



2021 Development Charges Background Study

Township of North Dundas

For Public Circulation and Comment

November 19, 2021

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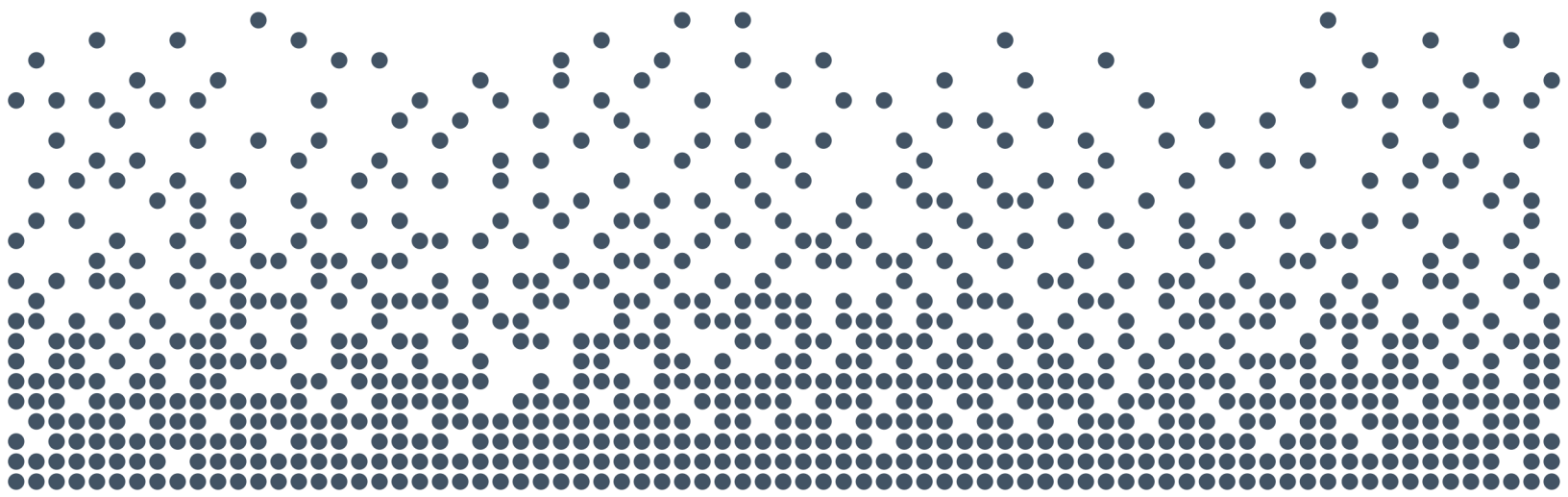
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List of Acronyms and Abbreviations

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 North Dundas (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, the Township's current D.C. policy (Chapter 2) 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

The public meeting required under Section 12 of the D.C.A. has been scheduled for December 14, 2021, at 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 modifications to the Township's D.C. by-law.

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	September 20, 2021
2. Data collection and staff interviews	September 2021 – October 2021
3. Presentation of draft findings and D.C. policy discussion with Township Staff	November 2, 2021
4. D.C. Background Study and draft D.C. by-law available to public	November 19, 2021



Process Steps	Dates
5. Public Meeting of Council	December 14, 2021
6. D.C. By-law passage	January 18, 2022
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. 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 North Dundas D.C. Policy



2. Current Township of North Dundas D.C. Policy

2.1 By-law Enactment

The Township adopted By-law number 2017-02 on January 17, 2017, which provides for Municipal-wide D.C.s to be imposed in the Township. By-law 2017-02 was subsequently amended in 2020 to include a separate charge for Senior-Oriented Dwelling Units. By-law 2017-02 (as amended) will expire on January 25, 2022.

2.2 Services Covered

The following Township-wide services are included under By-law 2017-02 (as amended):

- Fire Protection Services;
- Transportation Services;
- Public Works Services;
- Parks and Recreation Services; and
- Administration Studies

Only the Fire Protection Services charge shall apply to non-residential farm buildings.

Furthermore, by-law 2017-02 (as amended) also includes area specific charges to recover the costs for a pumping station from for residential development within a specific area of the Village of Chesterville.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The By-law also allows the Township to enter into alternative payment agreements with owners.



2.4 Indexing

The by-law provides that annual or semi-annual indexing of the charge. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1
Township of North Dundas
Current Development Charges (2021\$)

Service/Class of Service	RESIDENTIAL								
	Single Detached	Semi-Detached	Row Dwelling/ Townhouse	Apartments - 3 Bedrooms	Apartments - 2 Bedrooms	Apartments - 1 Bedrooms	Apartments - Bachelor	Senior-Oriented Dwelling Units	Special Care/ Special Dwelling Units
Municipal Wide Services/Class of Service:									
Fire Protection Services	1,071	1,000	857	821	750	571	428	518	178
Services Related to a Highway	3,193	2,981	2,555	2,448	2,235	1,703	1,277	1,546	532
Parks and Recreation Services	1,360	1,269	1,088	1,042	952	725	544	658	226
Administration Studies	37	34	30	28	26	20	15	18	6
Total Municipal Wide Services/Class of Services	5,661	5,284	4,529	4,340	3,963	3,019	2,264	2,740	943
Area-Specific Services/Class of Service:									
Pumping Station*	748	698	599	574	524	399	299	362	125

* - This area specific development charge only applies to the 84 unit subdivision, described as Part Block "J", south side of Nation River Registered Plan 35, Village of Chesterville, County of Dundas, more particularly described as Parts 1, 2 and 3 on Plan 8R-562.

Service/Class of Service	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	0 to 2,500 sq.ft	2,501 to 5,000 sq.ft	5,001 to 30,000 sq.ft	30,001 sq.ft to 55,000 sq.ft.	55,001 sq.ft +
Municipal Wide Services/Class of Service:					
Fire Protection Services	0.19	0.09	0.07	0.05	0.02
Services Related to a Highway	0.30	0.15	0.11	0.07	0.04
Parks and Recreation Services	-	-	-	-	-
Administration Studies	0.01	0.00	0.00	0.00	0.00
Total Municipal Wide Services/Class of Services	0.49	0.25	0.19	0.12	0.06

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that existed within five years prior to the date of payment of the D.C.

2.6 Area to Which the By-law Applies and Exemptions

By-law 2017-02 (as amended) provides for the following statutory exemptions:

- The Township or local board thereof;
- A board of education;
- The United Counties of Stormont, Dundas and Glengarry or a local board thereof;



- 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 (as specified by O.Reg. 82/98); and
- Industrial additions of up to and including 50% of the existing gross floor area (G.F.A.) of the building – for industrial 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;

The D.C. by-law also provides non-statutory exemptions from payment of D.C.s with respect to:

- the first 46.45 m² (500 square feet) of a non-residential farm building;
- a college of applied arts and technology established pursuant to the *Ministry of Colleges and Universities Act*
- A university established by an Act of the Legislative Assembly of Ontario;
- a cemetery and burial ground;
- a Place of Worship;
- a hospital governed by the *Public Hospitals Act*;
- Accessory uses;
- 50% exemption for not-for-profit providing subsidized housing (does not apply to special care / special needs dwelling)



Chapter 3

Anticipated Development in the Township of North Dundas



3. Anticipated Development in the Township of North Dundas

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 North Dundas will be required to provide services, over a 10-year (early-2022 to early-2032) and longer-term (early-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;
- Township of North Dundas 2016 Draft Development Charges Background Study, Township of North Dundas Planning Department, October 26, 2016;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential building permit data over the 2011 to 2021 September year-to-date period;
- Residential and non-residential supply opportunities as identified by Township of North Dundas staff; and



- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of North Dundas.

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 North Dundas is anticipated to reach approximately 13,000 by early-2032 and 13,240 by mid-2036, resulting in an increase of approximately 1,140 and 1,380 persons, respectively.¹

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%.



Figure 3-1
Population and Household Forecast Model

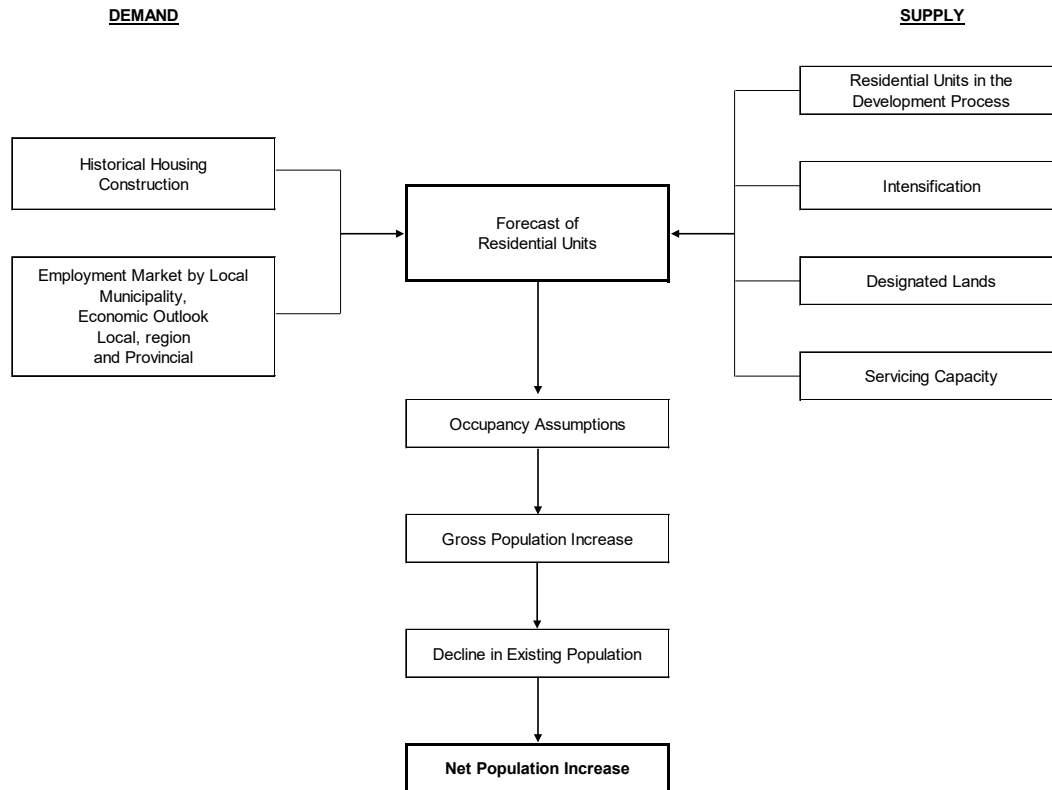




Table 3-1
Township of North Dundas
Residential Growth Forecast Summary

	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	11,390	11,095	145	10,950	3,660	80	365	70	4,175	132	2.657
	Mid 2011	11,520	11,225	140	11,085	3,844	95	405	78	4,422	127	2.538
	Mid 2016	11,580	11,278	198	11,080	3,900	80	425	75	4,480	180	2.517
Forecast	Early 2022	12,180	11,859	210	11,649	4,142	154	437	75	4,807	191	2.467
	Early 2032	13,340	12,996	228	12,768	4,515	309	495	75	5,395	207	2.409
	Mid 2036	13,590	13,236	233	13,003	4,584	363	522	75	5,545	212	2.387
Incremental	Mid 2006 - Mid 2011	130	130	-5	135	184	15	40	8	247	-5	
	Mid 2011 - Mid 2016	60	53	58	-5	56	-15	20	-3	58	53	
	Mid 2016 - Early 2022	600	581	12	569	242	74	12	0	327	11	
	Early 2022 - Early 2032	1,160	1,137	18	1,119	374	156	58	0	588	16	
	Early 2022 - Mid 2036	1,410	1,377	23	1,354	443	210	85	0	738	21	

Source: Derived from United Counties of Stormont, Dundas and Glengarry Official Plan (Consolidated July 18, 2018) forecast for the Township of North Dundas by Watson & Associates Economists Ltd.

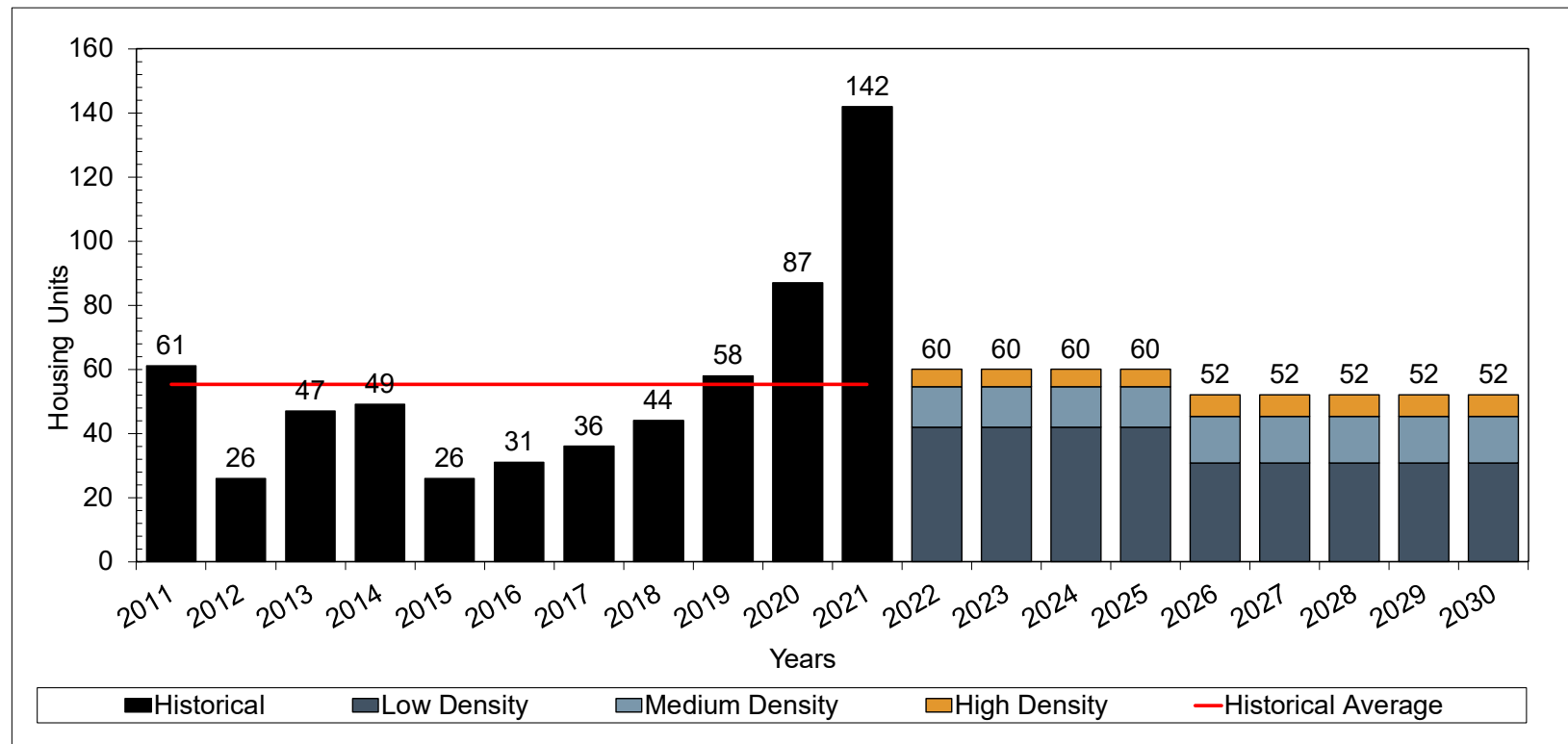
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of North Dundas
Annual Housing Forecast



Source: Historical housing activity derived from Township of North Dundas building permit data, 2011-2020. 2021 estimated based on September 2021 year-to-date Township of North Dundas building permit data 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 North Dundas D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1, 5 and 6)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications (as per Schedule 5) and discussions with Township staff regarding anticipated development trends for North Dundas.
- Based on the above indicators, the 2022 to 2036 household growth forecast for the Township is comprised of a unit mix of 60% low density units (single detached and semi-detached), 28% medium density (multiples except apartments) and 12% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. 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.

3. Population in New Housing Units (Appendix A - Schedules 2, 3 and 4)

- The number of housing units to be constructed by 2036 in the Township of North Dundas over the forecast period is presented in Table 3-1. Over the 2022 to 2036 forecast period, the Township is anticipated to average 51 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 23 people between 2022 to 2036.
- Population in new units is derived from Schedules 2, 3, and 4, 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.

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.



- Schedule 7a 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 North Dundas. Due to data limitations, medium and high density P.P.U. data was derived from United Counties of Stormont, Dundas and Glengarry, which includes the Township of North Dundas, and is outlined in Schedule 7b. 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: 2.686
 - Medium density: 2.324
 - High density¹: 1.572

4. Existing Units and Population Change (Appendix A - Schedules 2, 3 and 4)

- Existing households for early-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2022, 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 2 through 4, 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 460.

5. Employment (Appendix A, Schedules 9a, 9b, 9c)

- 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 data² (place of work) for the Township of North Dundas is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:

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

² 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



- 215 primary (6%);
 - 665 work at home employment (19%);
 - 925 industrial (26%);
 - 895 commercial/population related (25%); and
 - 835 institutional (24%).
- The 2016 employment by usual place of work, including work at home, is 3,535. An additional 710 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).¹
 - Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 4,490 by early-2032 and 4,570 by mid-2036. This represents an employment increase of approximately 270 for the 10-year forecast period and 350 for the longer-term forecast period.
 - Schedule 9b, 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 North Dundas (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 2,880 by early-2032 and 2,920 by mid-2036. This represents an employment increase of approximately 120 for the 10-year forecast period and 150 for the longer-term forecast period.²

¹ 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.

² G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (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 9b is anticipated to reach approximately 2,870 by early-2032 and 2,910 by mid-2036.



6. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,400 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 690 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 136,600 sq.ft. over the 10-year forecast period and 181,300 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:
 - primary - 48%;
 - industrial – 23%;
 - commercial/population-related – 17%; and
 - institutional – 12%.



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

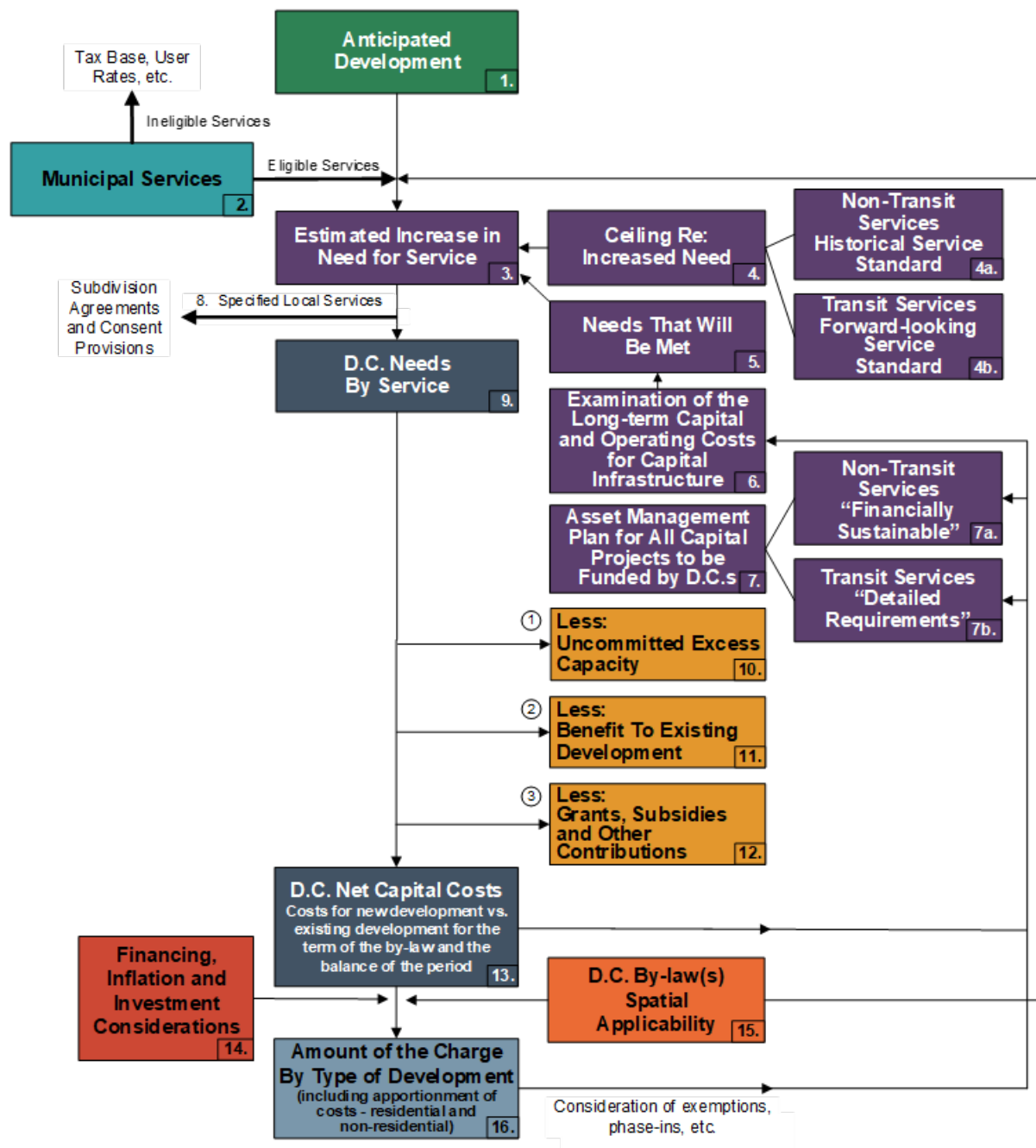




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	1.1 Arterial roads 1.2 Collector roads 1.3 Bridges, Culverts and Roundabouts 1.4 Local municipal roads 1.5 Traffic signals 1.6 Sidewalks and streetlights 1.7 Active Transportation 1.8 Works Yard 1.9 Rolling stock ^[1]
2. Transit Services	n/a n/a	2.1 Transit vehicles ^[1] & facilities 2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	No No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds 3.4 Centralized retention/detention ponds
4. Fire Protection Services	Yes Yes Yes	4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles ^[1] 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)	Ineligible Yes No Yes No Yes Yes Yes	5.1 Acquisition of land for parks, woodlots and E.S.A.s 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of municipal-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock ^[1] and yards 5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 5.8 Recreation vehicles and equipment ^[1]
6. Library Services	n/a n/a n/a	6.1 Public library space (incl. furniture and equipment) 6.2 Library vehicles ^[1] 6.3 Library materials
7. Electrical Power Services	n/a n/a n/a	7.1 Electrical substations 7.2 Electrical distribution system 7.3 Electrical system rolling stock
9. Wastewater Services	No No No No	9.1 Treatment plants 9.2 Sewage trunks 9.3 Local systems 9.4 Vehicles and equipment ^[1]
10. Water Supply Services	No No No No	10.1 Treatment plants 10.2 Distribution systems 10.3 Local systems 10.4 Vehicles and equipment ^[1]



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
11. Waste Diversion Services	Ineligible Ineligible Yes Yes	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;
 - Parks and Recreation Services; and
 - Waste Diversion 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’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2020 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2016 to 2021 period. Furthermore, the reserve funds have also been adjusted to account for estimated 2021 D.C. revenues to year-end 2021. These balances have been applied against future spending requirements for all services.



Table 4-2
Township of North Dundas
Estimated 2021 Year-End D.C. Reserve Funds Balances

D.C. Reserve Funds	Estimated 2021-Year End
Growth-Related Studies	(2,982)
Public Works	87,109
Transportation	12,171
Fire Services	542,960
Recreation	257,784
Total	897,042

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 development charge eligible costs for the development charges 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 15-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 15-year planning period (2022-2036). 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*

The Township currently provides Fire Protection Services utilizing five fire halls (22,229 sq. ft of facility space). These facilities are outfitted with 14 vehicles and 245 miscellaneous equipment items. Based on the average per capita investment of \$1,203 over the 2012 to 2021 period, and the forecast population growth of 1,377 persons over the 2022 to 2036 forecast period, the resulting maximum D.C.-eligible amount that could be included in the calculation is \$1.7 million.

There are no anticipated capital needs to provide service to new development over the forecast period. Therefore, no capital costs for Fire Protection Services are included in the calculation of the charge.



5.1.2 Services Related to a Highway

Services Related to a Highway includes both the Transportation Services and Public Works Services as defined in the Township's current D.C. by-law.

The Township has a current inventory of 409 kilometres (km) of roads. In addition to these roads and also maintains 49 bridges and culverts and 24 km of sidewalks. To service this infrastructure, the Township also maintains an inventory of 42 vehicles and 23,182 sq.ft. of facility space. Over the past 10-years, this level of investment equates to, on average, \$15,080 per capita. When applied to the forecast population growth to 2036 (i.e. 1,377 persons), a maximum D.C.-eligible amount of \$20.8 million could be included in the calculation of the charge.

To service the forecast growth, gross capital cost of \$23.2 million in road upgrades, \$742,700 in vehicles, \$44,600 in public works facility space, and \$50,000 in study needs have been identified. In recognition the of the benefits these projects will provide to existing development, \$19.4 million has been deducted from the gross capital costs. In addition, \$6,600 has been deducted from the calculation of the charge in recognition other funding sources for the growth-related costs (i.e. Federal and Provincial grant funding). After deducting the estimated reserve fund balance of \$99,300, a total of \$4.6 million in D.C.-eligible costs have been 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. 90% residential and 10% non-residential).

5.1.3 Parks and Recreation Services

The Township currently operates their Parks and Recreation Services utilizing 47 park amenities, 21 vehicles and 73,880 sq.ft. of facility space. In total, the current replacement costs of these assets are \$24.8 million, equating to an average per capita level of investment of \$2,353 over the 2012 to 2021 period. Based on this level of investment and the anticipated growth in the 15-year forecast period, the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$3.2 million.

The 15-year capital needs required to meet the needs of the anticipated development total \$4.3 million, consisting of \$3.4 million for park improvements, \$536,200 in parkland



development and \$295,700 in vehicle and equipment needs. Deductions of \$3.0 million have been made in acknowledgement of benefits to existing development and \$204,700 for anticipated grant funding. Once the existing reserve fund balance of \$257,800 has been deducted from the future needs, a total of \$773,900 has been included in the calculation of the charge.

These costs are then allocated 100% to residential development as the residential population tends to be the predominant users of Parks and Recreation Services.

5.1.4 Waste Diversion Services

The Township currently provides waste diversion services utilizing 4,176 sq.ft. of facility space and 6.8 miscellaneous vehicles and equipment items (i.e. share of vehicle and equipment items dedicated to waste diversion vs. landfill or incineration of waste). This provides a per capita historical level of service of \$72. When this level of service is applied to the anticipated development over the forecast horizon, a maximum of \$98,600 could be included in the calculation of the charge.

To service the population growth, the Township is anticipating purchasing one additional split collection truck. Once deductions are made for the portion of the truck that is not related to waste diversion (i.e. \$107,000) and benefits to development outside of the forecast period (i.e. \$118,700), a total of \$98,600 has been 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. 90% residential and 10% non-residential).



Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 90%	Non-Residential Share 10%
	2022-2036									
1	Marionville Road - Section 035, From: Spruce Dr To: County Rd #31	2022-2036	179,500	-	179,500	44,900		134,600	121,140	13,460
2	Marionville Road - Section 34B, From: 1.8km West of Rodney Lane To: Spruce Drive	2022-2036	93,800	-	93,800	23,500		70,300	63,270	7,030
3	Cayer Road - Section 003, From: County Rd #3 To: Castor River	2022-2036	269,300	-	269,300	67,300		202,000	181,800	20,200
4	Cayer Road - Section 004, From: Castor River To: County Rd #13	2022-2036	373,300	-	373,300	93,300		280,000	252,000	28,000
5	Marionville Road - Section 34, From: Bisson Road To: Rodney Lane	2022-2036	461,000	-	461,000	115,300		345,700	311,130	34,570
6	Marionville Road - Section 34A, From: Rodney Lane To: 1.8 km West of Rodney Lane	2022-2036	269,300	-	269,300	67,300		202,000	181,800	20,200
7	Liscumb Road - Section 002, From: County Rd # 43 To: County Rd #3	2022-2036	343,700	-	343,700	85,900		257,800	232,020	25,780
8	Rodney Lane - Section 005, From: County Rd #13 To: Ormond Rd	2022-2036	209,100	-	209,100	52,300		156,800	141,120	15,680
9	Road Upgrades (LCB to HCB Conversion)	2022-2036	20,946,800	-	20,946,800	18,739,800		2,207,000	1,986,300	220,700
10	Transportation Master Plan	2022-2036	50,000	-	50,000	12,500		37,500	33,750	3,750
11	Hallville Park Road Widening and Crosswalk	2022-2036	85,072	-	85,072	76,100	6,573	2,399	2,159	240
12	130 HP Tractor with PTO and Lift Arms	2022	146,000	-	146,000	-		146,000	131,400	14,600
13	Road Side Mower	2022	15,000	-	15,000	-		15,000	13,500	1,500
14	3 Ton Truck with Dump Box	2022	150,000	-	150,000	-		150,000	135,000	15,000
15	1/2 Ton Truck (x2)	2023-2036	140,000	-	140,000	-		140,000	126,000	14,000
16	1 Ton Snow Removal Truck	2023-2036	291,700	-	291,700	-		291,700	262,530	29,170
17	Public Works Building Consolidation	2022-2036	44,600	-	44,600	-		44,600	40,140	4,460
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							(99,280)	(89,352)	(9,928)
	Total		24,068,172	-	24,068,172	19,378,200	6,573	4,584,119	4,125,707	458,412



Table 5-2
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 (2021\$)	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	Non- Residential Share
	2022-2036								100%	0%
	Park Improvements									
1	Hallville Park Development	2022-2036	2,649,581	-	2,649,581	2,370,400	204,715	74,466	74,466	-
2	Park Improvements (x3)	2022-2036	18,000	-	18,000	16,100		1,900	1,900	-
3	Double Tennis Court (Winchester)	2022-2036	180,000	-	180,000	90,000		90,000	90,000	-
4	100 Club Park Expansion	2022-2036	600,000	-	600,000	536,800		63,200	63,200	-
	Parland Development									
5	Winchester Park	2022-2036	50,000	-	50,000	-		50,000	50,000	-
6	Oschmann Park	2022-2036	70,000	-	70,000	-		70,000	70,000	-
7	Chesterville Park, Cty Rd. 43	2022-2036	150,000	-	150,000	-		150,000	150,000	-
8	Park Development	2022-2036	54,100	-	54,100	-		54,100	54,100	-
9	Development of Future Parks (2)	2022-2036	200,000	-	200,000	-		200,000	200,000	-
10	Thompson Park	2022-2036	6,050	-	6,050	-		6,050	6,050	-
11	Harmony Park	2022-2036	6,050	-	6,050	-		6,050	6,050	-
	Equipment									
12	Tractor Upgrade	2022-2036	90,700	-	90,700	29,800		60,900	60,900	-
13	Crew Cab 1 Ton Pickup Truck (2)	2022-2036	140,000	-	140,000	-		140,000	140,000	-
14	Float Trailer	2022-2036	20,000	-	20,000	-		20,000	20,000	-
15	Zero-Turn Mower	2022-2036	30,000	-	30,000	-		30,000	30,000	-
16	Storage Container	2022-2036	15,000	-	15,000	-		15,000	15,000	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							(257,784)	(257,784)	-
	Total		4,279,481	-	4,279,481	3,043,100	204,715	773,881	773,881	-



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 90%	Non-Residential Share 10%
	2022-2036										
1	Split Collection Truck	2022-2036	324,300	118,660	107,019	98,621	-		98,621	88,759	9,862
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		324,300	118,660	107,019	98,621	-	-	98,621	88,759	9,862



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 – 0.0%;
- Transportation Services – 82.7%;
- Parks and Recreation Services – 15.5%; and
- Waste Diversion Services – 0.2%.

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 – 2022-2036

The cost of these studies is \$115,000 of which \$6,300 is a benefit to existing development. A deduction of \$2,500 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The estimated reserve fund deficit of \$3,000 (reflecting the unfunded costs of prior completed projects) has been included, resulting in a net D.C.-eligible cost of \$109,200 over the 15-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 5-4
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 (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
	2022-2036										
1	Development Charges Background Study	2026	30,000	-		30,000	-		30,000	27,000	3,000
2	Development Charges Background Study	2031	30,000	-		30,000	-		30,000	27,000	3,000
3	Development Charges Background Study	2036	30,000	-		30,000	-		30,000	27,000	3,000
4	Zoning By-law Update	2022-2036	25,000	-	2,500	22,500	6,300		16,200	14,580	1,620
			-	-		-	-		-	-	-
	Reserve Fund Adjustment								2,982	2,684	298
	Total		115,000	-	2,500	112,500	6,300	-	109,182	98,264	10,918



5.3 Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital funding requirements for a pumping station to service an eighty-four (84) unit plan of subdivision within the former Village of Chesterville. This area specific D.C. would only apply to the 84-unit subdivision, described as Part Block “J”, south side of Nation River Registered Plan 35, Village of Chesterville, County of Dundas, more particularly described as Parts 1, 2 and 3 on Plan 8R-562.

The share of the pumping station costs to be recovered through D.C.s total related to the pumping station total \$62,800. These costs have been inflated to 2021\$ values at the same rate of indexing applied to the area-specific charge in the D.C. by-law (i.e. +25.7%).



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, special care/special dwelling units, and senior-oriented dwelling units). The non-residential D.C. for has been calculated on a per sq.ft. of G.F.A. basis. Consistent with the Township's current practice, the non-residential charge would be imposed on a declining block basis, where the charge per sq.ft. decreases as the size of development increases.

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 6-3 and 6-4 compare the existing charges to the charges proposed herein (Table 6-2), for a single detached residential dwelling unit (S.D.U.) and per square foot of G.F.A. for non-residential development (non-residential charges are presented for a facility of less than 2,500 sq.ft.. In total, the calculated charge for a single detached dwelling unit would increase by 32% (+ \$1,789). For non-residential development the calculated D.C. would increase by 433% (+ \$2.15 per sq.ft. of G.F.A.).

The area-specific pumping station would remain unchanged at \$748 per single detached dwelling unit.



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. Fire Protection Services	-	-	-	-
2. Services Related to a Highway	4,125,707	458,412	6,162	2.58
3. Parks and Recreation Services	773,881	-	1,156	-
4. Waste Diversion Services	88,759	9,862	133	0.06
TOTAL	\$4,988,347	\$468,274	7,450	2.64
Growth-Related Studies	\$98,264	\$10,918		
D.C.-Eligible Capital Cost	\$5,086,611	\$479,192		
15-Year Gross Population/GFA Growth (sq.ft.)	1,834	181,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,773.51	\$2.64		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.686	\$7,450		
Other Multiples	2.324	\$6,446		
Apartments - 2 Bedrooms +	1.718	\$4,765		
Apartments - Bachelor and 1 Bedroom	1.140	\$3,162		
Special Care/Special Dwelling Units	1.100	\$3,051		
Senior-Oriented Dwelling Units	1.452	\$4,027		

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

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/ Special Dwelling Units	Senior-Oriented Dwelling Units	
Municipal Wide Services/Class of Service:							
Fire Protection Services	-	-	-	-	-	-	-
Services Related to a Highway	6,043	5,228	3,865	2,565	2,475	3,266	2.53
Parks and Recreation Services	1,133	981	725	481	464	613	-
Waste Diversion Services	130	112	83	55	53	70	0.05
Growth-Related Studies	144	125	92	61	58	79	0.06
Total Municipal Wide Services/Class of Services	7,450	6,446	4,765	3,162	3,050	4,028	2.64
Area-Specific Services/Class of Service:							
Pumping Station*	748	647	479	318	306	405	-

Service/Class of Service	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	0 to 2,500 sq.ft	2,501 to 5,000 sq.ft	5,001 to 30,000 sq.ft	30,001 sq.ft to 55,000 sq.ft.	55,001 sq.ft +
Municipal Wide Services/Class of Service:					
Fire Protection Services	-	-	-	-	-
Services Related to a Highway	2.53	1.26	0.95	0.63	0.32
Parks and Recreation Services	-	-	-	-	-
Waste Diversion Services	0.05	0.03	0.02	0.01	0.01
Growth-Related Studies	0.06	0.03	0.02	0.02	0.01
Total Municipal Wide Services/Class of Services	2.64	1.32	0.99	0.66	0.33



Table 6-3
Comparison of Current (Indexed) and Calculated Residential (Single Detached Dwelling Unit) D.C.s

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Fire Protection Services	1,071	-	(1,071)	-100%
Services Related to a Highway (Incl. Transportation and PW)	3,193	6,043	2,849	89%
Parks and Recreation Services	1,360	1,133	(226)	-17%
Waste Diversion Services	-	130	130	N/A
Growth-Related Studies	37	144	107	290%
Total Municipal Wide Services/Classes	5,661	7,450	1,789	32%

Table 6-4
Comparison of Current (Indexed) and Calculated Non-Residential D.C.s
(per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Fire Protection Services	0.15	-	(0.15)	-100%
Services Related to a Highway (Incl. Transportation and PW)	0.34	2.53	2.18	632%
Parks and Recreation Services	-	-	-	N/A
Waste Diversion Services	-	0.05	0.05	N/A
Growth-Related Studies	0.00	0.06	0.06	1388%
Total Municipal Wide Services/Classes	0.49	2.64	2.15	433%

*For a 0-2,500 square foot facility



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 an area-specific calculation for pumping stations; 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 25 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

- Farm Buildings;
- a college of applied arts and technology established pursuant to the *Ministry of Colleges and Universities Act*;
- a Place of worship, cemetery, and burial ground;
- a hospital governed by the *Public Hospitals Act*;
- Accessory uses;
- 50% exemption for not-for-profit providing subsidized housing (does not apply to special care / special needs dwelling); and



- Nursing homes licensed as a long-term care home under the *Long-Term Care Homes Act*.

7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect on January 25, 2022, and no transition policy has been proposed.

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 without share capital to which the *Corporations Act* 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 historical practice in the Township, it is proposed that no area-specific rating is utilized for municipal-wide services and that D.C.s for pumping stations continue to be recovered on an area-specific basis.

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 six (6) separate reserve funds, including:

- Fire Protection Services;
- Services Related to a Highway;
- Parks and Recreation Services;
- Waste Diversion Services;
- Growth-Related Studies; and
- Pumping Stations

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 November 19, 2021, as amended, subject to further annual review during the capital budget process;”



“Approve the D.C. Background Study dated November 19, 2021, as amended”

“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,

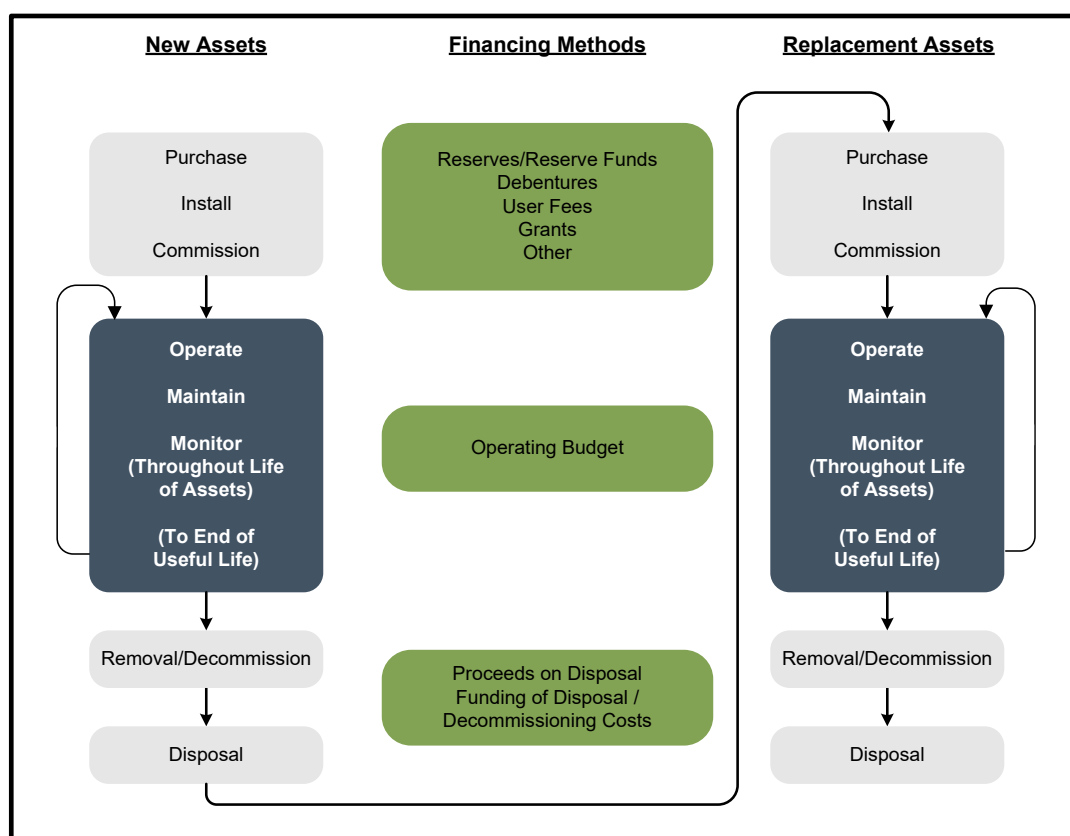
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared 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 2021\$) 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 2021 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$2.6 million. Of this total, \$1.4 million relates the annual debt payment costs for benefit to existing development of the resurfacing of existing roads.
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 \$682,000. This amount, totalled with the existing operating revenues of \$13.7 million, provides annual revenues of \$14.4 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 (2021\$)

	2036 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	1,664,426
Annual Debt Payment on Post Period Capital ¹	8,731
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	663,648
Sub-Total - Annual Lifecycle	\$663,648
Incremental Operating Costs (for D.C. Services)	\$280,195
Total Expenditures	2,617,001
Revenue (Annualized)	
Total Existing Revenue ²	\$13,723,321
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$681,494
Total Revenues	\$14,404,815

¹ Interim Debt Financing for Post Period Benefit

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.”

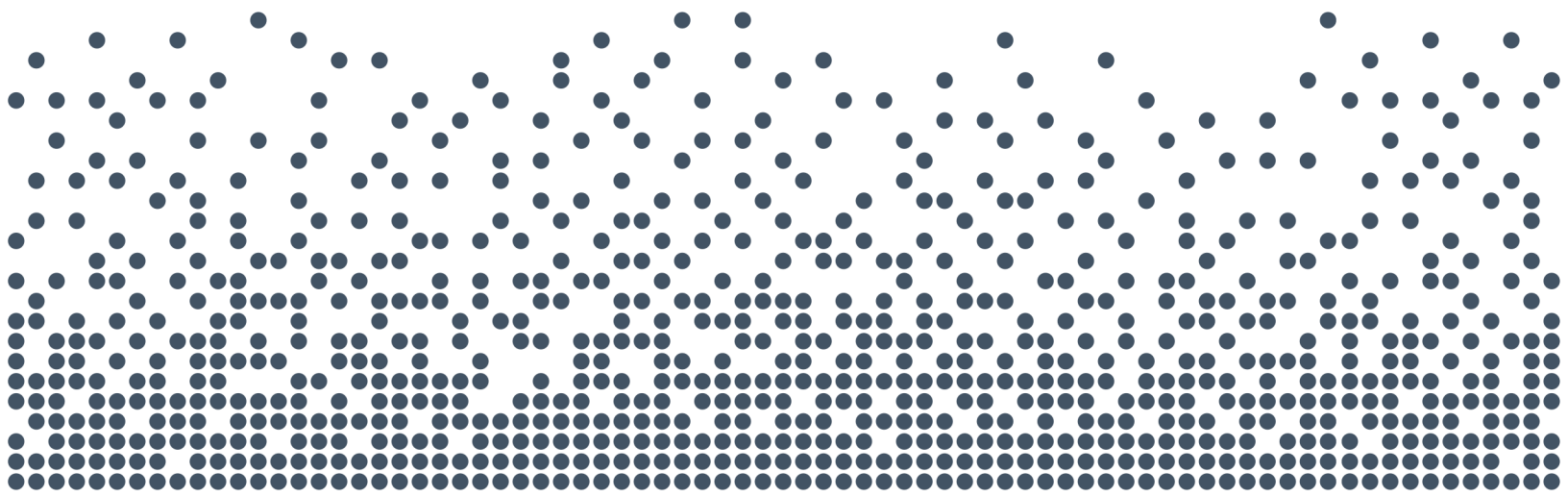
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the 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 North Dundas 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	11,390	11,095	145	10,950	3,660	80	365	70	4,175	132	2.657
	Mid 2011	11,520	11,225	140	11,085	3,844	95	405	78	4,422	127	2.538
	Mid 2016	11,580	11,278	198	11,080	3,900	80	425	75	4,480	180	2.517
Forecast	Early 2022	12,180	11,859	210	11,649	4,142	154	437	75	4,807	191	2.467
	Early 2032	13,340	12,996	228	12,768	4,515	309	495	75	5,395	207	2.409
	Mid 2036	13,590	13,236	233	13,003	4,584	363	522	75	5,545	212	2.387
Incremental	Mid 2006 - Mid 2011	130	130	-5	135	184	15	40	8	247	-5	
	Mid 2011 - Mid 2016	60	53	58	-5	56	-15	20	-3	58	53	
	Mid 2016 - Early 2022	600	581	12	569	242	74	12	0	327	11	
	Early 2022 - Early 2032	1,160	1,137	18	1,119	374	156	58	0	588	16	
	Early 2022 - Mid 2036	1,410	1,377	23	1,354	443	210	85	0	738	21	

Source: Derived from United Counties of Stormont, Dundas and Glengarry Official Plan (Consolidated July 18, 2018) forecast for the Township of North Dundas by Watson & Associates Economists Ltd.

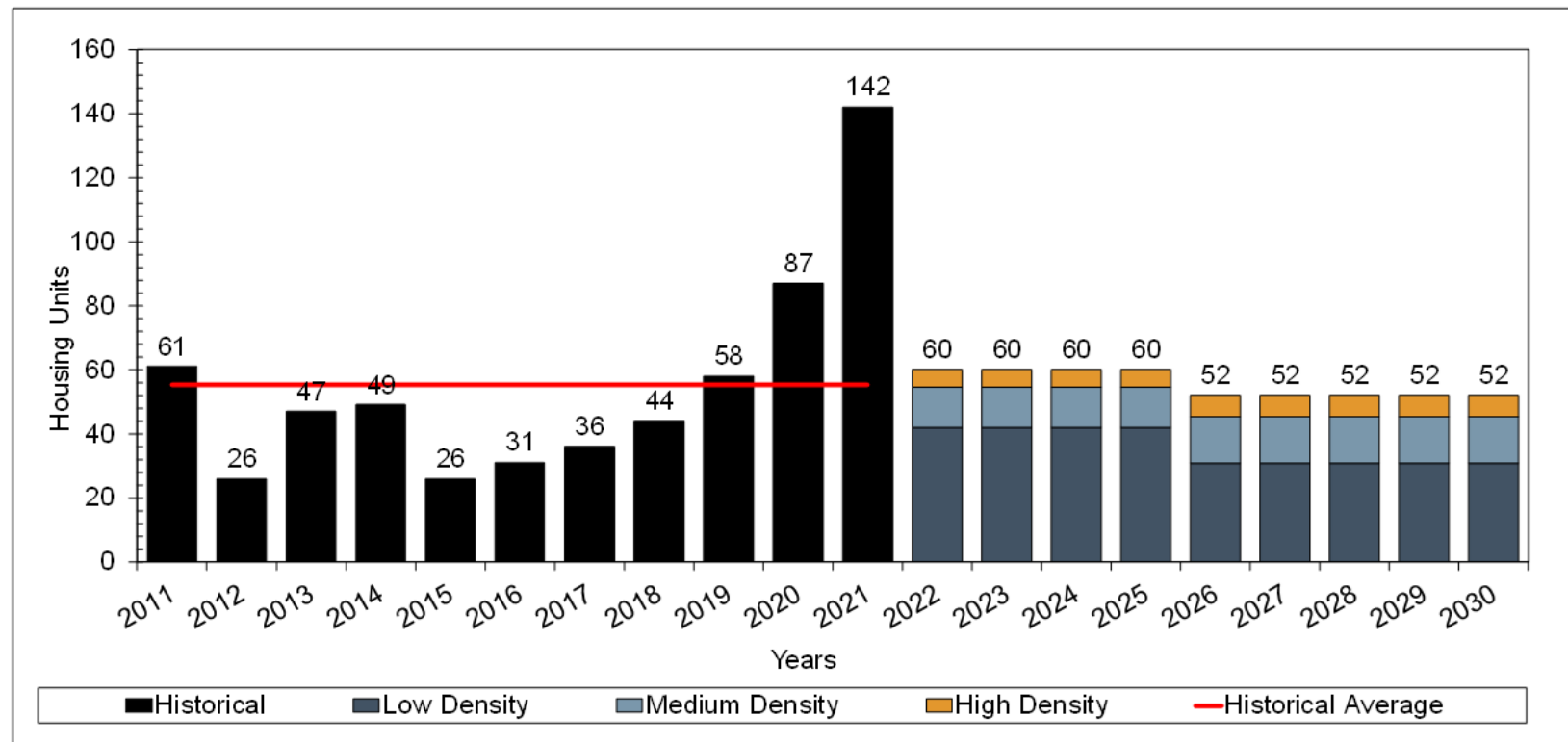
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure A-1
Township of North Dundas
Annual Housing Forecast



Source: Historical housing activity derived from Township of North Dundas building permit data, 2011-2020. 2021 estimated based on September 2021 year-to-date Township of North Dundas building permit data by Watson & Associates Economists Ltd.

¹ Growth forecast represents calendar year.



Schedule 2 Township of North Dundas Current Year Growth Forecast Mid 2016 to Early 2022

		Population
Mid 2016 Population		11,278
Occupants of New Housing Units, Mid 2016 to Early 2022	Units (2)	327
	multiplied by P.P.U. (3)	2.767
	gross population increase	905
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2022	Units	11
	multiplied by P.P.U. (3)	1.100
	gross population increase	12
Decline in Housing Unit Occupancy, Mid 2016 to Early 2022	Units (4)	4,480
	multiplied by P.P.U. decline rate (5)	-0.075
	total decline in population	-336
Population Estimate to Early 2022		11,859
Net Population Increase, Mid 2016 to Early 2022		581

- (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>	2.886	74%	2.131
<i>Multiples (6)</i>	2.571	22%	0.578
<i>Apartments (7)</i>	1.577	4%	0.058
Total		100%	2.767

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 3 Township of North Dundas Ten Year Growth Forecast Early 2022 to Early 2032

		Population
Early 2022 Population		11,859
Occupants of New Housing Units, Early 2022 to Early 2032	Units (2)	588
	multiplied by P.P.U. (3)	2,479
	gross population increase	1,458
Occupants of New Equivalent Institutional Units, Early 2022 to Early 2032	Units	16
	multiplied by P.P.U. (3)	1,100
	gross population increase	18
Decline in Housing Unit Occupancy, Early 2022 to Early 2032	Units (4)	4,807
	multiplied by P.P.U. decline rate (5)	-0.071
	total decline in population	-339
Population Estimate to Early 2032		12,996
Net Population Increase, Early 2022 to Early 2032		1,137

(1) Early 2022 Population based on:

2016 Population (11,278) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period $(327 \times 2.767 = 905) + (11 \times 1.1 = 12) + (4,480 \times -0.075 = -336) = 11,859$

(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>	2.686	64%	1.707
<i>Multiples (6)</i>	2.324	27%	0.616
<i>Apartments (7)</i>	1.572	10%	0.156
<i>one bedroom or less</i>	1.140		
<i>two bedrooms or more</i>	1.718		
Total		100%	2.479

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) Early 2022 households based upon 2016 Census (4,480 units) + Mid 2016 to Early 2022 unit estimate (327 units) = 4,807 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 4 Township of North Dundas 2036 Growth Forecast Early 2022 to Mid 2036

		Population
Early 2022 Population		11,859
Occupants of New Housing Units, Early 2022 to Mid 2036	Units (2)	738
	multiplied by P.P.U. (3)	2,454
	gross population increase	1,811
Occupants of New Equivalent Institutional Units, Early 2022 to Mid 2036	Units	21
	multiplied by P.P.U. (3)	1,100
	gross population increase	23
Decline in Housing Unit Occupancy, Early 2022 to Mid 2036	Units (4)	4,807
	multiplied by P.P.U. decline rate (5)	-0.095
	total decline in population	-457
Population Estimate to Mid 2036		13,236
Net Population Increase, Early 2022 to Mid 2036		1,377

(1) Early 2022 Population based on:

2016 Population (11,278) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (327 x 2.767 = 905) + (11 x 1.1 = 12) + (4,480 x -0.075 = -336) = 11,859

(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>	2.686	60%	1.611
<i>Multiples (6)</i>	2.324	28%	0.661
<i>Apartments (7)</i>	1.572	12%	0.182
<i>one bedroom or less</i>	1.140		
<i>two bedrooms or more</i>	1.718		
Total		100%	2.454

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) Early 2022 households based upon 2016 Census (4,480 units) + Mid 2016 to Early 2022 unit estimate (327 units) = 4,807 units.

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

(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 North Dundas
Summary of Housing Supply in the Development Approvals Process

Stage of Development	Density Type			
	Singles & Semi-	Multiples ¹	Apartments ²	Total
Draft Plans Approved	216	544	61	821
<i>% Breakdown</i>	<i>26%</i>	<i>66%</i>	<i>7%</i>	<i>100%</i>
Application Under Review	203	73	545	821
<i>% Breakdown</i>	<i>25%</i>	<i>9%</i>	<i>66%</i>	<i>100%</i>
Total	419	617	606	1,642
<i>% Breakdown</i>	<i>26%</i>	<i>38%</i>	<i>37%</i>	<i>100%</i>

Source: Derived from October 2021 Township of North Dundas data by Watson & Associates Economists Ltd.

¹ Includes townhomes and apartments in duplexes.

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



Schedule 6
Township of North Dundas
Historical Residential Building Permits
Years 2010 to 2020

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2011	48	13	0	61
2012	22	4	0	26
2013	41	6	0	47
2014	36	13	0	49
2015	24	2	0	26
Sub-total	171	38	0	209
Average (2011 - 2015)	34	8	0	42
% Breakdown	81.8%	18.2%	0.0%	100.0%
2016	29	2	0	31
2017	31	5	0	36
2018	38	6	0	44
2019	36	10	12	58
2020	63	24	0	87
Sub-total	197	47	12	256
Average (2016 - 2020)	39	9	2	51
% Breakdown	77.0%	18.4%	4.7%	100.0%
2011 - 2020				
Total	368	85	12	465
Average	37	9	1	47
% Breakdown	79.1%	18.3%	2.6%	100.0%

Source: Historical housing activity derived from Township of North Dundas building permit data, 2011-2020, by Watson & Associates Economists Ltd.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7a
Township of North Dundas
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	-	-	-	3.100	-	2.886		
6-10	-	-	-	2.969	-	2.756		
11-15	-	-	-	2.615	-	2.447		
16-20	-	-	-	2.429	-	2.680	2.692	2.686
20-25	-	-	-	3.000	-	2.952		
25-35	-	-	1.667	2.620	-	2.560		
35+	-	-	1.911	2.613	3.750	2.539		
Total	-	-	1.893	2.684	3.974	2.601		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.097	-	2.868
6-10	-	-	-	3.031	-	2.762
11-15	-	-	-	2.575	-	2.400
16-20	-	-	-	2.429	-	2.433
20-25	-	-	-	2.982	-	2.853
25-35	-	1.214	1.536	2.611	-	2.300
35+	-	1.344	1.838	2.613	3.714	2.436
Total	-	1.298	1.763	2.681	3.900	2.478

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 7b
United Counties of Stormont, Dundas and Glengarry
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.

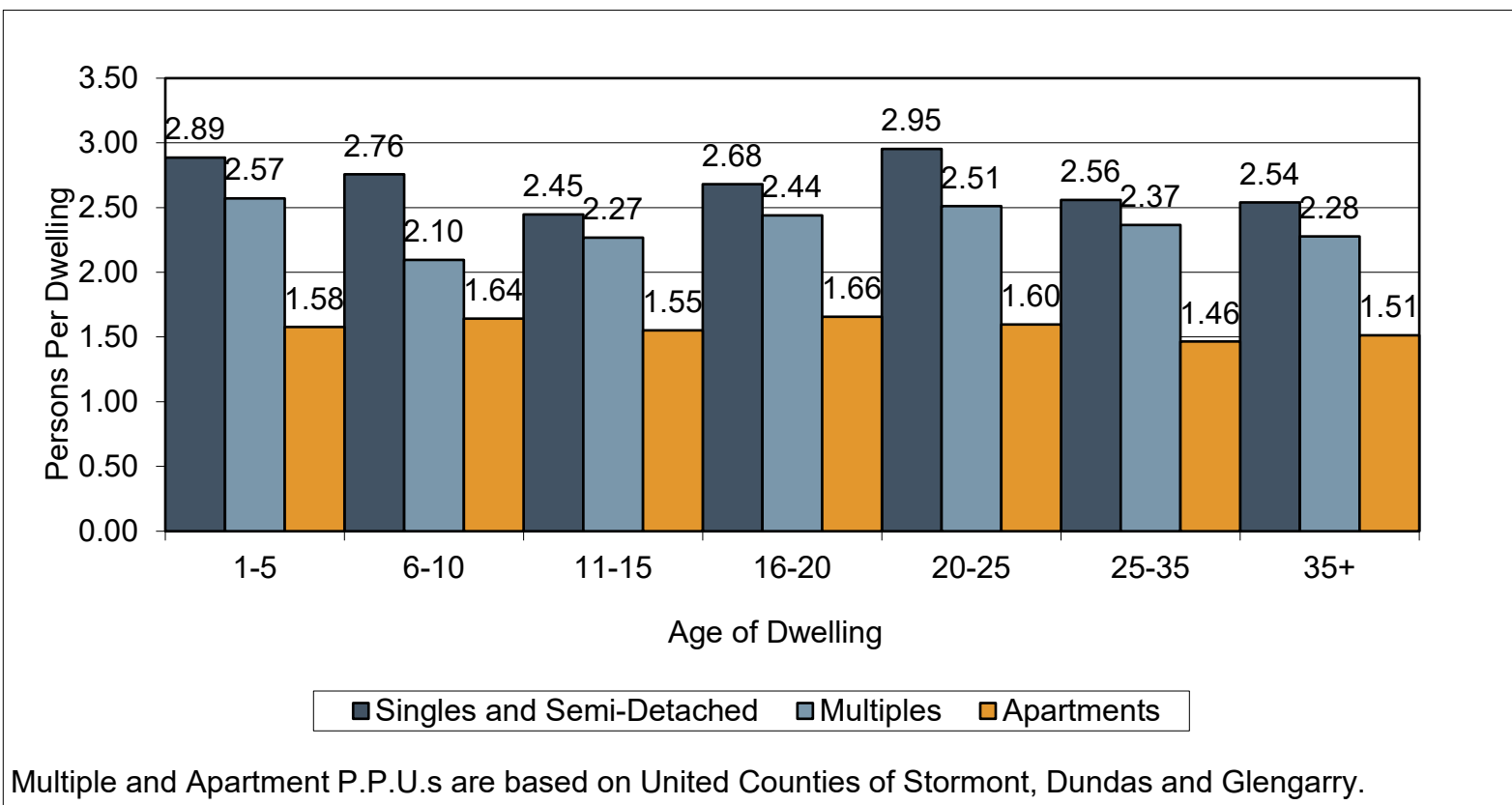
³ Adjusted based on 2001-2016 historical trends.

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 8
Township of North Dundas
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 9a Township of North Dundas Employment Forecast, 2022 to 2036

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial / Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	11,095	1.9%	7.1%	11.9%	9.4%	6.5%	36.7%	6.8%	43.5%	210	785	1,318	1,038	725	4,075	750	4,825	3,290
Mid 2011	11,225	1.6%	5.4%	9.8%	8.8%	6.1%	31.8%	7.6%	39.4%	180	605	1,105	985	690	3,565	855	4,420	2,960
Mid 2016	11,278	1.9%	5.9%	8.2%	7.9%	7.4%	31.3%	6.3%	37.6%	215	665	925	895	835	3,535	710	4,245	2,870
Early 2022	11,859	1.9%	6.0%	7.6%	6.5%	7.3%	29.3%	6.3%	35.6%	227	711	900	771	869	3,478	747	4,225	2,767
Early 2032	12,996	1.9%	6.1%	7.1%	6.2%	6.9%	28.3%	6.3%	34.6%	250	792	921	811	900	3,674	816	4,490	2,882
Mid 2036	13,236	1.9%	6.2%	7.0%	6.2%	6.9%	28.3%	6.3%	34.6%	256	820	930	826	909	3,741	833	4,574	2,921
Incremental Change																		
Mid 2006 - Mid 2011	130	-0.3%	-1.7%	-2.0%	-0.6%	-0.4%	-5.0%	0.9%	-4.1%	-30	-180	-213	-53	-35	-510	105	-405	-330
Mid 2011 - Mid 2016	53	0.3%	0.5%	-1.6%	-0.8%	1.3%	-0.4%	-1.3%	-1.7%	35	60	-180	-90	145	-30	-145	-175	-90
Mid 2016 - Early 2022	581	0.0%	0.1%	-0.6%	-1.4%	-0.1%	-2.0%	0.0%	-2.0%	12	46	-25	-124	34	-57	37	-20	-103
Early 2022 - Early 2032	1,137	0.0%	0.1%	-0.5%	-0.3%	-0.4%	-1.1%	0.0%	-1.1%	23	81	21	40	31	196	69	265	115
Early 2022 - Mid 2036	1,377	0.0%	0.2%	-0.6%	-0.3%	-0.5%	-1.1%	0.0%	-1.1%	29	109	30	55	40	263	86	349	154
Annual Average																		
Mid 2006 - Mid 2011	26	-0.1%	-0.3%	-0.4%	-0.1%	-0.1%	-1.0%	0.2%	-0.8%	-6	-36	-43	-11	-7	-102	21	-81	-66
Mid 2011 - Mid 2016	11	0.1%	0.1%	-0.3%	-0.2%	0.3%	-0.1%	-0.3%	-0.3%	7	12	-36	-18	29	-6	-29	-35	-18
Mid 2016 - Early 2022	106	0.0%	0.0%	-0.1%	-0.3%	0.0%	-0.4%	0.0%	-0.4%	2	8	-5	-23	6	-10	7	-4	-19
Early 2022 - Early 2032	114	0.0%	0.0%	-0.1%	0.0%	0.0%	-0.1%	0.0%	-0.1%	2	8	2	4	3	20	7	27	12
Early 2022 - Mid 2036	95	0.0%	0.0%	0.0%	0.0%	0.0%	-0.1%	0.0%	-0.1%	2	8	2	4	3	18	6	24	11

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 9b
Township of North Dundas
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	11,095	210	1,318	1,038	725	3,290					
Mid 2011	11,225	180	1,105	985	690	2,960					
Mid 2016	11,278	215	925	895	835	2,870					
Early 2022	11,859	227	900	771	863	2,761					
Early 2032	12,996	250	921	811	887	2,869					
Mid 2036	13,236	256	930	826	895	2,907					
Incremental Change											
Mid 2006 - Mid 2011	130	-30	-213	-53	-35	-330					
Mid 2011 - Mid 2016	53	35	-180	-90	145	-90					
Mid 2016 - Early 2022	581	12	-25	-124	28	-109					
Early 2022 - Early 2032	1,137	23	21	40	24	108	69,000	29,400	22,000	16,200	136,600
Early 2022 - Mid 2036	1,377	29	30	55	32	146	87,000	42,000	30,200	22,100	181,300
Annual Average											
Mid 2006 - Mid 2011	26	-6	-43	-11	-7	-66					
Mid 2011 - Mid 2016	11	7	-36	-18	29	-18					
Mid 2016 - Early 2022	106	2	-5	-23	5	-20					
Early 2022 - Early 2032	114	2	2	4	2	11	13,800	2,940	2,200	1,620	13,660
Early 2022 - Mid 2036	95	2	2	4	2	10	6,000	2,897	2,083	1,524	12,503

Source: Watson & Associates Economists Ltd.

¹ Square Foot Per Employee Assumptions

Primary 3,000

Industrial 1,400

Commercial/ Population Related 550

Institutional 690

² Primary industry includes bona-fide and non bona-fide farming.

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

* Reflects Early 2022 to Mid 2036 forecast period.

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



Schedule 10
Township of North Dundas
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	4,323	128	0	4,451	431	1,300	303	2,034	48,837	0	0	48,837	53,591	1,428	303	55,321
2008	4,467	86	0	4,552	1,866	209	0	2,075	100	44	0	145	6,433	339	0	6,772
2009	9,763	203	0	9,967	534	323	0	858	374	70	0	444	10,672	597	0	11,268
2010	4,932	76	0	5,007	2,839	624	0	3,463	730	346	0	1,076	8,501	1,046	0	9,547
2012	3,042	134	0	3,176	5,346	705	0	6,051	1,320	10	0	1,329	9,708	849	0	10,557
2013	3,320	280	1,744	5,344	167	190	263	621	258	492	0	750	3,745	963	2,007	6,715
2014	13,198	197	0	13,395	4,657	454	0	5,111	1,130	444	2,167	3,741	18,986	1,095	2,167	22,248
2015	2,970	811	0	3,780	424	2,893	0	3,317	0	75	0	75	3,394	3,779	0	7,173
2016	4,289	285	0	4,574	433	583	0	1,016	0	399	0	399	4,722	1,267	0	5,989
Subtotal	51,896	2,678	1,744	56,319	17,732	7,403	566	25,700	52,749	1,979	2,167	56,895	122,377	12,060	4,477	138,914
Percent of Total	92%	5%	3%	100%	69%	29%	2%	100%	93%	3%	4%	100%	88%	9%	3%	100%
Average	5,190	268	1,744	5,632	1,773	740	283	2,570	7,536	220	2,167	5,690	12,238	1,206	1,492	13,891
2007 - 2011 Period Total				26,049				9,584				50,601				86,233
2007 - 2011 Average				5,210				1,917				10,120				17,247
% Breakdown				30.2%				11.1%				58.7%				100.0%
2012 - 2016 Period Total				30,270				16,117				6,295				52,681
2012 - 2016 Average				6,054				3,223				1,259				10,536
% Breakdown				57.5%				30.6%				11.9%				100.0%
2007 - 2016 Period Total				56,319				25,700				56,895				138,914
2007 - 2016 Average				5,632				2,570				5,690				13,891
% Breakdown				40.5%				18.5%				41.0%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 11
Township of North Dundas
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							Categories which relate to local land-based resources
	<u>Primary Industry Employment</u>						
11	Agriculture, forestry, fishing and hunting	590	495	545	-95	50	
21	Mining and oil and gas extraction	20	0	10	-20	10	
Sub-total		610	495	555	-115	60	
	<u>Industrial and Other Employment</u>						Categories which relate primarily to industrial land supply and demand
22	Utilities	55	75	80	20	5	
23	Construction	300	280	165	-20	-115	
31-33	Manufacturing	730	310	415	-420	105	
41	Wholesale trade	185	430	185	245	-245	
48-49	Transportation and warehousing	120	75	115	-45	40	
56	Administrative and support	38	18	28	-20	10	
Sub-total		1,428	1,188	988	-240	-200	
	<u>Population Related Employment</u>						Categories which relate primarily to population growth within the municipality
44-45	Retail trade	415	465	380	50	-85	
51	Information and cultural industries	45	25	50	-20	25	
52	Finance and insurance	95	60	60	-35	0	
53	Real estate and rental and leasing	30	30	25	0	-5	
54	Professional, scientific and technical services	185	205	195	20	-10	
55	Management of companies and enterprises	0	0	0	0	0	
56	Administrative and support	38	18	28	-20	10	
71	Arts, entertainment and recreation	80	55	45	-25	-10	
72	Accommodation and food services	110	125	160	15	35	
81	Other services (except public administration)	275	150	140	-125	-10	
Sub-total		1,273	1,133	1,083	-140	-50	
	<u>Institutional</u>						
61	Educational services	190	225	160	35	-65	
62	Health care and social assistance	510	455	635	-55	180	
91	Public administration	65	70	115	5	45	
Sub-total		765	750	910	-15	160	
Total Employment		4,075	3,565	3,535	-510	-30	
Population		11,095	11,225	11,278	130	53	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.13	0.11	0.09	-0.02	-0.02	
Population Related Employment		0.11	0.10	0.10	-0.01	0.00	
Institutional Employment		0.07	0.07	0.08	0.00	0.01	
Primary Industry Employment		0.05	0.04	0.05	-0.01	0.01	
Total		0.37	0.32	0.31	-0.05	0.00	

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



Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Morewood	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$450	\$523
Chesterville	6,135	6,135	6,135	6,135	6,135	6,135	6,135	6,135	6,135	6,135	\$450	\$523
Winchester	4,327	4,327	4,327	4,327	4,327	4,327	4,327	4,327	4,327	4,327	\$450	\$523
South Mountain	4,797	4,797	4,797	4,797	4,797	4,797	4,797	4,797	4,797	4,797	\$450	\$523
Halville	2,170	2,170	2,170	2,170	2,170	2,170	2,170	2,170	2,170	2,170	\$450	\$523
Total	22,229	22,229	22,229	22,229	22,229	22,229	22,229	22,229	22,229	22,229		

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	1.9693	1.9750	1.9701	1.9656	1.9710	1.9658	1.9583	1.9468	1.9318	1.9012

10 Year Average	2012-2021
Quantity Standard	1.9555
Quality Standard	\$523
Service Standard	\$1,023

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$1,023
Eligible Amount	\$1,408,299



Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
Pumper/Tanker	5	5	5	5	5	5	5	5	5	5	\$489,600
Rescue	2	2	2	2	2	2	2	2	2	2	\$152,400
Tank	4	4	4	4	4	4	4	4	4	4	\$204,000
Air Shuttle	1	1	1	1	1	1	1	1	1	1	\$54,600
Rescue Four Wheeler	1	1	1	1	1	1	1	1	1	1	\$18,800
NUVA Trailer	1	1	1	1	1	1	1	1	1	1	\$2,700
Total	14	14	14	14	14	14	14	14	14	14	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012

10 Year Average	2012-2021
Quantity Standard	0.0012
Quality Standard	\$86,367
Service Standard	\$104

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$104
Eligible Amount	\$142,712



Service: Fire Protection Services - Small Equipment and Gear
 Unit Measure: No. of equipment and gear

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Portable Vertex VHF Radios	28	28	28	28	28	28	28	28	28	28	\$400
Bunker Suits	104	104	104	104	104	104	104	104	104	104	\$3,100
Helmets	46	46	46	46	46	46	46	46	46	46	\$400
SCBA (Tanks and Masks)	34	34	34	34	34	34	34	34	34	34	\$600
AED (Automated External Defibrillator)	1	1	1	1	1	1	1	1	1	1	\$2,400
Air Filling Station	1	1	1	1	1	1	1	1	1	1	\$259,700
Commercial Washer	2	2	2	2	2	2	2	2	3	4	\$11,100
CutQuik Saw	1	1	1	1	1	1	1	1	1	1	\$1,600
Eclipse Thermal Imager Camera	3	3	3	3	3	3	3	3	3	3	\$8,400
Gas Alert Max XT II Confined Space Kit	1	1	1	1	1	1	1	1	1	1	\$1,600
Generator	1	1	1	1	1	1	1	1	1	1	\$1,500
Jaws of Life	6	6	6	6	6	6	6	6	6	6	\$16,000
Pressure Washer	4	4	4	4	4	4	4	4	4	4	\$2,200
Rescue Ram	1	1	1	1	1	1	1	1	1	1	\$13,300
S300E 2.0 Spreader	1	1	1	1	1	1	1	1	1	1	\$18,200
S700E 2.0 Cutter	1	1	1	1	1	1	1	1	1	1	\$16,000
Sea Container	2	2	2	2	2	2	2	2	2	2	\$3,100
Strut Kit Set	4	4	4	4	4	4	4	4	4	4	\$3,000
Lifting Air Bag	1	1	1	1	1	1	1	1	1	1	\$8,300
Rancher Slip-On Unit	1	1	1	1	1	1	1	1	1	1	\$5,000
Total	243	243	243	243	243	243	243	243	244	245	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0215	0.0216	0.0215	0.0215	0.0215	0.0215	0.0214	0.0213	0.0212	0.0210

10 Year Average	2012-2021
Quantity Standard	0.0214
Quality Standard	\$3,592
Service Standard	\$77

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$77
Eligible Amount	\$105,836



Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/km)
Gravel	64	66	68	69	83	96	110	123	137	137	\$137,200
Surface Treatment (LCB)	136	151	167	182	179	176	173	170	167	144	\$247,000
Asphalt (HBC)	191	175	160	145	136	128	120	112	104	128	\$348,700
Total	391	393	394	396	398	401	403	406	408	409	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0346	0.0349	0.0350	0.0350	0.0353	0.0354	0.0355	0.0355	0.0355	0.0349

10 Year Average	2012-2021
Quantity Standard	0.0352
Quality Standard	\$256,338
Service Standard	\$9,023

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$9,023
Eligible Amount	\$12,424,809



Service: Services Related to a Highway - Bridges, Culverts & Structures
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Bridges	18	18	18	18	18	18	18	18	18	18	\$1,669,400
Culverts	31	31	31	31	31	31	31	31	31	31	\$990,900
Total	49	49	49	49	49	49	49	49	49	49	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0043	0.0044	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0042

10 Year Average	2012-2021
Quantity Standard	0.0043
Quality Standard	\$1,243,163
Service Standard	\$5,346

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$5,346
Eligible Amount	\$7,360,891



Service: Services Related to a Highway - Sidewalks and Active Transportation

Unit Measure: km of sidewalks and active transportation

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/km)
Sidewalks	17	17	18	19	21	21	22	23	24	24	\$108,300
Total	17	17	18	19	21	21	22	23	24	24	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0015	0.0015	0.0016	0.0016	0.0018	0.0019	0.0020	0.0020	0.0021	0.0021

10 Year Average	2012-2021
Quantity Standard	0.0018
Quality Standard	\$109,278
Service Standard	\$197

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$197
Eligible Amount	\$270,856



Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Storage Garage	3,339	3,339	3,339	3,339	3,339	3,339	3,339	3,339	3,339	3,339	\$57	\$66
Public Works Maintenance Garage	11,043	11,043	11,043	15,843	15,843	15,843	15,843	15,843	15,843	15,843	\$53	\$62
Cover-All Shed (Salt Dome)	-	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$23	\$29
Total	14,382	14,382	18,382	23,182	23,182	23,182	23,182	23,182	23,182	23,182		

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	1.2741	1.2778	1.6292	2.0499	2.0555	2.0501	2.0423	2.0303	2.0146	1.9827

10 Year Average	2012-2021
Quantity Standard	1.8407
Quality Standard	\$58
Service Standard	\$106

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$106
Eligible Amount	\$145,990



Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
One-ton Pickup	4	4	4	4	4	4	4	4	4	4	\$42,700
Salt Box	1	1	1	1	1	1	1	1	1	1	\$10,100
Dump Truck	4	4	4	4	4	4	4	4	4	4	\$298,600
Heavy Duty Truck	1	1	1	1	1	1	1	1	1	1	\$267,200
Plow Truck	5	5	5	5	5	5	5	5	5	5	\$291,700
Tilt Trailer	1	1	1	1	1	1	1	1	1	1	\$7,600
Mower	1	1	1	1	1	1	1	1	1	1	\$14,100
Boom Mower	1	1	1	1	1	1	1	1	1	1	\$50,600
Post Pounder	-	-	-	-	-	-	-	-	1	1	\$2,700
FAE Mulcher	-	-	-	-	-	-	-	1	1	1	\$34,100
Excavator	1	1	1	1	1	1	1	1	1	1	\$225,600
Plasma Cutter	-	-	-	-	-	1	1	1	1	1	\$2,300
Lift Truck	1	1	1	1	1	1	1	1	1	1	\$8,000
Snow Blower	2	2	2	2	2	2	2	2	2	2	\$3,500
Flail Mower	1	1	1	1	1	1	1	1	1	1	\$14,100
Kubota M110X	1	1	1	1	1	1	1	1	1	1	\$93,300
Pot Hole Patcher/Pavement Edger	1	1	1	1	1	1	1	1	1	1	\$8,400
Case Loader	2	2	2	2	2	2	2	2	2	2	\$129,000
Asphalt Roller	1	1	1	1	1	1	1	1	1	1	\$15,800
Hotwater Pressure Washer	1	1	1	1	1	1	1	1	1	1	\$10,400
Backhoe Thumb	-	1	1	1	1	1	1	1	1	1	\$3,600
Flatbed Trailer	1	1	1	1	1	1	1	1	1	1	\$31,300
Street Cleaner	2	2	2	2	2	2	2	2	2	2	\$122,800
Superpac Roller	1	1	1	1	1	1	1	1	1	1	\$92,000
Grader	2	2	2	2	2	2	2	2	2	2	\$165,600
Chipper	1	1	1	1	1	1	1	1	1	1	\$92,600
Trench Box	1	1	1	1	1	1	1	1	1	1	\$19,500
Vinyl Cutter	1	1	1	1	1	1	1	1	1	1	\$4,100
Total	38	39	39	39	39	40	40	41	42	42	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0034	0.0035	0.0035	0.0034	0.0035	0.0035	0.0035	0.0036	0.0036	0.0036

10 Year Average	2012-2021
Quantity Standard	0.0035
Quality Standard	\$116,754
Service Standard	\$409

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$409
Eligible Amount	\$562,697



Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/item)
Bleachers, Various Locations	9	9	9	9	9	9	9	9	9	9	\$12,100
Baseball Fields	5	5	5	5	5	5	5	5	5	5	\$204,400
Playground	6	7	8	8	8	8	8	7	7	7	\$30,100
Outdoor Rink Boards	4	4	4	4	4	4	4	4	4	4	\$18,600
Bleacher - Mountain Memorial Park	2	2	2	2	2	2	2	2	2	2	\$7,900
Basketball Net				1	1	1	2	2	2	3	\$3,900
Swingset	6	7	7	7	7	7	7	7	7	7	\$5,100
Soccer Field	2	2	2	2	2	2	2	2	2	2	\$178,500
Pavilions	5	5	5	5	5	5	6	6	6	8	\$41,500
Total	39	41	42	43	43	43	45	44	44	47	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0035	0.0036	0.0037	0.0038	0.0038	0.0038	0.0040	0.0039	0.0038	0.0040

10 Year Average	2012-2021
Quantity Standard	0.0038
Quality Standard	\$47,984
Service Standard	\$182

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$182
Eligible Amount	\$251,082



Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Winchester Village Arena	28,893	28,893	28,893	28,893	28,893	28,893	28,893	28,893	28,893	28,893	\$189	\$212
Chesterville Arena	23,410	23,410	23,410	23,410	23,410	23,410	23,410	23,410	23,410	23,410	\$189	\$212
Morewood Community Centre	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$446	\$496
Old Town Hall (Winchester)	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	\$446	\$496
Nelson Laprade Centre	3,003	3,003	3,003	3,003	3,003	3,003	3,003	3,003	3,003	3,003	\$446	\$496
Winchester Seniors Centre	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$446	\$496
Memorial Park Building	981	981	981	981	981	981	981	981	981	981	\$446	\$496
Pool Buidling - Chesterville	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	1,581	\$446	\$496
Pool Buidling - Winchester	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	\$446	\$496
South Mountain Resource Centre	2,727	2,727	2,727	2,727	2,727	2,727	2,727	2,727	2,727	2,727	\$446	\$496
Chesterville Community Centre	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950	3,950	\$446	\$496
Total	78,880	78,880	78,880	78,880	78,880	78,880	78,880	78,880	73,880	73,880		

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	6.9880	7.0084	6.9910	6.9750	6.9941	6.9756	6.9492	6.9084	6.4204	6.3189

10 Year Average	2012-2021
Quantity Standard	6.8529
Quality Standard	\$305
Service Standard	\$2,092

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$2,092
Eligible Amount	\$2,881,125



Service: Parks & Recreation Vehicles and Equipment
 Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
1/2 Ton Pickup	4	4	4	4	4	4	4	4	5	5	\$70,000
Trailer	1	1	1	1	1	1	1	1	1	1	\$5,400
Mower	3	3	3	3	3	3	3	3	3	3	\$19,900
Floor Scrubber	1	2	2	2	2	2	2	2	2	4	\$8,300
Ice Resurfer	3	3	3	3	3	3	3	3	2	2	\$103,800
Ice Edger	2	2	2	2	2	2	2	2	2	2	\$5,600
Tractor	1	1	1	1	1	1	1	1	1	1	\$29,800
Front End Loader	1	1	1	1	1	1	1	1	1	1	\$40,000
Scissor Lift	1	1	1	1	1	1	1	1	1	1	\$102,000
1 Ton Pickup	1	1	1	1	1	1	1	1	1	1	\$42,700
Total	18	19	19	19	19	19	19	19	19	21	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0016	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0018

10 Year Average	2012-2021
Quantity Standard	0.0017
Quality Standard	\$46,206
Service Standard	\$79

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$79
Eligible Amount	\$108,163



Service: Waste Diversion - Facilities - Stations/Depots
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Blue Box Facility	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	\$110	\$125
Hazardous Waste Facility	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	\$20	\$26
Recycling Unloading Area (# of sites)	1	1	1	1	1	1	1	1	1		\$11,445	\$12,622
Total	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,176		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Total Eligible Portion of Facilities	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,176		

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.3700	0.3711	0.3702	0.3694	0.3704	0.3694	0.3680	0.3658	0.3630	0.3572

10 Year Average	2012-2021
Quantity Standard	0.3675
Quality Standard	\$97
Service Standard	\$36

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$36
Eligible Amount	\$49,076



Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
Roll-off Box	3	3	4	5	5	5	5	5	5	5	\$7,900
2012 International 4300 Roll-off Truck	1	1	1	1	1	1	1	1	1	1	\$114,000
2021 International 60/40 Split Collection Truck (Diversion Share Only)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$324,300
Total	4.8	4.8	5.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	4.8	4.8	5.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	

Population	11,288	11,255	11,283	11,309	11,278	11,308	11,351	11,418	11,507	11,692
Per Capita Standard	0.0004	0.0004	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006

10 Year Average	2012-2021
Quantity Standard	0.0006
Quality Standard	\$59,967
Service Standard	\$36

D.C. Amount (before deductions)	15 Year
Forecast Population	1,377
\$ per Capita	\$36
Eligible Amount	\$49,544



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	-	-	-
2. Services Related to a Highway	580,496	115,084	695,580
3. Parks and Recreation Services	62,542	95,558	158,100
4. Waste Diversion Services	33,009	69,554	102,563
5. Growth-Related Studies	-	-	-
Total	676,047	280,195	956,243



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 NORTH DUNDAS

BY-LAW NUMBER 2022- XX

Being a By-law to Establish Development Charges

WHEREAS the Township has and is projected to experience growth through development and redevelopment of land, which will increase the need for services to be provided by the Township;

AND WHEREAS Council wishes to ensure that the capital cost of meeting growth-related demands for services does not place a financial burden upon the Township's existing taxpayers, but also that new taxpayers bear no more than the net capital cost attributable to providing the eligible services;

AND WHEREAS Section 2 of the *Development Charges Act*, S.O. 1997, c. 27, as amended, (hereinafter called the "Development Charges Act") enables the Council to pass by-laws for the imposition of development charges against land within the municipality if the development or redevelopment of land would increase the need for services;

AND WHEREAS the Township prepared a Development Charges Background Study (dated November 19, 2021) which was posted on the Township website on November 19, 2021 in accordance with Section 10(4) of the *Development Charges Act*;

AND WHEREAS Council, pursuant to Section 12 of the *Development Charges Act* and Section 9 of Ontario Regulation 82/98, gave notice on November 17, 2021 of a public meeting to consider the passing of a development charges by-law, made available two weeks before and at the public meeting the proposed by-law and study, to enable the public to understand generally the development charges proposal, held a public meeting on December 14, 2021 and heard representations from all persons who applied to be heard whether in objection to or in support of the proposed by-law;

AND WHEREAS Council, having reviewed the development charges background study, addendum, and the proposed by-law, and having considered all of the representations made at the public meeting, directed that this by-law be enacted;

AND WHEREAS Council, on January 18, 2022 approved the capital project listing set out in Chapter 5 of the Development Charges Background Study dated November 19, 2021, subject to further annual review during the capital budget process;

NOW THEREFORE, the Council of The Corporation of The Township of North Dundas enacts as follows:

1.0 Short Title

1.1 That this By-law shall be known as the "Development Charges By-law".

2.0 Definitions

For the purposes of this By-law, the following definitions shall apply:

2.1 *Accessory Apartment* means a residential dwelling unit within a single or semi-detached dwelling not exempted within Section 4.4 of this by-law and in the case of a mixed use development, a residential dwelling unit which is secondary to the main use of the building. An accessory apartment, as defined, shall be considered an apartment unit.

2.2 *Accessory Use* means a use, including a building or structure, which is commonly incidental, subordinate and exclusively devoted to the main use

or main building situated on the same lot.

- 2.3 *Act* means the *Development Charges Act*, S.O. 1997, c. 27.
- 2.4 *Apartment* means a dwelling or residential building containing three or more dwelling units, all having a common entrance from the outside or a common hall or halls, and shall include *Back to Back and Stacked Townhouse* (2+ bedrooms), but shall not include a townhouse or row dwellings.
- 2.5 *Back-to-Back and Stacked Townhouse* means a building containing a minimum of six and no more than sixteen dwelling units that is divided vertically or horizontally, where each unit is divided by a common wall, including a common rear wall without a rear yard setback and whereby each unit has an independent entrance from the outside accessed through the front yard or exterior side yard;
- 2.6 *Bedroom* means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room, bathroom or kitchen.
- 2.7 *Building Permit* means a permit allowing construction as required by the *Building Code Act*.
- 2.8 *Capital Cost* means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by, the municipality or local board:
- (a) to acquire land or an interest in land, including a leasehold agreement;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*,
 - (e) to undertake studies in connection with any of the matter in clauses (a) to (d) above;
 - (f) to prepare a development charges background study, and
 - (g) for interest on money borrowed to pay for costs described in clauses (a) to (d) above.
- 2.9 *Commercial Use* means the use of land, structures or buildings for the purposes of buying, renting or selling commodities and services, but does not include Industrial Uses or Agricultural Uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses.
- 2.10 *Council* means the Council of The Corporation of The Township of North Dundas.
- 2.11 *Demolition Permit* means a permit allowing demolition as required by the *Building Code Act*.
- 2.12 *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 has the effect of increasing the gross floor area, or the making of an addition or alteration of a building or structure which has the effect of creating a new dwelling unit which did not exist at the time of the passage of this By-law, and includes re-development.
- 2.13 *Development Charge* means a charge imposed with respect to eligible

growth-related net capital cost against land defined in this By-law.

- 2.14 *Duplex* shall mean a building that is divided horizontally into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.
- 2.15 *Dwelling Unit* means one or more habitable rooms in which sanitary conveniences may be provided for the exclusive use of the occupants and in which at least one but not more than one kitchen is provided, and with an independent entrance either directly from the outside of the building or through a common corridor or vestibule inside the building.
- 2.16 *Existing Residential Building* means a residential building which can be occupied and used for residential use, and has been in existence for a minimum of two years.
- 2.17 *Farm Building* means a building or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds and shall not include manure storage facilities, but excludes a building or extension to a building having a gross floor area of less than 46.45 square metres (500 square feet).
- 2.18 *Gross Floor Area* means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- 2.19 *Growth-Related Net Capital Cost* means the portion of a net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in all or a defined part of a municipality.
- 2.20 *H.S.T.* means the Government's Harmonized Sales Tax.
- 2.21 *Industrial Building, Existing* means a building used for or in connection with,
(a) manufacturing, producing, processing, storing or distributing something,
(b) research or development in connection with manufacturing, producing or processing something,
(c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
(d) office or administrative proposes, if they are,
(i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
(ii) in or attached to the building or structure used for that manufacturing, producing, processing storage or distribution.
- 2.22 *Industrial Use* means the use of land, buildings or structures for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials as distinguished from the buying and selling of commodities and the supplying of personal services.
- 2.23 *Institutional Use* 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 institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause 1.16.3.1; or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute 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.
- 2.24 *Mixed Use* means land, building or structures used or designed or intended for a combination of non-residential uses and residential uses;
- 2.25 *Multiple Dwelling* means a residential building containing 3 or more separate dwelling units other than a town house. This definition may include a senior citizens apartment.
- 2.26 *Municipality* means The Corporation of The Township of North Dundas.
- 2.27 *Net Capital Costs* means capital costs less capital grants, subsidies and other contributions to the municipality or that the Council of the municipality anticipates will be made in respect of the capital costs, including conveyances or payments under Sections 42, 51 and 53 of the *Planning Act* in respect of the capital costs.
- 2.28 *Non-Profit Housing* means development of a building or structure intended for use as residential premises by:
 - (a) A corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) A corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) A non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 2.29 *Non-Residential Uses* means uses of land, buildings or structures for purposes other than a dwelling unit and shall include commercial, institutional, industrial uses, and other such uses and excluding agricultural uses.
- 2.30 *Other Multiples* means a dwelling unit that is not a Single-Detached, Semi-Detached, Apartment, Special Care, or Senior-Oriented dwelling unit.
- 2.31 *Owner* means the owner of land or a person who has made application for approval for the development of land upon which a development charge is imposed.
- 2.32 *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*.
- 2.33 *Protracted* means, in relation to a temporary building or structure, the continuation of its construction, erection, or placement on land or its continuation as an alteration or addition, for a continuous period exceeding 245 days within any twelve (12) month period, commencing from the date on which the building or structure was first erected or placed on the lands;
- 2.34 *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.
- 2.35 *Residential Use* means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;

- 2.36 *Row Dwelling / Townhouse* means a building or structure consisting of a series of three (3) or more dwelling units, but not more than eight (8) units in a continuous row divided vertically into separate dwelling units by a common wall above grade.
- 2.37 *Secondary Dwelling Unit* means a dwelling unit that is subsidiary to and located in or ancillary to the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, row dwelling or a multiple dwelling.
- 2.38 *Semi-detached* means a residential building that is divided vertically into two (2) dwelling units.
- 2.39 *Senior-Oriented Dwelling Unit* means a dwelling unit specifically designed for seniors to provide an age-targeted residence, primarily for persons who are either retired or close to retirement, which is part of a complex of 30 or more similar units, and shall have access to shared common facilities (clubhouse or lifestyle centre with activities, sometimes with indoor and outdoor swimming pools, exercise facilities, craft rooms, demonstration kitchens, and decks and patios for gathering), but shall not include single detached dwelling units.
- 2.40 *Services* means municipal services designated in this By-law or in an agreement made under Section 27 of the Act, as applicable.
- 2.41 *Single Detached Dwelling* means a residential building consisting of only one dwelling unit.
- 2.42 *Special Care/Special Needs Dwelling* means a building where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings; which shall not have exclusive sanitary and/or culinary facilities, that is designed to accommodate persons with specific needs, including independent permanent living arrangements, and where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels. Special care/special needs dwellings includes, but is not limited to retirement homes and lodges, nursing homes charitable dwellings, garden suites, accessory dwellings and group homes.
- 2.43 *Square Foot* or *Square Metre* means that portion of a building or structure (expressed in feet or metres or any fraction thereof) actually depicted, described or utilized for any non-residential use as per an approved site plan under the *Planning Act* or the *Building Code Act*.
- 2.44 *Standard of Services* means those standards which govern the quality, quantity or form, method, delivery, operation or manner in which services are constructed or installed and which have been duly approved by Council and are in force within the municipality.
- 2.45 *Temporary Building or Structure* means a building or structure constructed, erected or placed on land for a period not exceeding 245 days within any twelve (12) month period, commencing from the date on which the building or structure was first erected or placed on the lands.

3.0 Schedule of Development Charges

- 3.1 Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the eligible services set out in Schedule "A".
- 3.2 The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of

a mixed-use development, based upon the number and type of dwelling units;

- (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development.

3.3 Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A."

4.0 Applicable Lands

4.1 Subject to subsections 4.2, 4.3, 4.4, 4.5, 4.6 and 4.7, this by-law applies to all lands in the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.

4.2 This by-law shall not apply to buildings, structures or land that is owned by and used for the purposes of:

- (a) a board of education as defined in the *Education Development Charges Act*;
- (b) a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19;
- (c) any municipality or local board thereof;
- (d) the United Counties of Stormont, Dundas and Glengarry or local board thereof;
- (e) a non-residential farm building used for bona fide agricultural purposes;
- (f) a cemetery and burial ground exempt from taxation under Section 3 of the *Assessment Act*;
- (g) a Place of Worship and the land used in connection therewith;
- (h) a hospital governed by the Public Hospitals Act, R.S.O. 1990, c.P.40;
- (i) Accessory Uses, except attached and detached residential dwelling units to a non-residential use;
- (j) Other than those fully exempted above, Provincial government land owned by and used for the purposes of a Provincial government shall not be exempt from applicable development charges;
- (k) a not-for-profit organization for subsidized housing shall be entitled to a 50% exemption of development charges. This exemption does not apply to a *Special Care/Special Needs Dwelling*;
- (l) Nursing Homes licensed as a long-term care home under the *Long Term Care Homes Act*; and
- (m) 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.

4.3 This by-law shall not apply to development creating or adding an accessory use or structure not exceeding 10 square metres of non-residential gross floor area.

- 4.4 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) 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;
 - (e) 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 dwellin	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>

- 4.5 For the purposes of Subsection 4.4(e), “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.

4.6 Farm Buildings

A new farm residence shall pay the full applicable residential development charges as herein.

4.7 Reduction of Development Charges for Redevelopment

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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.2 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.2, by the gross floor area that has been or will be demolished or converted to another principal use;

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

4.8 Exemption of Industrial Development

- (a) 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.
- (b) 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:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection 1) by the amount of the enlargement
- (c) 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

- (d) For greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1(1) of the *Ontario Regulation 82/98*. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passage-way, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

4.9 That where a conflict exists between the provisions of the new by-law and any other agreement between The Township and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

5.0 Development Charges - Application

5.1 Subject to subsection 5.2, development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed for residential and non-residential use, where the development of the land will increase the need for services, and the development requires,

- (a) the passing of a zoning by-law or of an amendment thereto 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 permit under the *Building Code Act* in relation to a building or structure.

5.2 Subsection 5.1 shall not apply in respect of:

- (a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act*;
- (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the *Planning Act*; or
- (c) local connections to water-mains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a by-law passed under the *Municipal Act*.

6.0 Temporary Buildings or Structures

6.1 *Temporary Buildings or Structures* shall be exempt from the provisions of this By-law.

- 6.2 In the event that a *Temporary Building or Structure* becomes protracted, it shall be deemed not to be, nor ever to have been, a temporary building or structure, and the Development Charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- 6.3 Prior to the Township issuing a building permit for a *Temporary Building or Structure*, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement pursuant to Section 27 of the Act providing for all or part of the Development Charges required by Subsection 6.2 to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

7.0 Existing Agreements

- 7.1 An agreement with respect to charges related to development registered prior to passage of this by-law remains in effect after enactment of this by-law.

8.0 Local Service Installation

- 8.1 Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision and otherwise, as Council may require, or that the owner pay for local connections to water-mains, sanitary sewers and/or storm drainage facilities installed at the owner's expense.

9.0 Multiple Charges

- 9.1 Where two or more of the actions described in subsection 5.1 are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- 9.2 Notwithstanding subsection 8.1, if two or more of the actions described in subsection 5.1 occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

10.0 Service Level Standards

- 10.1 The 10-year average levels of service and increases for each eligible service the municipality intends met are those contained in the Development Charges Background Study dated November 19, 2021, the municipality's most recent capital budget and forecast and Council's previous approvals of capital projects.

11.0 Credits

- 11.1 Council, by written agreement, may allow a person to perform work that relates to a service to which this by-law relates pursuant to Sections 38 and 39 of the *Development Charges Act*.
- 11.2 The transfer of credits and the use of credits shall be in accordance with Sections 40 and 41 of the *Development Charges Act*.

12.0 Front-ending Agreements

- 12.1 The Municipality may enter into a front-ending agreement or agreements with any person in a defined area pursuant to Section 44 of the *Development Charges Act*

13.0 Collection of Development Charges

- 13.1 The said development charges are due and payable in full to the Municipality in money or by credit granted by the Act, on the date that a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 13.2 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full, pursuant to Section 28 of the *Development Charges Act*.
- 13.3 Notwithstanding Sections 13.1 and 13.2, 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.
- 13.4 Notwithstanding Sections 13.1 and 13.2, 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.
- 13.5 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 13.1, 13.3, and 13.4 shall be calculated on the rates set out in Schedule "B" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Sections 13.1, 13.3, and 13.4 shall be calculated on the rates, including interest, set out in Schedule "B" on the date the later planning application was made, including interest.
- 13.6 Interest for the purposes of Section 13.5 shall be determined based on the annual rate of indexing applied to the charges set out in Section 16 of this By-law. Notwithstanding the foregoing, the total charges calculated, including interest, shall not be greater than the charges that would be calculated at building permit issuance under Section 13.1.
- 13.7 Notwithstanding subsections 13.1, 13.2, 13.3, 13.4, 13.5, and 13.6, an owner may enter into an agreement with the Municipality subject to the provisions of Section 27 of the *Development Charges Act* to provide for all or any part of the development charge to be paid before or after it would otherwise be payable.
- 13.8 An owner may complain in writing to the Council of the Municipality in respect of the development charges imposed by the Municipality on the owner's development subject to the provisions of Section 20 of the *Development Charges Act*.
- 13.9 *H.S.T* shall not be collected as a surcharge to the payment of a development charge.
- 13.10 If the development charges or any part thereof imposed by the Municipality remains unpaid after the due date, the amount unpaid shall be added to the tax roll as taxes pursuant to Section 32 of the *Development Charges Act*.
- 13.11 Payment of Development Charges shall be by cash, by cheque or e-transfer.

14.0 By-law Registration

- 14.1 A certified copy of this by-law may be registered on title to any land to which this by-law applies and may be done at the sole discretion of the Municipality.

15.0 Reserve Fund(s)

- 15.1 Monies received from payment of development charges shall be maintained in separate reserve funds or each service or class of service, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- 15.2 The Municipal Treasurer is hereby directed to divide the reserve fund(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- 15.3 The Municipal Treasurer shall deem the reserve funds established under the former *Development Charges Act* for eligible services to be reserve funds for that service under the new Act.
- 15.4 Any income received from investment of the development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income applies pursuant to Section 37 of the *Development Charges Act*.
- 15.5 Where any unpaid development charges are collected as taxes under subsection 13.10, the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection 15.1.
- 15.6 The Treasurer of the Municipality shall annually prepare a development charge reserve fund financial statement pursuant to Section 43 of the *Development Charges Act* and Section 12 of *Ontario Regulation 82/98*, and shall submit the statement to Council, containing the information set out in Section 12 (and Section 13 if applicable) of *Ontario Regulation 82/98*.

16.0 Development Charges Schedule Indexing

- 16.1 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

17.0 Other By-laws and Regulations

- 17.1 Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law, agreement or legislation in force.

18.1 By-law Administration

- 18.1 This by-law shall be administered by the Municipal Treasurer.

19.0 Validity

- 19.1 If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be, the intention is that all the remaining sections, clauses or provisions of this By-law shall remain in full force and effect until repealed.

20.0 Schedules to the By-law

- 20.1 The following schedules to this by-law form an integral part of this by-law:

Schedule "A" - Designated Municipal Services/Classes of Service

Schedule "B" - Schedule of Development Charges

21.0 By-law Amendment or Repeal

- 21.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- 21.2 Refunds that are required to be paid under subsection 21.1 shall be paid to the registered owner of the land on the date on which the refund is paid.
- 21.3 The municipality shall pay interest on a refund under Sections 8(3), 25(1) and 36 of the *Development Charges Act* at the prescribed minimum interest rate (Section 11 of *Ontario Regulation 82/98*).

22.0 Repeal of Former By-laws

- 22.1 By-law No. 2017-02 (as amended) of The Corporation of The Township of North Dundas is hereby repealed as of January 18, 2022.

23.0 Date By-law Effective and Term

- 23.1 This by-law shall come into force and effect on January 18, 2022
- 23.2 This by-law shall continue in force and effect for a term not to exceed five (5) years from the date it comes into effect, unless it is repealed at an earlier date.

Read and passed in Open Council, signed and sealed this 18th day of January 2012.

Mayor

Clerk

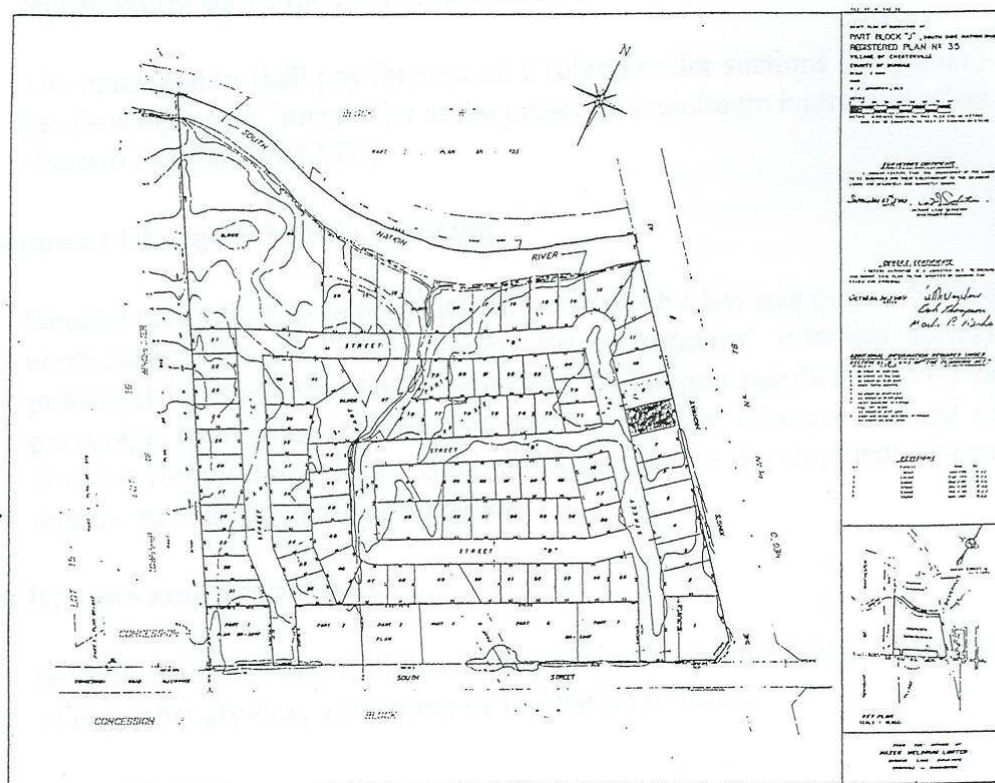
SCHEDULE "A"

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICE

1. Fire Protection Services
2. Services Related to a Highway
3. Parks and Recreation Services
4. Waste Diversion Services
5. Growth-Related Studies
6. Pumping Station*

*Applicable only to the 84 unit subdivision, described as Part Block "J", south side of Nation River Registered Plan 35, Village of Chesterville, County of Dundas, more particularly described as Parts 1, 2 and 3 on Plan 8R-562, as illustrated below.



SCHEDULE “B”
THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS
SCHEDULE OF DEVELOPMENT CHARGES

RESIDENTIAL DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/ Special Dwelling Units	Senior-Oriented Dwelling Units
Municipal Wide Services/Class of Service:						
Fire Protection Services	-	-	-	-	-	-
Services Related to a Highway	6,043	5,228	3,865	2,565	2,475	3,266
Parks and Recreation Services	1,133	981	725	481	464	613
Waste Diversion Services	130	112	83	55	53	70
Growth-Related Studies	144	125	92	61	58	79
Total Municipal Wide Services/Class of Services	7,450	6,446	4,765	3,162	3,050	4,028
Area-Specific Services/Class of Service:						
Pumping Station*	748	647	479	318	306	405

NON-RESIDENTIAL DEVELOPMENT CHARGES

Service/Class of Service	NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)				
	0 to 2,500 sq.ft	2,501 to 5,000 sq.ft	5,001 to 30,000 sq.ft	30,001 sq.ft to 55,000 sq.ft.	55,001 sq.ft +
Municipal Wide Services/Class of Service:					
Fire Protection Services	-	-	-	-	-
Services Related to a Highway	2.53	1.26	0.95	0.63	0.32
Parks and Recreation Services	-	-	-	-	-
Waste Diversion Services	0.05	0.03	0.02	0.01	0.01
Growth-Related Studies	0.06	0.03	0.02	0.02	0.01
Total Municipal Wide Services/Class of Services	2.64	1.32	0.99	0.66	0.33

Numbers may vary slightly due to rounding

** -This area specific development charge only applies to the 84 unit subdivision, described as Part Block “J”, south side of Nation River Registered Plan 35, Village of Chesterville, County of Dundas, more particularly described as Parts 1, 2 and 3 on Plan 8R-562.*