflects the Town’s approved capital budget and forecast, approved master plans and servicing studies, and past D.C. background studies.

4.6 Treatment of Credits

Section 8 para. 5 of O. Reg. 82/98 indicates that a D.C. background study must set out, “the estimated value of credits that are being carried forward relating to the service.”



s.s.17 para. 4 of the same Regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Township has no outstanding D.C. credit obligations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth studies. This class is comprised of the following municipal-wide services:

- Growth-Related Studies
 - Fire Protection Services;
 - Transportation Services; and
 - Parks and Recreation Services;

4.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that



debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.9 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The Township does not current have any existing D.C. D.C. Reserve Funds

4.10 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies and other contributions.

The requirements behind each of these reductions are addressed as follows:



4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

4.10.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the municipality’s “excess capacity,” other than excess capacity which is “committed” (discussed above in 4.6).

“Excess capacity” is undefined, but in this case, must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service, would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.



4.10.3 Reduction for Benefit to Existing Development

Section 5(1)6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included the following:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.10.1 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an



existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development O. Reg. 82.98, s.6. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.11 Municipal-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.12 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating D.C. eligible costs for the D.C.s to be applied on a uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 1997, and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and, accordingly, Council's intentions may be modified, and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.1 Service Levels and 14-Year Capital Costs for Township-wide D.C. Calculation

This section evaluates the development-related capital requirements for select services and classes of service over the 14-year planning period (mid 2022 - mid 2036). Each service is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Fire Protection Services

Fire Protection Services in the Township are provided through four fire halls and accessory structures totalling 17,200 sq.ft. of facility space. These services are further provide through the utilization of 17 vehicles and 226 equipment items. Based on the average per capita investment of \$972 over the 2012 to 2021 period, and the forecast population growth of 2,633 persons over the 2022 to 2036 forecast period, the resulting maximum D.C.-eligible amount that could be included in the calculation is \$2.6 million.

The capital needs that are anticipated to provide service over the forecast period include the expansion and replacement of Fire Station 2, additional vehicles and firefighting equipment, and associated studies. These needs are estimate at a gross capital cost of \$2.8 million. Of the total capital cost, \$0.8 million has been deducted as a benefit to existing development resulting in \$2.0 million being included in the calculation of the charge. These D.C.-eligible costs have then been allocated to



residential and non-residential development based on the share of population (2,633) and employment (1,564) growth (i.e. 63% residential and 37% non-residential).

5.1.2 Services Related to a Highway

Services Related to a Highway includes both the Transportation Services and Public Works Services

The Township has a current inventory of 296 kilometres (km) of roads and nine bridges. To service this infrastructure, the Township maintains an inventory of 23 vehicles within 27,281 sq.ft. of facility space. On average, over the past 10-years, this level of investment equates to \$14,846 per capita. When applied to the forecast population growth to 2036 (i.e. 2,633 persons), a maximum D.C.-eligible amount of \$39.1 million could be included in the calculation of the charge.

To service the forecast development, gross capital cost of \$3.1 million in roads and active transportation trails, facilities, vehicles, and studies have been identified. In recognition of the benefits these projects will provide to existing development, \$1.9 million has been deducted from the gross capital costs, resulting in \$1.8 million being included in the calculation of the charge.

These D.C.-eligible costs have then been allocated to residential and non-residential development based on the share of population and employment growth (i.e. 63% residential and 37% non-residential).

5.1.3 Parks and Recreation Services

The Township currently operates their Parks and Recreation Services utilizing 47 park amenities, 4 vehicles, and 51,466 sq.ft. of facility space. Furthermore, the Township also operates and maintains 5.8 km of trails. Over the past 10-year years, the investments in these assets equate to an average per capita level of investment of \$1,265. Based on this level of investment and the anticipated growth in the 14-year forecast period, the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$3.3 million.

The 14-year capital needs required to meet the needs of the anticipated development total \$20.4 million, consisting of \$1.2 million for existing park improvements, \$1.9 million for new parkland development, \$138,00 for vehicles and equipment needs, \$16.8 million



for the implementation of the waterfront master plan, and \$235,000 for studies. Deductions of \$4.2 million have been made in acknowledgement of the tourism benefits of the waterfront master plan implementation as well as \$1.5 million for the growth-related share of anticipated grants and other subsidies to be received towards the growth-related works. Furthermore, in recognition of the benefit to existing development of the proposed needs, \$11.6 million has been deducted from the gross capital costs. After accounting for the foregoing deductions, a total of \$3.0 million has been included in the calculation of the charge.

These costs are then allocated 95% to residential development and 5% to non-residential development as the residential population tends to be the predominant users of Parks and Recreation Services.

5.2 Growth-Related Studies Class of Service

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 included within 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:

- Fire Protection Services – 28.7%;
- Services Related to a Highway– 27.0%; and
- Parks and Recreation Services – 44.3%.

The following provides a list of the studies that have been identified for the 2022- 2036 forecast period:

- D.C. Background Studies – 2022-2036
- Zoning By-law Update – 2022-2031

The cost of these studies is \$160,500 of which \$8,100 is a benefit to existing development. A deduction of \$2,430 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The estimated



These deductions result in a net D.C.-eligible cost of \$150,000 over the 14-year forecast period as presented in Table 5-4 below

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area.



**Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development 2022-2036	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 63%	Non- Residential Share 37%
1	Chief Vehicle	2023	50,000	-	50,000	-		50,000	31,500	18,500
2	Tanker	2022-2036	377,800	-	377,800	-		377,800	238,014	139,786
3	Fire Station 2 Replacement/Expansion	2022-2036	2,180,250	-	2,180,250	799,400		1,380,850	869,936	510,915
4	Additional Volunteer Firefighters (32)	2022-2036	121,600	-	121,600	-		121,600	76,608	44,992
	Studies									
5	Fire Master Plan	2022	50,000	-	50,000	12,500		37,500	23,625	13,875
	Total		2,779,650	-	2,779,650	811,900	-	1,967,750	1,239,683	728,068



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2022-2036	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 63%	Non-Residential Share 37%
	Roads & Trails			-	-	-		-	-	-
1	Installation of new Streetlights 3-5 locations (per year)	2022-2036	217,000	-	217,000	-		217,000	136,710	80,290
2	Ingleside and Long Sault New Trail Network Implementation	2022-2036	1,464,000	-	1,464,000	1,230,805		233,195	146,913	86,282
			-	-	-	-		-	-	-
	Facilities			-	-	-		-	-	-
3	Public Works Garage Expansion	2022-2036	500,000	-	500,000	-		500,000	315,000	185,000
	Vehicles and Equipment			-	-	-		-	-	-
4	Light Vehicles	2022-2036	36,000	-	36,000	-		36,000	22,680	13,320
5	Medium Vehicles	2022-2036	55,000	-	55,000	-		55,000	34,650	20,350
6	Heavy Vehicles	2022-2036	520,000	-	520,000	-		520,000	327,600	192,400
7	Light Equipment	2022-2036	45,000	-	45,000	-		45,000	28,350	16,650
8	Heavy Equipment	2022-2036	131,000	-	131,000	-		131,000	82,530	48,470
	Studies			-	-	-		-	-	-
9	Servicing Plan	2022-2023	150,000	-	150,000	37,500		112,500	70,875	41,625
			-	-	-	-		-	-	-
	Total		3,118,000	-	3,118,000	1,268,305	-	1,849,695	1,165,308	684,387



**Table 5-3
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 (2022\$)	Post Period Benefit	Other Deductions	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
	2022-2036									95%	5%
1	Land for Multi-use Community Hub at Long Sault Arena	2022-2036	150,000	-		150,000	-		150,000	142,500	7,500
2	Pavillions/Gazebos at 4 Parks	2022-2036	197,200	-		197,200	165,789		31,411	29,841	1,571
3	Arnold Bethune Park (Long Sault)	2022	236,000	-		236,000	198,408	28,194	9,398	8,928	470
4	Moulinette Island Park (Long Sault)	2022	50,000	-		50,000	42,036	6,934	1,031	979	52
5	Chase Meadows Park (Long Sault)	2022	50,000	-		50,000	42,036	5,973	1,991	1,892	100
6	Arrowhead Estates Park (Long Sault)	2022	50,000	-		50,000	42,036	5,973	1,991	1,892	100
7	Arnold Bethune Park (Long Sault)	2022	72,900	-		72,900	61,288	8,512	3,100	2,945	155
8	Simon Fraser Park (St. Andrews W.)	2022	72,900	-		72,900	61,288	8,512	3,100	2,945	155
9	Ingleside Community Park	2022	72,900	-		72,900	61,288	8,512	3,100	2,945	155
10	Long Sault and Ingleside Trail Network	2022	305,000	-		305,000	256,418	48,582	-	-	-
11	Neighbourhood Park Development	2022-2036	1,941,000	-		1,941,000	-		1,941,000	1,843,950	97,050
12	Light Vehicle	2022-2036	36,000	-		36,000	-		36,000	34,200	1,800
13	Medium Equipment	2022-2036	102,000	-		102,000	-		102,000	96,900	5,100
14	Waterfront Master Plan Implementation	2022-2036	16,800,000	-	4,200,000	12,600,000	10,592,995	1,338,004	669,002	635,552	33,450
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
15	Parks and Recreation Master Plan	2022-2036	60,000	-		60,000	15,000		45,000	42,750	2,250
16	Waterfront Plan Development - Supporting Studies / Design / Place making	2022-2024	150,000	-	37,500	112,500	94,580		17,920	17,024	896
17	Mountain Bike Park Feasibility Study	2022-2036	25,000	-		25,000	6,250		18,750	17,813	938
				-		-	-		-	-	-
	Total		20,370,900	-	4,237,500	16,133,400	11,639,411	1,459,196	3,034,793	2,883,053	151,740



**Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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	
	2022-2036								
1	Development Charges Background Study	2022	42,700	-		42,700	-		42,700
2	Development Charges Background Study	2027	42,700	-		42,700	-		42,700
3	Development Charges Background Study	2032	42,700	-		42,700	-		42,700
4	Zoning By-law Update	2022-2031	32,400	-	2,430	29,970	8,100		21,870
			-	-		-	-		-
			-	-		-	-		-
	Total		160,500	-	2,430	158,070	8,100	-	149,970



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 shows the D.C. calculation for the municipal-wide D.C.s assessed over the 15-year forecast period (2022-2036). The total D.C.-eligible costs in Tables 6-1 include the attribution of growth-related studies by service area identified in Table 5-4.

The calculation for residential development is generated on a per capita basis and is based upon six forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis. .

Table 6-2 summarizes the recommended schedule of Township-wide charges, reflecting the maximum D.C.s by residential dwelling type and non-residential G.F.A.



**Table 6-1
Municipal-Wide Services
2022-2036**

SERVICE/CLASS	2022\$ D.C. -Eligible Cost		2022\$ D.C. -Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Services Related to a Highway	\$ 1,165,308	\$ 684,387	\$ 1,001	\$ 0.12
2. Fire Protection Services	1,239,683	728,068	1,065	0.13
3. Parks and Recreation Services	2,883,053	151,740	2,477	0.03
TOTAL	\$5,288,043	\$1,564,194	\$4,543	\$0.28
Growth-Related Studies	\$115,736	\$34,234		
D.C.-Eligible Capital Cost	\$5,403,779	\$1,598,429		
14-Year Gross Population/GFA Growth (sq.ft.)	3,326	5,643,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,624.71	\$0.28		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.796	\$4,543		
Apartments - 2 Bedrooms +	1.718	\$2,791		
Apartments - Bachelor and 1 Bedroom	1.140	\$1,852		
Other Multiples	2.324	\$3,776		
Special Care/Special Dwelling Units	1.100	\$1,787		

**Table 6-2
Schedule of Calculated D.C.s**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	980	815	602	400	386	0.12
Fire Protection Services	1,042	866	640	425	410	0.13
Parks and Recreation Services	2,423	2,014	1,489	988	953	0.03
Growth-Related Studies	98	81	60	39	38	0.00
Total Municipal Wide Services/Class of Services	4,543	3,776	2,791	1,852	1,787	0.28



Chapter 7

D.C. Policy Recommendations and D.C. Policy Rules



7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

s.s.5(1)9 states that rules must be developed:

“...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development;
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development; and
- with respect to “the rules,” subsection 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Township’s existing policies and discussions with staff and Council; with consideration for the updates from Bill 108 and Bill 197.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide D.C. calculation for all municipal services: and
- one municipal D.C. by-law encompassing all municipal services be imposed.

7.3 D.C. By-law Rules

The following sets out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with subsection 6 of the D.C.A.

It is recommended that the following provides the basis for the D.C.s:

7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s.2(2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under Section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under Section 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 20 years. Costs allocated to non-residential uses will be assigned to industrial and non-industrial (commercial and institutional) uses based on the forecast G.F.A. constructed.
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.



7.3.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)). The exemption for an existing industrial building provided shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law.
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O. Reg. 82/98.
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Non-statutory exemptions

- Bona-Fide Farm Buildings;
- a Place of worship or cemetery;
- Non-profit housing; and
- A Long-term care home with the meaning of Subsection 2(1) of the *Long-Term Care Homes Act*, 2007..



7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect on the date of by-law passage subject to Council's direction.

7.3.6 Timing of Collection

The D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the D.C.A., 1997.

As of January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning application approval (for applications made after January 1, 2020), shall be determined based on the D.C. in effect on the day the Site Plan or Zoning By-law Amendment application was made.

D.C.s determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges equal to the rate of indexing applied to the Township's D.C.s as per the terms of the D.C. by-law.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

"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.

"Institutional development" means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c) by any of the following post-secondary institutions for the objects of the institution:



- i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) 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 object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on January 1st, in accordance with provisions under the D.C.A.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.



Based on the foregoing and the municipal practice of providing and funding services on a municipal-wide basis it is proposed that no area-specific rating is utilized for municipal-wide services

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into four (4) separate reserve funds, including:

- Fire Protection Services;
- Services Related to a Highway;
- Parks and Recreation Services; and
- Growth-Related Studies; and

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force at the time of by-law passage.

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 May 2, 2022, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 2, 2022”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

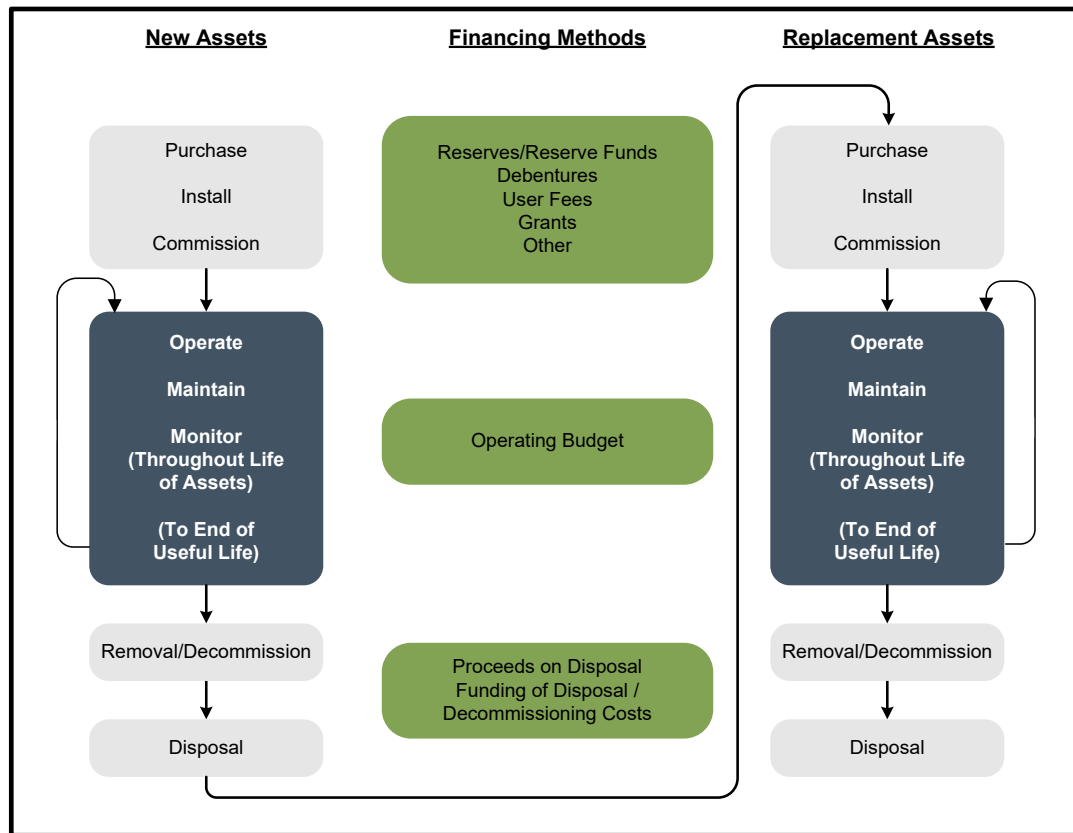
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared in the prescribed manner.**

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).



Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Township's most recent A.M.P. does not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the Township's A.M.P.



8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2022\$) 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 2022 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 \$1.9 million. Of this total, \$1.1 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
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 \$1.9 million. This amount, totalled with the existing operating revenues of \$18.5 million, provides annual revenues of \$20.5 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 (2022\$)

	2036 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,104,681
Lifecycle:	
Annual Lifecycle - Township Wide Services	344,225
Sub-Total - Annual Lifecycle	\$344,225
Incremental Operating Costs (for D.C. Services)	\$448,246
Total Expenditures	\$1,897,153
Revenue (Annualized)	
Total Existing Revenue ²	\$18,491,203
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$1,964,380
Total Revenues	\$20,455,583

¹ Non-Growth Related component of Projects

² As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution). It is noted that Council's decision regarding additional public meetings, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT)).

9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Municipal policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Township capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.



9.3 Implementation Requirements

9.3.1 Introduction

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Township clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

9.3.3 By-law Pamphlet

In addition to the "notice" information, the Township must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

Where a by-law is not appealed to the OLT., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Township must give one copy of the most recent pamphlet without charge, to any person who requests one.

9.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Township Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Township Council to the OLT.

9.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.



These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

9.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the municipality to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to municipality funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the Planning Act, except for:

- “local 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 section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”

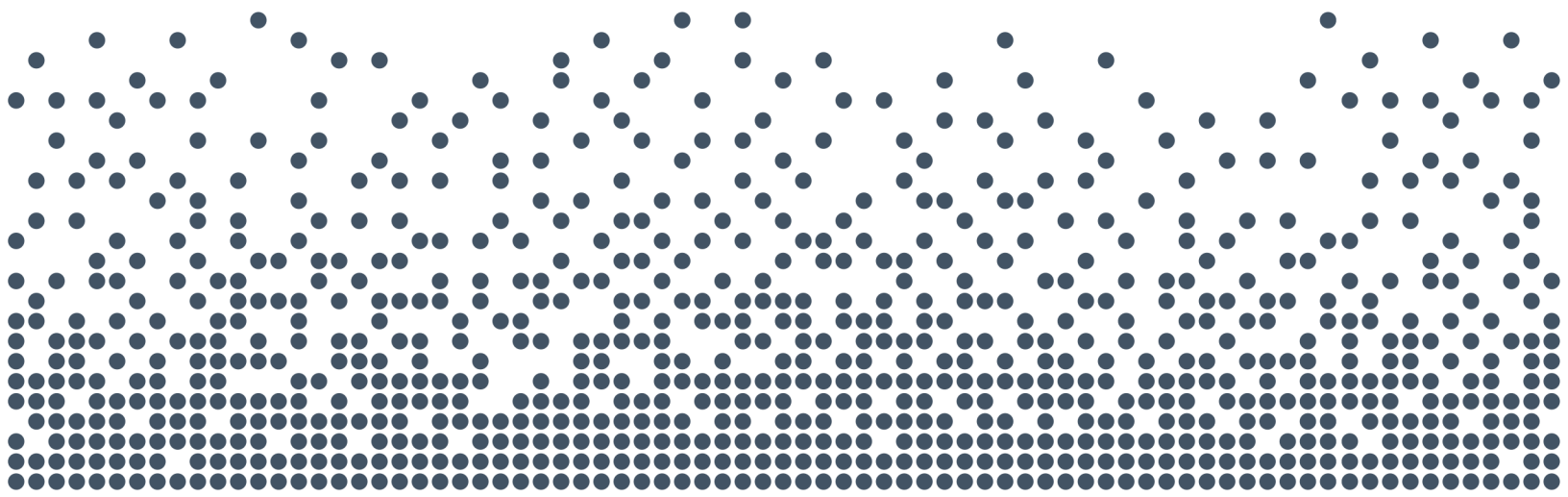
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.



In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59(4) of the D.C.A. it would need to provide to the approval authority, information regarding the applicable Municipality D.C.s related to the site.

If the Township is an approval authority for the purposes of section 51 of the Planning Act, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of South Stormont Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2006	12,850	12,520	160	12,360	4,340	70	175	50	4,635	145	2.701
	Mid 2011	12,950	12,617	187	12,430	4,500	73	170	54	4,797	170	2.630
	Mid 2016	13,460	13,110	155	12,955	4,770	105	205	65	5,145	141	2.548
Forecast	Mid 2022	14,120	13,749	168	13,581	5,074	117	241	65	5,497	153	2.501
	Mid 2032	15,980	15,564	191	15,373	5,844	172	279	65	6,359	174	2.448
	Mid 2036	16,820	16,381	195	16,186	6,160	201	301	65	6,727	177	2.435
Incremental	Mid 2006 - Mid 2011	100	97	27	70	160	3	-5	4	162	25	
	Mid 2011 - Mid 2016	510	493	-32	525	270	32	35	11	348	-29	
	Mid 2016 - Mid 2022	660	639	13	626	304	12	36	0	352	12	
	Mid 2022 - Mid 2032	1,860	1,815	23	1,792	770	55	38	0	862	21	
	Mid 2022 - Mid 2036	2,700	2,632	27	2,605	1,086	84	60	0	1,230	24	

Source: Watson & Associates Economists Ltd.

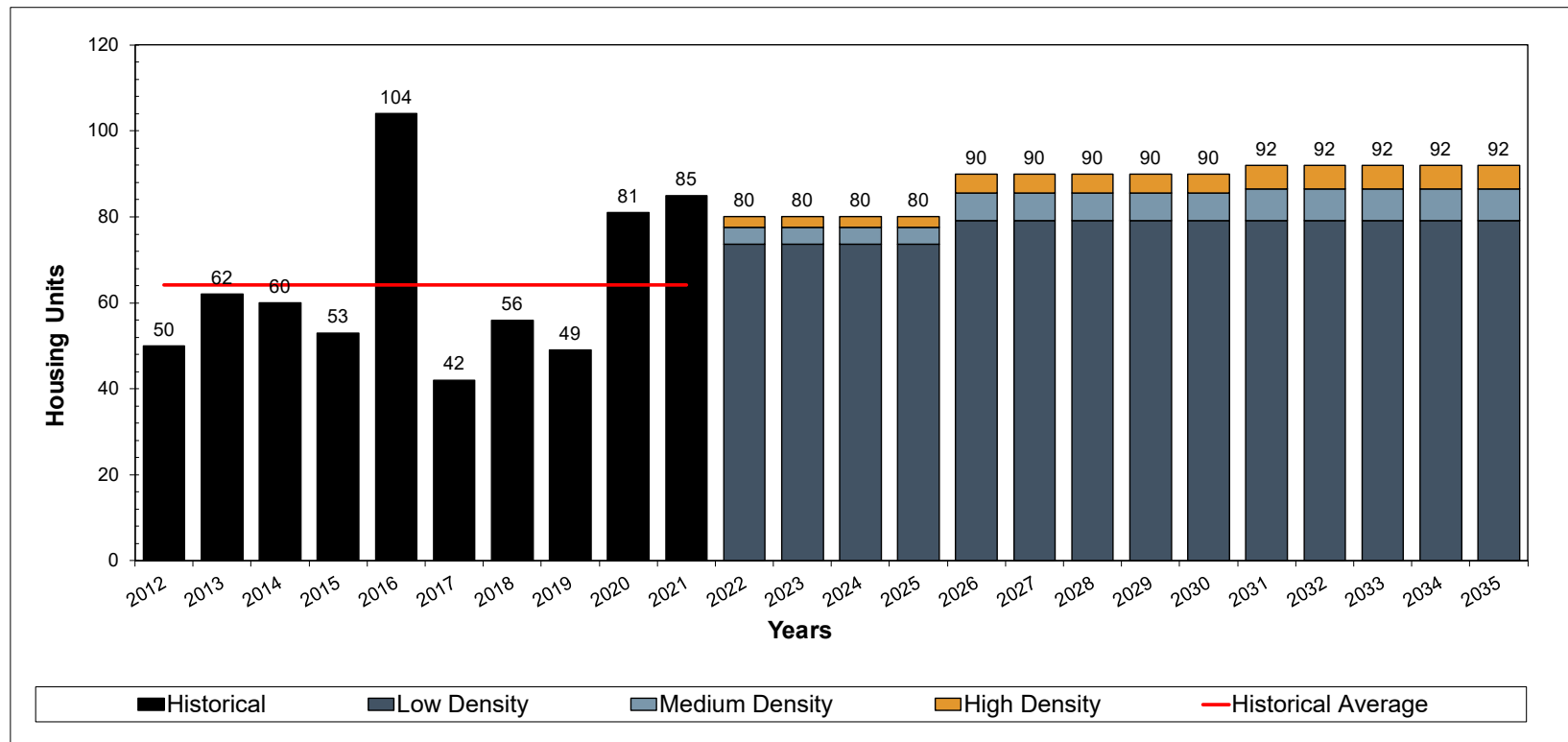
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1
Township of South Stormont
Annual Housing Forecast¹



Source: Historical housing activity derived from Statistics Canada building permit data for the Township of South Stormont, 2012 to 2014 and 2021, and from Township of South Stormont staff, 2015 to 2020, by Watson & Associates Economists Ltd.

¹ Growth forecast represents calendar year.



Schedule 2
Township of South Stormont
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2022 - 2032	669	55	38	762	2,058	(177)	1,882	23	1,905
	2022 - 2036	946	84	60	1,090	2,934	(233)	2,701	27	2,728
Long Sault	2022 - 2032	403	38	26	467	1,257	(74)	1,183	14	1,197
	2022 - 2036	566	59	42	666	1,784	(98)	1,686	17	1,703
Ingleside	2022 - 2032	175	17	11	203	546	(58)	488	6	494
	2022 - 2036	246	26	18	289	774	(76)	698	7	705
Other Water (St. Andrews West/Eamers & Newington)	2022 - 2027	92	0	0	92	256	(45)	211	3	214
	2022 - 2036	135	0	0	135	376	(59)	317	2	319
Rural	2022 - 2032	100	0	0	100	280	(369)	(90)	0	(90)
	2022 - 2036	140	0	0	140	392	(487)	(96)	0	(96)
Township of South Stormont	2022 - 2032	770	55	38	862	2,338	(546)	1,792	23	1,815
	2022 - 2036	1,086	84	60	1,230	3,326	(721)	2,606	27	2,633

Source: Watson & Associates Economists Ltd.

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 3
Township of South Stormont
Current Year Growth Forecast
Mid-2016 to Mid-2022

		Population
Mid 2016 Population		13,110
Occupants of New Housing Units, Mid 2016 to Mid 2022	<i>Units (2)</i>	352
	<i>multiplied by P.P.U. (3)</i>	3.006
	<i>gross population increase</i>	1,058
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2022	<i>Units</i>	12
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	13
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2022	<i>Units (4)</i>	5,145
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.084
	<i>total decline in population</i>	-432
Population Estimate to Mid 2022		13,749
<i>Net Population Increase, Mid 2016 to Mid 2022</i>		639

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.192	86%	2.757
<i>Multiples (6)</i>	2.571	3%	0.088
<i>Apartments (7)</i>	1.577	10%	0.161
Total		100%	3.006

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4
Township of South Stormont
Ten Year Growth Forecast
Mid-2022 to Mid-2032**

		Population
Mid 2022 Population		13,749
Occupants of New Housing Units, Mid 2022 to Mid 2032	<i>Units (2)</i>	862
	<i>multiplied by P.P.U. (3)</i>	2,712
	<i>gross population increase</i>	2,338
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2032	<i>Units</i>	21
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	23
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2032	<i>Units (4)</i>	5,497
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.099
	<i>total decline in population</i>	-546
Population Estimate to Mid 2032		15,564
Net Population Increase, Mid 2022 to Mid 2032		1,815

(1) Mid 2022 Population based on:

2016 Population (13,110) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (352 x 3.006 = 1,058) + (12 x 1.1 = 13) + (5,145 x -0.084 = -432) = 13,749

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.796	89%	2.496
<i>Multiples (6)</i>	2.324	6%	0.148
<i>Apartments (7)</i>	1.572	4%	0.069
<i>one bedroom or less</i>	1.140		
<i>two bedrooms or more</i>	1.718		
Total		100%	2.712

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2016 Census (5,145 units) + Mid 2016 to Mid 2022 unit estimate (352 units) = 5,497 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 5
Township of South Stormont
Long Term Growth Forecast
Mid-2022 to Mid-2036**

		Population
Mid 2022 Population		13,749
Occupants of New Housing Units, Mid 2022 to Mid 2036	<i>Units (2)</i>	1,230
	<i>multiplied by P.P.U. (3)</i>	2,704
	<i>gross population increase</i>	3,326
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2036	<i>Units</i>	24
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	27
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2036	<i>Units (4)</i>	5,497
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.131
	<i>total decline in population</i>	-721
Population Estimate to Mid 2036		16,381
Net Population Increase, Mid 2022 to Mid 2036		2,632

(1) Mid 2022 Population based on:

2016 Population (13,110) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (352 x 3.006 = 1,058) + (12 x 1.1 = 13) + (5,145 x -0.084 = -432) = 13,749

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.796	88%	2.468
<i>Multiples (6)</i>	2.324	7%	0.159
<i>Apartments (7)</i>	1.572	5%	0.076
<i>one bedroom or less</i>	1.140		
<i>two bedrooms or more</i>	1.718		
Total		100%	2.704

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2022 households based upon 2016 Census (5,145 units) + Mid 2016 to Mid 2022 unit estimate (352 units) = 5,497 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6
Township of South Stormont
Summary of Units in the Development Approvals Process

Location	Stage of Development					% Breakdown
	Approved	Draft Approved	Under Review	Pre-Application	Grand Total	
Bonville	25	0	0	5	30	3%
Ingleside	12	0	0	278	290	27%
Long Sault	54	76	81	420	631	59%
Newington	0	0	0	2	2	0%
Rosedale Terrace / Eamer	0	25	2	83	110	10%
St. Andrews	4	0	0	5	9	1%
Total	95	101	83	793	1,072	100%
% Breakdown	9%	9%	8%	74%	100%	

Source: Derived from Township of South Stormont October 2021 data, by Watson & Associates Economists Ltd.



Schedule 7
Township of South Stormont
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2012	50	0	0	50
2013	49	7	6	62
2014	60	0	0	60
2015	53	0	0	53
2016	70	12	22	104
Sub-total	282	19	28	329
Average (2012 - 2016)	56	4	6	66
% Breakdown	85.7%	5.8%	8.5%	100.0%
2017	42	0	0	42
2018	56	0	0	56
2019	49	0	0	49
2020	81	0	0	81
2021	71	0	14	85
Sub-total	299	0	14	313
Average (2017 - 2021)	60	0	3	63
% Breakdown	95.5%	0.0%	4.5%	100.0%
2012 - 2021				
Total	581	19	42	642
Average	58	2	4	64
% Breakdown	90.5%	3.0%	6.5%	100.0%

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of South Stormont, 2012 to 2014 and 2021, and from Township of South Stormont staff, 2015 to 2020, by Watson & Associates Economists Ltd.

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 8a
Township of South Stormont
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.111	-	3.192		
6-10	-	-	-	2.659	-	2.667		
11-15	-	-	1.909	2.833	-	2.807		
16-20	-	-	-	2.667	-	2.627	2.823	2.796
20-25	-	-	2.182	2.750	-	2.731		
25-35	-	-	1.846	2.784	-	2.713		
35+	-	-	1.859	2.476	3.212	2.405		
Total	-	1.357	1.941	2.626	3.557	2.571		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.239	-	2.875
6-10	-	-	2.000	2.614	-	2.603
11-15	-	-	1.833	2.730	-	2.828
16-20	-	-	-	2.655	-	2.662
20-25	-	-	2.000	2.889	-	2.750
25-35	-	-	1.950	2.776	-	2.698
35+	-	1.316	1.823	2.455	3.452	2.336
Total	-	1.367	1.873	2.625	3.676	2.517

¹ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



Schedule 8b
 United Counties of Stormont, Dundas and Glengarry Census Division
 Person Per Unit by Age and Type of Dwelling
 (2016 Census)

Age of Dwelling	Multiples ¹						20 Year Average	20 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.917	-	-	2.571		
6-10	-	-	1.917	-	-	2.095		
11-15	-	-	-	-	-	2.267		
16-20	-	-	-	3.182	-	2.440	2.343	2.324
20-25	-	-	2.000	3.588	-	2.511		
25-35	-	-	1.796	3.109	-	2.365		
35+	-	1.239	1.851	2.884	-	2.276		
Total	-	1.221	1.880	2.969	-	2.311		

Age of Dwelling	Apartments ²						20 Year Average	20 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.077	1.675	-	-	1.577		
6-10	-	-	1.682	-	-	1.643		
11-15	-	-	1.769	-	-	1.550		
16-20	-	1.091	1.625	-	-	1.657	1.607	1.572
20-25	-	1.136	1.813	-	-	1.597		
25-35	-	1.186	1.538	2.545	-	1.465		
35+	1.095	1.120	1.654	2.759	-	1.513		
Total	1.042	1.133	1.646	2.709	-	1.518		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.696	1.780	2.931	-	2.545
6-10	-	1.412	1.882	2.703	3.500	2.419
11-15	-	1.500	1.840	2.706	4.438	2.609
16-20	-	1.227	1.833	2.650	4.083	2.480
20-25	-	1.263	1.941	2.792	3.906	2.580
25-35	-	1.202	1.743	2.656	3.820	2.370
35+	1.280	1.210	1.797	2.553	3.469	2.235
Total	1.423	1.234	1.803	2.614	3.703	2.317

¹ Includes townhouses and apartments in duplexes.

² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

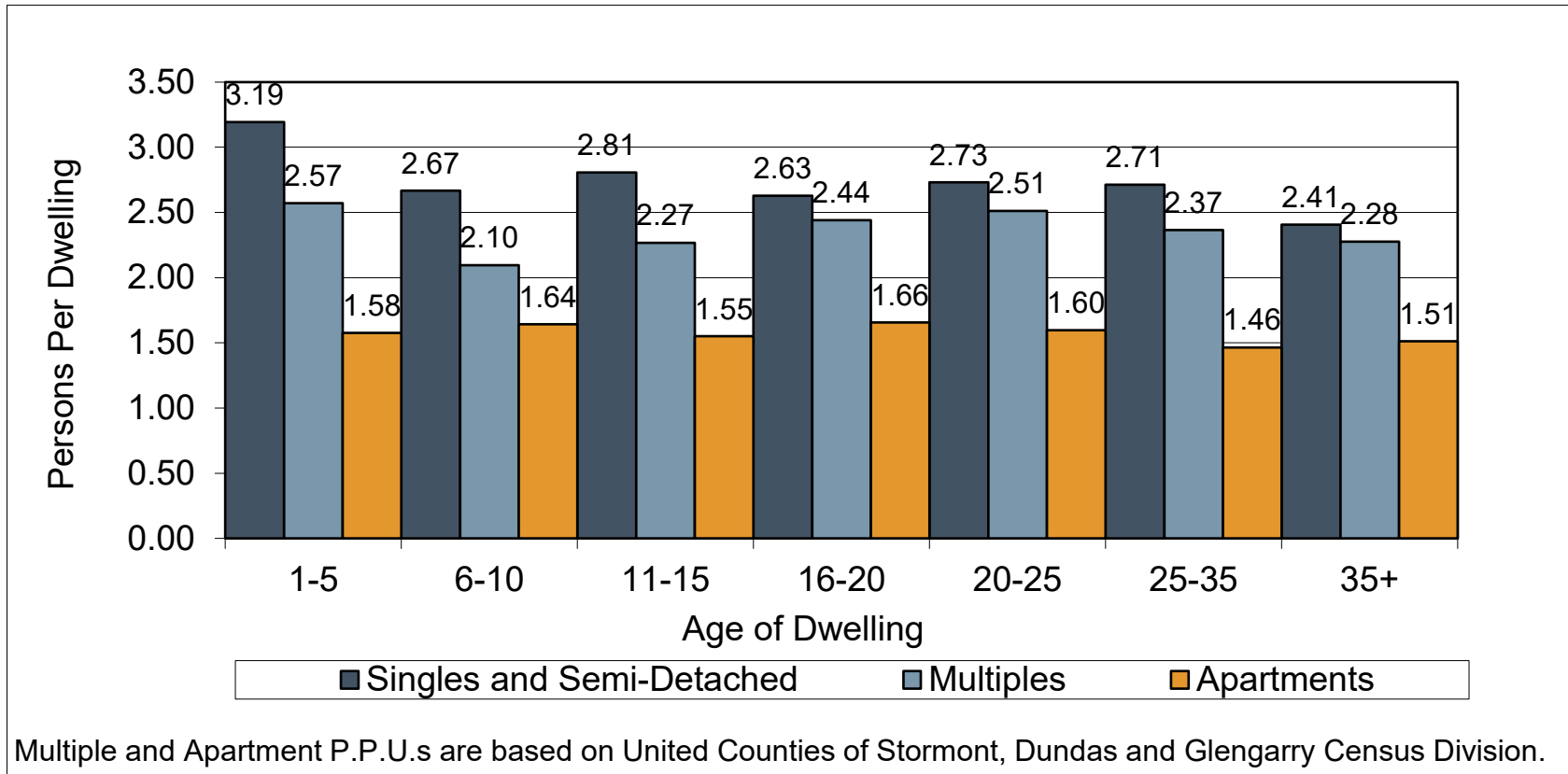
³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



Schedule 9
Township of South Stormont
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 10a Township of South Stormont Employment Forecast, 2022 to 2036

Period	Population	Activity Rate								Employment							Employment Total (Excluding Work at Home and N.F.P.O.W.)	
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹		Total Employment (Including N.F.P.O.W.)
Mid 2006	12,520	0.003	0.037	0.078	0.043	0.039	0.200	0.050	0.250	35	465	980	535	485	2,500	625	3,125	2,035
Mid 2011	12,617	0.003	0.021	0.067	0.050	0.038	0.180	0.074	0.254	40	265	850	635	475	2,265	935	3,200	2,000
Mid 2016	13,110	0.002	0.031	0.083	0.045	0.042	0.203	0.054	0.257	25	400	1,083	593	555	2,655	710	3,365	2,255
Mid 2022	13,749	0.002	0.033	0.080	0.044	0.043	0.202	0.054	0.256	25	452	1,105	610	592	2,784	753	3,537	2,332
Mid 2032	15,564	0.003	0.034	0.132	0.044	0.043	0.257	0.055	0.312	47	534	2,056	690	669	3,996	858	4,854	3,462
Mid 2036	16,381	0.003	0.035	0.148	0.044	0.043	0.273	0.055	0.328	50	570	2,428	726	704	4,478	902	5,380	3,908
Incremental Change																		
Mid 2006 - Mid 2011	97	0.000	-0.016	-0.011	0.008	-0.001	-0.020	0.024	0.004	5	-200	-130	100	-10	-235	310	75	-35
Mid 2011 - Mid 2016	493	-0.001	0.010	0.015	-0.005	0.005	0.023	-0.020	0.003	-15	135	233	-43	80	390	-225	165	255
Mid 2016 - Mid 2022	639	0.000	0.002	-0.002	-0.001	0.001	0.000	0.000	0.000	0	52	23	18	37	129	43	172	77
Mid 2022 - Mid 2032	1,815	0.001	0.002	0.052	0.000	0.000	0.055	0.001	0.056	22	82	951	80	77	1,212	105	1,317	1,130
Mid 2022 - Mid 2036	2,632	0.001	0.002	0.068	0.000	0.000	0.071	0.001	0.072	25	118	1,323	116	112	1,694	149	1,843	1,576
Annual Average																		
Mid 2006 - Mid 2011	19	0.000	-0.003	-0.002	0.002	0.000	-0.004	0.005	0.001	1	-40	-26	20	-2	-47	62	15	-7
Mid 2011 - Mid 2016	99	0.000	0.002	0.003	-0.001	0.001	0.005	-0.004	0.001	-3	27	47	-9	16	78	-45	33	51
Mid 2016 - Mid 2022	107	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	9	4	3	6	22	7	29	13
Mid 2022 - Mid 2032	182	0.000	0.000	0.005	0.000	0.000	0.005	0.000	0.006	2	8	95	8	8	121	11	132	113
Mid 2022 - Mid 2036	188	0.000	0.000	0.005	0.000	0.000	0.005	0.000	0.005	2	8	95	8	8	121	11	132	113

Source: Watson & Associates Economists Ltd.

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 10b
Township of South Stormont
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2036

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary ²	Industrial	Commercial/ Population Related	Institutional ³	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	12,520	35	980	535	485	2,035					
Mid 2011	12,617	40	850	635	475	2,000					
Mid 2016	13,110	25	1,083	593	555	2,255					
Mid 2022	13,749	25	1,105	610	586	2,326					
Mid 2032	15,564	47	2,056	690	652	3,445					
Mid 2036	16,381	50	2,428	726	686	3,890					
Incremental Change											
Mid 2006 - Mid 2011	97	5	-130	100	-10	-35					
Mid 2011 - Mid 2016	493	-15	233	-43	80	255					
Mid 2016 - Mid 2022	639	0	23	18	31	71					
Mid 2022 - Mid 2032	1,815	22	951	80	66	1,119	77,000	3,899,100	44,000	43,500	4,063,600
Mid 2022 - Mid 2036	2,632	25	1,323	116	100	1,564	87,500	5,424,300	63,800	68,000	5,643,600
Annual Average											
Mid 2006 - Mid 2011	19	1	-26	20	-2	-7					
Mid 2011 - Mid 2016	99	-3	47	-9	16	51					
Mid 2016 - Mid 2022	107	0	4	3	5	12					
Mid 2022 - Mid 2032	182	2	95	8	7	112	7,700	389,910	4,400	4,350	406,360
Mid 2022 - Mid 2036	188	2	95	8	7	112	6,250	387,450	4,557	4,857	403,114

Source: Watson & Associates Economists Ltd.

¹ Square Foot Per Employee Assumptions
 Primary 3,500
 Industrial 4,100
 Commercial/ Population Related 550
 Institutional 680

² Primary industry includes non bona-fide farming and cannabis growing operation related employment.

³ Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

* Reflects Mid 2022 to Mid 2036 forecast period

Note: Numbers may not add to totals due to rounding.



Schedule 10c
Township of South Stormont
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{1,2}	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ^{1,3}	Total Non-Residential G.F.A. S.F.	Employment Increase ⁴
Long Sault	2022 - 2032	45,500	3,263,200	23,500	27,300	3,359,500	918
	2022 - 2036	52,500	4,540,400	33,900	42,400	4,669,200	1,281
Long Sault Logistics Village	2022 - 2032	-	3,106,800	3,300	-	3,110,100	715
	2022 - 2036	-	4,323,700	4,400	-	4,328,100	995
Long Sault Other	2022 - 2032	45,500	156,400	20,200	27,300	249,400	203
	2022 - 2036	52,500	216,700	29,500	42,400	341,100	286
Ingleside ⁵	2022 - 2032	-	575,400	9,700	11,300	596,400	122
	2022 - 2036	-	799,700	14,100	17,600	831,400	173
Other Water (St. Andrews West/Eamers & Newington)	2022 - 2032	-	32,500	4,200	4,900	41,600	38
	2022 - 2036	-	45,000	6,400	8,000	59,400	56
Rural	2022 - 2032	31,500	28,000	6,600	-	66,100	41
	2022 - 2036	35,000	39,200	9,400	-	83,600	55
Township of South Stormont	2022 - 2032	77,000	3,899,100	44,000	43,500	4,063,600	1,119
	2022 - 2036	87,500	5,424,300	63,800	68,000	5,643,600	1,564

Source: Watson & Associates Economists Ltd.

¹ Square feet per employee assumptions:

Primary	3,500
Industrial	4,100
Commercial	550
Institutional	680
Long Sault Logistics Village	4,350

² Primary industry includes bona-fide and non bona-fide farming which can include cannabis growing operation related employment.

³ Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

⁴ Employment Increase does not include No Fixed Place of Work.

⁵ Ingleside includes the Wells First Transfer Facility which is anticipated to add 770,300 sq.ft. of G.F.A.

* Reflects Mid 2022 to Mid 2036 forecast period

Note: Numbers may not add to totals due to rounding.



Schedule 11
Township of South Stormont
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
<u>Primary Industry Employment</u>							
11	<i>Agriculture, forestry, fishing and hunting</i>	155	80	130	-75	50	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	0	0	0	0	0	
Sub-total		155	80	130	-75	50	
<u>Industrial and Other Employment</u>							
22	<i>Utilities</i>	15	0	10	-15	10	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	165	125	265	-40	140	
31-33	<i>Manufacturing</i>	625	635	610	10	-25	
41	<i>Wholesale trade</i>	95	30	115	-65	85	
48-49	<i>Transportation and warehousing</i>	135	105	130	-30	25	
56	<i>Administrative and support</i>	43	75	40	33	-35	
Sub-total		1,078	970	1,170	-108	200	
<u>Population Related Employment</u>							
44-45	<i>Retail trade</i>	160	185	230	25	45	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	10	15	20	5	5	
52	<i>Finance and insurance</i>	35	25	20	-10	-5	
53	<i>Real estate and rental and leasing</i>	25	25	25	0	0	
54	<i>Professional, scientific and technical services</i>	115	120	90	5	-30	
55	<i>Management of companies and enterprises</i>	0	0	10	0	10	
56	<i>Administrative and support</i>	43	75	40	33	-35	
71	<i>Arts, entertainment and recreation</i>	80	45	50	-35	5	
72	<i>Accommodation and food services</i>	135	65	170	-70	105	
81	<i>Other services (except public administration)</i>	140	185	100	45	-85	
Sub-total		743	740	755	-3	15	
<u>Institutional</u>							
61	<i>Educational services</i>	180	125	200	-55	75	
62	<i>Health care and social assistance</i>	175	200	250	25	50	
91	<i>Public administration</i>	170	150	150	-20	0	
Sub-total		525	475	600	-50	125	
Total Employment		2,500	2,265	2,655	-235	390	
Population		12,520	12,617	13,110	97	493	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.09	0.08	0.09	-0.01	0.01	
Population Related Employment		0.06	0.06	0.06	0.00	0.00	
Institutional Employment		0.04	0.04	0.05	0.00	0.01	
Primary Industry Employment		0.01	0.01	0.01	-0.01	0.00	
Total		0.20	0.18	0.20	-0.02	0.02	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Historical Level of Service Calculations



Table B-1
Service Standard Calculation Sheet
Fire Protection Services - Facilities
sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station 1 (Long Sault)	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	4,050	\$323	\$377
Station 1 Generator Building	100	100	100	100	100	100	100	100	100	100	\$116	\$138
Station 2 (Ingleside)	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	\$323	\$377
Station 2 Generator Building	100	100	100	100	100	100	100	100	100	100	\$116	\$138
Station 3 (Newington)	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	3,350	\$323	\$377
Station 3 Generator Building	100	100	100	100	100	100	100	100	100	100	\$116	\$138
Station 4 (St. Andrews West)	3,267	3,267	3,267	3,267	3,267	6,750	6,750	6,750	6,750	6,750	\$323	\$377
Station 4 Utility Shed	150	150	150	150	150	150	150	150	150	150	\$33	\$42
Total	13,757	13,757	13,757	13,757	13,757	17,240	17,240	17,240	17,240	17,240		

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	1.0799	1.0733	1.0652	1.0564	1.0493	1.2982	1.2948	1.2880	1.2829	1.2539

10 Year Average	2012-2021
Quantity Standard	1.1742
Quality Standard	\$369
Service Standard	\$433

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$433
Eligible Amount	\$1,141,169



Table B-2
Service Standard Calculation Sheet - Fire Protection Services - Vehicles & Equipment - No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Station 1 Vehicles											
1995 International Tanker	1	1	1	1	1	1	1	-	-	-	\$377,800
Station 1 - Tanker/Pumper	-	-	-	-	-	-	-	1	1	1	\$597,400
2008 Rescue Truck	1	1	1	1	1	1	1	1	1	1	\$377,800
Station 2 Vehicles											
2020 Freightliner Pumper										1	\$582,000
1997 Freightliner Pumper	1	1	1	1	1	1	1	1	1	-	\$582,000
2013 Freightliner Tanker	1	1	1	1	1	1	1	1	1	1	\$377,800
2007 Sterling Rescue	1	1	1	1	1	1	1	1	1	1	\$377,800
Station 3 Vehicles											
1997 Pumper	1	1	1	1	1	1	1	1	1	1	\$582,000
2011 International Tanker	1	1	1	1	1	1	1	1	1	1	\$377,800
2004 Freightliner Rescue	1	1	1	1	1	1	1	1	1	1	\$377,800
Station 4 Vehicles											
2000 Freightliner MVC Pumper	1	1	1	1	1	1	1	1	1	1	\$582,000
2000 GMC Pumper	1	1	1	1	1	1	1	1	-	-	\$582,000
2002 GMC Tanker	1	1	1	1	1	1	1	1	1	1	\$377,800
1991 Ford Rescue	1	1	1	1	1	1	1	1	1	1	\$377,800
Cheifs Vehicle			1	1	1	1	1	1	1	1	\$50,000
Ski Doo									1	1	\$20,000
Trailer									1	1	\$10,000
Total	12	12	13	13	13	13	13	13	14	14	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

10 Year Average	2012-2021
Quantity Standard	0.0010
Quality Standard	\$406,000
Service Standard	\$406

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$406
Eligible Amount	\$1,068,998



Table B-3

Service Standard Calculation Sheet - Fire Protection Services - Small Equipment and Gear - No. of equipment and gear

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Communication Equipment											
Radio Station and Upgrades	1	1	1	1	1	1	1	1	1	1	\$55,300
Radios	48	48	48	48	48	48	48	48	48	48	\$1,100
Repeater System	1	1	1	1	1	1	1	1	1	1	\$15,000
Fire Station Equipment											
Equiped Firefighters	91	91	91	91	91	91	91	91	91	91	\$3,800
SCBAs and Air Bottles	40	40	40	40	40	40	40	40	40	40	\$12,500
Defibrillator	4	4	4	4	4	4	4	4	4	4	\$3,200
Hoses	4	5	5	5	5	5	5	5	5	5	\$21,700
Extrication Tool	4	4	4	4	4	4	4	4	4	4	\$18,000
Hydraulic Unit	4	4	4	4	4	4	4	4	4	4	\$41,400
Battery Operated Cutter	4	4	4	4	4	4	4	4	4	4	\$18,000
Gas Calibration Station	1	1	1	1	1	1	1	1	1	1	\$3,100
Battery Operated Cutter	1	1	1	1	1	1	1	1	1	1	\$18,100
Bunker Gear Racks	1	1	1	1	1	1	1	1	1	1	\$6,200
Generator	4	4	4	4	4	4	4	4	4	4	\$21,000
Hose Racks	1	1	1	1	1	1	1	1	1	1	\$12,800
Nozzles	4	4	4	4	4	4	4	4	4	4	\$25,400
Electric Hose Reel	1	1	1	1	1	1	1	1	1	1	\$13,100
Gas Rack	1	1	1	1	1	1	1	1	1	1	\$1,000
Gas Tanks	1	1	1	1	1	1	1	1	1	1	\$6,900
Thermal Imaging Camera	8	8	8	8	8	8	8	8	8	8	\$10,100
Water Rescue Gear				1	1	1	1	1	1	1	\$25,000
Total	224	225	225	226	226	226	226	226	226	226	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.0176	0.0176	0.0174	0.0174	0.0172	0.0170	0.0170	0.0169	0.0168	0.0164

10 Year Average	2012-2021
Quantity Standard	0.0171
Quality Standard	\$7,737
Service Standard	\$132

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$132
Eligible Amount	\$348,346



Table B-4
Service Standard Calculation Sheet
Services Related to a Highway - Roads
km of roadways

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Gravel	105.8	105.8	105.5	105.5	105.5	105.5	105.5	105.5	105.5	105.5	\$443,500
Low Cost Bituminous	72.8	72.8	78.5	78.5	78.5	78.5	78.5	78.5	78.5	78.5	\$466,200
High Cost Bituminous	115.3	115.3	112.4	112.4	112.4	112.4	112.4	112.4	112.4	112.4	\$870,100
Total	293.9	293.9	296.3	296.3	296.3	296.3	296.3	296.3	296.3	296.3	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.0231	0.0229	0.0229	0.0228	0.0226	0.0223	0.0223	0.0221	0.0221	0.0216

10 Year Average	2012-2021
Quantity Standard	0.0225
Quality Standard	\$611,258
Service Standard	\$13,753

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$13,753
Eligible Amount	\$36,212,439



Table B-5
 Service Standard Calculation Sheet
 Services Related to a Highway - Bridges, Culverts & Structures
 Number of Bridges, Culverts & Structures

Description		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Asset Name	Asset ID											
Bridges												
North Lunenburg Bridge	31-170	1	1	1	1	1	1	1	1	1	1	\$766,200
Valade Road Bridge	31-175	1	1	1	1	1	1	1	1	1	1	\$1,114,400
Red Bridge	31-181	1	1	1	1	1	1	1	1	1	1	\$1,039,200
McMillan Bridge	31-182	1	1	1	1	1	1	1	1	1	1	\$1,423,400
Kennedy Bridge	31-186	1	1	1	1	1	1	1	1	1	1	\$620,100
Campbell Bridge	31-187	1	1	1	1	1	1	1	1	1	1	\$1,771,600
Race Track Bridge	31-208	1	1	1	1	1	1	1	1	1	1	\$204,500
Shaver Bridge	31-303	1	1	1	1	1	1	1	1	1	1	\$935,800
Johnson Bridge	31-A21	1	1	1	1	1	1	1	1	1	1	\$544,900
Total		9	9	9	9	9	9	9	9	9	9	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

10 Year Average	2012-2021
Quantity Standard	0.0007
Quality Standard	\$913,286
Service Standard	\$639

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$639
Eligible Amount	\$1,683,277



Table B-6
Service Standard Calculation Sheet
Services Related to a Highway - Facilities
ft² of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Garage - 7 Bay	9,275	9,275	9,275	9,275	9,275	9,275	9,275	9,275	9,275	9,275	\$161	\$181
Old Salt Shed Now Storage	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	\$51	\$60
New Salt Shed	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	\$61	\$71
Equipment Storage Shed	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$48	\$57
Public Works Garage - 5 Bay Storage	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	\$147	\$166
Generator Building	100	100	100	100	100	100	100	100	100	100	\$95	\$108
Total	27,281	27,281	27,281	27,281	27,281	27,281	27,281	27,281	27,281	27,281		

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	2.141500	2.128300	2.112300	2.094800	2.080800	2.054300	2.048900	2.038200	2.030100	1.984200

10 Year Average	2012-2021
Quantity Standard	2.0713
Quality Standard	\$121
Service Standard	\$250

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$250
Eligible Amount	\$658,540



Table B-7
Service Standard Calculation Sheet - Services Related to a Highway - Vehicles & Equipment
No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
2006 International Tandem Truck	1	1	1	1	1	1	1	1	1	1	\$227,700
2011 International Tandem Truck - 70S	1	1	1	1	1	1	1	1	1	1	\$227,700
2010 International Tandem Dump 70S	1	1	1	1	1	1	1	1	1	1	\$227,700
2009 Ford F150 Pickup	1	1	1	1	1	1	1	1	1	1	\$43,600
2011 Ford F150 Pickup	1	1	1	1	1	1	1	1	1	1	\$43,600
2014 Ford F-150 4WD Supercab			1	1	1	1	1	1	1	1	\$43,600
2015 Dodge Ram 1500 Quad				1	1	1	1	1	1	1	\$43,600
2016 Chevrolet Silverado					1	1	1	1	1	1	\$43,600
2019 Ford F150 XLT							1	1	1	1	\$43,600
2021 Ram 1500									1	1	\$43,600
2012 International 70S WorkStar with Plow Equipment	1	1	1	1	1	1	1	1	1	1	\$289,900
2012 Ford F550 One Ton Dump		1	1	1	1	1	1	1	1	1	\$83,500
2015 Ford F-350			1	1	1	1	1	1	1	1	\$71,400
2015 International 70S with Plow Equipment				1	1	1	1	1	1	1	\$205,000
2007 Cam 20C 2-Axle	1	1	1	1	1	1	1	1	1	1	\$29,200
Water Tanker - HEIL	1	1	1	1	1	1	1	1	1	1	\$22,000
2002 Champion Grader	1	1	1	1	1	1	1	1	1	1	\$257,400
Caterpillar 140M3 Grader					1	1	1	1	1	1	\$493,400
Backhoe		1	1	1	1	1	1	1	1	1	\$146,900
1991 Caterpillar Packer	1	1	1	1	1	1	1	1	1	1	\$326,800
2014 Loader							1	1	1	1	\$189,300
1988 Ravenmaster Roller	1	1	1	1	1	1	1	1	1	1	\$30,600
Mult-hog (sidewalk plow)								1	1	1	\$204,200
Total	11	13	15	17	19	19	21	22	23	23	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.0009	0.0010	0.0012	0.0013	0.0014	0.0014	0.0016	0.0016	0.0017	0.0017

10 Year Average	2012-2021
Quantity Standard	0.0014
Quality Standard	\$144,936
Service Standard	\$203

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$203
Eligible Amount	\$534,262



Table B-8
Service Standard Calculation Sheet
Parkland Amenities
No. of parkland amenities

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Ball Diamond											
Arnold Bethune Memorial Park	1	1	1	1	1	1	1	1	1	1	\$305,100
Ingleside Community Park	1	1	1	1	1	1	1	1	1	1	\$305,100
St. Andrews West Sports Fields	1	1	1	1	1	1	1	1	1	1	\$122,000
Soccer Fields											
Arnold Bethune Memorial Park (Full Size Equivalent)	4	4	4	4	4	4	4	4	4	4	\$610,100
St. Andrews West Sports Fields	1	1	1	1	1	1	1	1	1	1	\$129,600
Tennis Courts											
Mille Roches Park	2	2	2	2	2	2	2	2	2	2	\$81,700
Ingleside Community Park	-	-	-	-	-	-	2	2	2	2	\$81,700
MacLennan Park	2	2	2	2	2	2	2	2	2	2	\$81,700
Simon Fraser Park	2	2	2	2	2	2	2	2	2	2	\$81,700
Playgrounds											
Community Parks	2	2	2	2	2	2	3	3	3	3	\$157,500
Neighbourhood Parks	11	11	11	11	11	11	11	11	11	11	\$56,700
Outdoor Pool & Splash Pads											
St. Andrews West Pool	1	1	1	1	1	1	1	1	1	1	\$610,100
Ingleside Splashpad	-	-	-	-	-	-	-	1	1	1	\$163,300
Long Sault Splashpad	1	1	1	1	1	1	1	1	1	1	\$163,300
Basketball Courts											
Arnold Bethune Memorial Park	1	1	1	1	1	1	1	1	1	1	\$41,200
MacLennan Park	1	1	1	1	1	1	1	1	1	1	\$41,200
Newington	1	1	1	1	1	1	1	1	1	1	\$41,200



Table B-8 (Cont'd)
Service Standard Calculation Sheet
Parkland Amenities
No. of parkland amenities

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Outdoor Rinks											
Arnold Bethune Memorial Park (Long	1	1	1	1	1	1	1	1	1	1	\$33,300
Lakeview Heights Outdoor Rink (Long	1	1	1	1	1	1	1	1	1	1	\$33,300
Moulinette Island Park (Long Sault)	1	1	1	1	1	1	1	1	1	1	\$33,300
Hoople Street Park (Ingleside)	1	1	1	1	1	1	1	1	1	1	\$33,300
Lloyd Hawn Park (Newington)	1	1	1	1	1	1	1	1	1	1	\$33,300
McLennan Park (Rosedale Terrace)	1	1	1	1	1	1	1	1	1	1	\$33,300
St. Andrews West Outdoor Rink & Sp	1	1	1	1	1	1	1	1	1	1	\$33,300
Beach Volleyball Courts											
Arnold Bethune Memorial Park	2	2	2	2	2	2	2	2	2	2	\$15,500
Ingleside Community Park	-	-	-	-	-	-	2	2	2	2	\$15,500
Total	41	41	41	41	41	41	46	47	47	47	
Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749	
Per Capita Standard	0.0032	0.0032	0.0032	0.0031	0.0031	0.0031	0.0035	0.0035	0.0035	0.0034	

10 Year Average	2012-2021
Quantity Standard	0.0033
Quality Standard	\$139,833
Service Standard	\$461

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$461
Eligible Amount	\$1,214,998



Table B-9
Service Standard Calculation Sheet
Parkland Trails
Linear Metres of Paths and Trails

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ Linear Metre)
South Stormont Recreation Trail	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$150
Arnold Bethune Park										750	\$150
Total	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,750	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.3925	0.3901	0.3871	0.3839	0.3814	0.3765	0.3755	0.3736	0.3721	0.4182

10 Year Average	2012-2021
Quantity Standard	0.3851
Quality Standard	\$150
Service Standard	\$58

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$58
Eligible Amount	\$152,082



Table B-10
Service Standard Calculation Sheet
Parks and Recreation Vehicles and Equipment
No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
1/2 Ton Truck	1	1	1	1	1	1	1	1	2	2	\$39,800
Zamboni	1	1	1	1	1	1	1	1	1	1	\$92,400
Parks Trailer			1	1	1	1	1	1	1	1	\$6,200
Total	2	2	3	3	3	3	3	3	4	4	

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0003	0.0003

10 Year Average	2012-2021
Quantity Standard	0.0002
Quality Standard	\$55,000
Service Standard	\$11

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$11
Eligible Amount	\$28,963



Table B-11
Service Standard Calculation Sheet
Recreation Facilities
ft² of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Long Sault Arena	34,427	34,427	34,427	34,427	34,427	34,427	34,427	34,427	34,427	34,427	\$141	\$159
Rosedale Park Pavillion	800	800	800	800	800	800	800	800	800	800	\$63	\$73
Meeting Room - Long Sault Fire Station	450	450	450	450	450	450	450	450	450	450	\$323	\$360
Meeting Room - Newington Fire Station	450	450	450	450	450	450	450	450	450	450	\$323	\$360
Meeting Room - St. Andrews West Fire Station	450	450	450	450	450	450	450	450	450	450	\$323	\$360
Lancer Centre (Gymnasium)	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$323	\$360
St. Andrew's Rink House	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$134	\$151
St. Andrew's Pool Building	784	784	784	784	784	784	784	784	784	784	\$279	\$311
Ingleside Washroom and Storage Facility					360	360	360	360	360	360	\$268	\$299
Ingleside Storage Shed									60	60	\$225	\$252
Long Sault Washroom and Storage Facility	360	360	360	360	360	360	360	360	360	360	\$343	\$382
Long Sault Storage Shed									48	48	\$326	\$360
Long Sault Park Building	736	736	736	736	736	736	736	736	736	736	\$204	\$229
St. Andrew's Storage Barn	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	\$47	\$55
Newington Rink House	736	736	736	736	736	736	736	736	736	736	\$196	\$220
Total	50,998	50,998	50,998	50,998	51,358	51,358	51,358	51,358	51,466	51,466		

Population	12,739	12,818	12,915	13,023	13,111	13,280	13,315	13,385	13,438	13,749
Per Capita Standard	4.0033	3.9786	3.9487	3.9160	3.9172	3.8673	3.8572	3.8370	3.8299	3.7433

10 Year Average	2012-2021
Quantity Standard	3.8899
Quality Standard	\$189
Service Standard	\$735

D.C. Amount (before deductions)	14 Year
Forecast Population	2,633
\$ per Capita	\$735
Eligible Amount	\$1,935,413





Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: 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 savings 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 2020 Financial Information Return.

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 C-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 C-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Fire Protection Services	89,775	154,080	243,855
2. Services Related to a Highway	123,032	35,048	158,080
3. Parks and Recreation Services	131,419	259,117	390,536
4. Growth-Related Studies	-	-	-
Total	344,225	448,246	792,471



Appendix D

Local Service Policy



Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or D.C.s).

1. Roads and Related Services

1.1. Collector Roads

1.1.1. The local component of a collector road internal to a development is a direct developer responsibility under s.59 of the D.C.A. as a local service. The oversized share of a collector road internal to a development is D.C. recoverable.

1.1.2. Collector roads external to a development are a local service if the works are within the area to which the plan relates and, therefore, a direct developer responsibility under s.59 of the D.C.A. Otherwise, the works are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.2. Arterial Roads

1.2.1. New arterial roads and arterial road improvements are included as part of road costing funded through D.C.s. Only the oversized component would be recovered through D.C.s and local road equivalent costs are considered to be a local service.

1.3. Local Roads

1.3.1. Local roads, as defined by the municipalities' engineering standards, are local services and a direct developer responsibility under s.59 of the D.C.A.

1.4. Subdivision/Site Entrances and Related

1.4.1. Entrances and all related costs (including, but not limited to: signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the D.C.A.

1.5. Streetlights

1.5.1. Streetlights internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).



1.5.2. Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.5.3. New streetlights in other areas related to development may be included in the D.C. calculation to the extent permitted under S. 5(1) of the D.C.A.

1.6. Sidewalks

1.6.1. Sidewalks internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.6.2. Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.6.3. New sidewalks in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

1.7.1. Bike or transit lanes, where requested, internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.7.2. Bike or transit lanes external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.7.3. New bike or transit lanes in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.8. Noise Abatement Measures

1.8.1. Noise abatement measures internal to a development are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.8.2. Noise abatement measures external to a development but required and related to, or mitigate impacts from, the development of the subject lands, are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.9. Street Tree Planting

1.9.1. Street tree planting, as required in the Engineering Standards, is considered a local area service and a direct responsibility of the developer.

1.10. Land Acquisition for Road Allowances

1.10.1. Land acquisition for planned road allowances within development lands is a dedication under the *Planning Act* provisions.



- 1.10.2. Land acquisition for planned road allowances outside of development lands, and that is not a dedication under the *Planning Act*, is included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- 1.10.3. Additional land acquisition for bridges or grade separations (beyond normal dedication requirements) is to the extent eligible as identified and included, if applicable, in the D.C. Background Study

2. Parkland Development

2.1. The following requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the D.C. calculation.

- 2.1.1. Preparation of the park plan and landscape plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development.
- 2.1.2. Provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line.

Other parkland development costs are included the D.C. calculation, including the necessary fields, diamonds, playground equipment,



Appendix E

Draft D.C. By-law

THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT

BY-LAW NUMBER 2022-___

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

WHEREAS the Township of South Stormont will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of South Stormont;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of South Stormont or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the *Development Charges Act, 1997* (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;

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

AND WHEREAS the Council of The Corporation of the Township of South Stormont has given notice of and held a public meeting on the ___ day of _____, 2022 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH STORMONT ENACTS AS FOLLOWS:

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, as amended, or any successor thereof;

“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment includes Stacked Townhouse dwellings;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

“benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“bona fide farm uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of and as authorized by the Township or local board,

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (a) furniture and equipment other than computer equipment, and
 - (b) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (c) rolling stock with an estimated useful life of seven years or more, and
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (5) above, including the development charge background study

required for the provision of services designated in this by-law within or outside the Township, including interest on borrowing for those expenditures under clauses (1) to (5) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or

agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Township;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

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

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and may be provided with culinary and sanitary facilities for their exclusive use;

“existing” means the number, use and size that existed as of the date this by-law was passed;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use. Notwithstanding the foregoing, a farm building does not include retail sales activities including, but not limited to restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; services related to grooming, boarding or breeding of household pets; and marijuana and alcohol processing or production facilities;

“gross floor area” means:

- (1) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the

centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

- (2) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (b) loading facilities above or below grade; and
 - (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional” means development of a building or structure intended for use,

- (1) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (2) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (3) by any of the following post-secondary institutions for the objects of the institution:

- (a) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (b) a college or university federated or affiliated with a university described in subclause (a), or
 - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
- (4) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (5) as a hospice to provide end of life care.

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Township of South Stormont or any part or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“multiple dwellings” means all dwellings other than single-detached, semi-detached, apartment, and special care dwelling units;

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- (1) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
- (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 object is to provide housing; or

(3) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

“Township” means the Corporation of the Township of South Stormont;

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the United Counties of Stormont, Dundas, and Glengarry, as amended and approved;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“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.

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, or mobile camper trailers;

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” means a service or class of service designated in Section 2 by-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“special care dwelling unit” means a building not otherwise defined herein containing more than four dwelling units: where the occupants have the right to use in common, halls, stairs, yards, common room and accessory buildings; which dwelling units may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, where meals are provided within the development on a regular basis and includes a bedroom, student residence, retirement home and lodge, nursing home, granny flat, accessory dwelling and group home.

“stacked Townhouse dwelling unit” means two row dwellings, one on top of each other.

2. DESIGNATION OF SERVICES

2.1 The categories of services and classes of service for which development charges are imposed under this By-law are as follows:

- (1) Fire Protection Services;
- (2) Services Related to a Highway
- (3) Parks and Recreation Services;
- (4) Growth-Related Studies Services;

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (1) the development of the lands requires any of the approvals set out in subsection 3.4(1).

Area to Which By-law Applies

3.2 Subject to Section 3.3, this By-law applies to all lands in the Township of South Stormont whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.

3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (1) the municipality or a local board thereof;
- (2) a board of education;
- (3) the Corporation of the United Counties of Stormont, Dundas, and Glengarry; or

- (4) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university.

Approvals for Development

- 3.4 (1) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (2) No more than one development charge for each service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Subsection 3.4(1) are required before the lands, buildings or structures can be developed.

- (3) Despite Subsection 3.4(2), if two or more of the actions described in Subsection 3.4(1) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (1) an enlargement to an existing dwelling unit;
- (2) The creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. 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 existing residential building/dwelling;
- (3) The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units. The additional dwelling units may be within the existing residential rental building or within a structure ancillary to such residential building;
- (4) The creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. 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 existing residential building/dwelling;
- (5) The creation of a second dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, 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>

3.6 For the purposes of Section 3.5 “existing residential building/dwelling”, means:

- (1) A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of the date of by-law passage; or
- (2) The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after the date of by-law passage and for which development charges were paid.

3.7 In addition to the restrictions outlined in Subsection 3.5(5), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.

3.8 For the purposes of Subsection 3.5(5), “parcel of land” means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the Planning Act.

3.9 Exemption for Industrial Development:

3.9.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

3.9.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

(1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

(2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9.3 For the purpose of Section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.9.4 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law

3.10 Other Exemptions:

3.10.1 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (1) Bona-fide farm buildings;
- (2) Places of worship and cemeteries;
- (3) Non-profit housing; and
- (4) A Long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*

Amount of Charges

Residential

3.11 The development charges set out in Schedule "A" shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

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

Reduction of Development Charges for Redevelopment

3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (2) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

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

Time of Payment of Development Charges

3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.

- 3.15 Notwithstanding Section 3.14, development charges for rental housing and institutional developments are due and payable in 6 equal 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.
- 3.16 Notwithstanding Section 3.14, 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.
- 3.17 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Sections 3.14, 3.15 and 3.16 shall be calculated on the rates set out in Schedule "A" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Sections 3.14, 3.15 and 3.16 shall be calculated on the rates, including interest, set out in Schedule "A" on the date the later planning application was made, including interest.
- 3.18 Interest for the purposes of Sections 3.15, 3.16 and 3.17 shall be calculated based on the Bank of Canada Prime Lending Rate plus 2% as follows:
- (1) The interest rate for the purpose of Sections 3.15 and 3.16 will be determined on the 1st day of January immediately prior the issuance of a building permit.
 - (2) The interest rate for the purpose of Section 3.17 will be determined on the 1st day of January immediately prior the date a Site Plan or Zoning By-law Amendment was made.
- 3.19 Notwithstanding Sections 3.14, 3.15, 3.16, and 3.17, 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.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on January 1st, in accordance with the prescribed index in the Act.

6. SCHEDULES

- 6.1 The following schedules shall form part of this By-law:

Schedule "A" - Residential and Non-Residential Development Charges

7. CONFLICTS

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(1), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the

development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at the time of by-law passage.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on _____, 2022 unless it is repealed by Council at an earlier date.

PASSED THIS ___ day of _____ 2022.

Mayor

Township Clerk

SCHEDULE "A" TO BY-LAW 2022-__
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	980	815	602	400	386	0.12
Fire Protection Services	1,042	866	640	425	410	0.13
Parks and Recreation Services	2,423	2,014	1,489	988	953	0.03
Growth-Related Studies	98	81	60	39	38	0.00
Total Municipal Wide Services/Class of Services	4,543	3,776	2,791	1,852	1,787	0.28