



Addendum to 2021 Development Charges Background Study

Township of North Dundas

For Public Circulation and Comment

January 6, 2022

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Table of Contents

	Page
1. Summary of Revisions to the November 19, 2021 Development Charges Background Study	2-1
1.1 Background.....	2-1
2. Discussion	2-1
2.1 Services Related to a Highway	2-1
2.2 Impacts on the Calculated Development Charge.....	2-1
3. Changes to the D.C.B.S.	2-1
4. Process for Adoption of the D.C. By-law.....	4-1
Appendix A Amended Pages	A1



1. Summary of Revisions to the November 19, 2021 Development Charges Background Study

1.1 Background

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

- November 19, 2021 – Release D.C.B.S. and draft by-law
- December 14, 2021 – Public Meeting of Council
- January 18, 2022 – Anticipated passage of D.C. By-law

The purpose of this addendum to the November 19, 2021 D.C.B.S. is to provide for additional growth related needs for Services Related to a Highway.

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



2. Discussion

2.1 Services Related to a Highway

The capital program for Services Related to a Highway had included a project for the conversion of surface treated roads from low class bituminous (LCB) to high class bituminous (HCB) in response to increase traffic volumes. Subsequent to the release of the D.C.B.S., staff have identified specific road segments contained within this need that have a higher growth-related attribution as well as updated capital cost estimates. As such, these segments have been removed from the general project and are now listed as individual projects in the capital program. In aggregate these revisions add \$3.9 million in D.C. recoverable costs to the calculation of the charge.

Minor updates have also been made to the capital cost estimates for the anticipated fleet needs within the Services Related to a Highway, adding \$68,300 to the calculation of the charge

2.2 Impacts on the Calculated Development Charge

The refinements presented in Section 2.1 have impacts on the calculated charges in the D.C.B.S. The amended schedule of D.C.s is presented in Table 2-1. Table 2-2 compares the Township's current D.C.s with those presented at the December 14, 2021 D.C. public meeting and the amended D.C.s as contained herein. The comparison is provided for a single detached residential dwelling unit, and per square foot of non-residential G.F.A. (for the first 2,500 sq. ft.).

By comparison to the charges in the D.C.B.S. and presented at the December 14, 2021 public meeting, the amended charge for a single detached residential unit increases by \$5,254 from \$7,450 to \$12,704. For non-residential development the charge would increase by \$2.20/sq.ft., from \$2.64/sq.ft. to \$4.84/sq.ft (for the first 2,500 sq. ft.).



Table 2-1
Amended Schedule of D.C.s

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/ Special Dwelling Units	Senior-Oriented Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Fire Protection Services	-	-	-	-	-	-	-
Services Related to a Highway	11,297	9,774	7,225	4,795	4,626	6,107	4.73
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	62	59	78	0.06
Total Municipal Wide Services/Class of Services	12,704	10,992	8,125	5,393	5,202	6,868	4.84
Area-Specific Services/Class of Service:							
Pumping Station*	748	647	478	318	306	404	-

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	4.73	2.36	1.77	1.18	0.59
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	0.01	0.01
Total Municipal Wide Services/Class of Services	4.84	2.42	1.82	1.21	0.61



Table 2-2
Comparison of Current and Calculated D.C.s

Residential (Single Detached) Comparison

Service/Class of Service	Current	Nov. 19, 2021 D.C.B.S.	Calculated - Jan. 6, 2022 Addendum
Municipal Wide Services/Classes:			
Fire Protection Services	1,071	-	-
Services Related to a Highway (Incl. Transportation and PW)	3,193	6,043	11,297
Parks and Recreation Services	1,360	1,133	1,133
Waste Diversion Services	-	130	130
Growth-Related Studies	37	144	144
Total Municipal Wide Services/Classes	5,661	7,450	12,704

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Nov. 19, 2021 D.C.B.S.	Calculated - Jan. 6, 2022 Addendum
Municipal Wide Services/Classes:			
Fire Protection Services	0.15	-	-
Services Related to a Highway (Incl. Transportation and PW)	0.34	2.53	4.73
Parks and Recreation Services	-	-	-
Waste Diversion Services	-	0.05	0.05
Growth-Related Studies	0.00	0.06	0.06
Total Municipal Wide Services/Classes	0.49	2.64	4.84



3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the November 19, 2021 D.C.B.S. Accordingly, the revised pages are appended to this report:

- Pages 5-2 and 5-4 to 5-10 - updated to reflect changes in the growth-related needs resulting from the changes discussed in Section 2.1 and updated page numbering;
- Chapter 6 - reissued to reflect the changes to the calculation of the D.C.;
- Page 7-5 to 7-8 – revised to reflect the implementation of D.C.s at a level below the fully calculated D.C.s in this addendum;
- Pages 8-3 and 8-4 - updated to reflect changes to the asset management plan as result of the revisions identified herein;
- Appendix C – revised to reflect changes the growth-related capital costs identified herein; and
- Appendix E - Draft by-law reissued to reflect the changes identified herein.



4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

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

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



Appendices



Appendix A

Amended Pages



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 \$21.7 million in road upgrades, \$811,000 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, \$13.9 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 \$8.6 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



**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 2022-2036	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%
1	Marionville Road - Section 035, From: Spruce Dr To: County Rd #31	2022	172,410	-	172,410	43,100		129,310	116,379	12,931
2	Marionville Road - Section 34B, From: 1.8km West of Rodney Lane To: Spruce Drive	2022	90,090	-	90,090	22,500		67,590	60,831	6,759
3	Cayer Road - Section 003, From: County Rd #3 To: Castor River	2024	439,950	-	439,950	110,000		329,950	296,955	32,995
4	Cayer Road - Section 004, From: Castor River To: County Rd #13	2024	610,050	-	610,050	152,500		457,550	411,795	45,755
5	Marionville Road - Section 34, From: Bisson Road To: Rodney Lane	2023	563,430	-	563,430	140,900		422,530	380,277	42,253
6	Marionville Road - Section 34A, From: Rodney Lane To: 1.8 km West of Rodney Lane	2023	329,070	-	329,070	82,300		246,770	222,093	24,677
7	Liscumb - From: Cayer To: Cr31	2024	1,050,000	-	1,050,000	596,500		453,500	408,150	45,350
8	Rodney Lane - Section 005, From: County Rd #13 To: Ormond Rd	2022-2036	420,000	-	420,000	105,000		315,000	283,500	31,500
9	Belmeade Road - From: stagecoach rd To: west dead end	2022	336,000	-	336,000	84,000		252,000	226,800	25,200
10	Loughlin Ridge - From: CR1 To: east of Boundary	2023	262,500	-	262,500	65,600		196,900	177,210	19,690
11	Spruce Drive - From: Marionville To: Ormond	2025	315,000	-	315,000	78,800		236,200	212,580	23,620
12	Development Road - From: Van Camp Road To: CR3	2022	735,000	-	735,000	183,800		551,200	496,080	55,120
13	Development Road - From: Kerrs Ridge To: Cr43	2024	630,000	-	630,000	157,500		472,500	425,250	47,250
14	Belmeade Road - From: CR31 To: CR1	2025	2,100,000	-	2,100,000	525,000		1,575,000	1,417,500	157,500
15	Loughlin Ridge - From: east of Boundary To: Boundary Rd	2021	262,500	-	262,500	65,600		196,900	177,210	19,690
16	Development Road - From: Cr43 To: Van Camp	2023	735,000	-	735,000	183,800		551,200	496,080	55,120
17	Road Upgrades (LCB to HCB Conversion)	2022-2036	12,530,595	-	12,530,595	11,210,300		1,320,295	1,188,266	132,030
18	Transportation Master Plan	2022-2036	50,000	-	50,000	12,500		37,500	33,750	3,750
19	Halville Park Road Widening and Crosswalk	2022-2036	85,072	-	85,072	76,100	6,573	2,399	2,159	240



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

Prj .No	Increased Service Needs Attributable to Anticipated Development 2022-2036	Timing (year)	Gross Capital Cost Estimate (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%
20	130 HP Tractor with PTO and Lift Arms	2022	146,000	-	146,000	-		146,000	131,400	14,600
21	Road Side Mower	2022	15,000	-	15,000	-		15,000	13,500	1,500
22	3 Ton Truck with Dump Box	2022	150,000	-	150,000	-		150,000	135,000	15,000
23	1/2 Ton Truck (x2)	2023-2036	150,000	-	150,000	-		150,000	135,000	15,000
24	Snow Removal Tandem	2023-2036	350,000	-	350,000	-		350,000	315,000	35,000
25	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		22,572,267	-	22,572,267	13,895,800	6,573	8,570,614	7,713,553	857,061



**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 2022-2036	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%
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 – 83.1%;
- Parks and Recreation Services – 15.7%; 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	Non-Residential Share
	2022-2036									90%	10%
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 124% (+ \$7,043). For non-residential development the calculated D.C. would increase by 878% (+ \$4.35 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	7,713,553	857,061	11,426	4.78
3. Parks and Recreation Services	773,881	-	1,146	-
4. Waste Diversion Services	88,759	9,862	131	0.06
TOTAL	\$8,576,192	\$866,923	12,704	4.84
Growth-Related Studies	\$98,264	\$10,918		
D.C.-Eligible Capital Cost	\$8,674,456	\$877,842		
15-Year Gross Population/GFA Growth (sq.ft.)	1,834	181,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,729.80	\$4.84		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.686	\$12,704		
Other Multiples	2.324	\$10,992		
Apartments - 2 Bedrooms +	1.718	\$8,126		
Apartments - Bachelor and 1 Bedroom	1.140	\$5,392		
Special Care/Special Dwelling Units	1.100	\$5,203		
Senior-Oriented Dwelling Units	1.452	\$6,868		

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

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Senior-Oriented Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Fire Protection Services	-	-	-	-	-	-	-
Services Related to a Highway	11,297	9,774	7,225	4,795	4,626	6,107	4.73
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	62	59	78	0.06
Total Municipal Wide Services/Class of Services	12,704	10,992	8,125	5,393	5,202	6,868	4.84
Area-Specific Services/Class of Service:							
Pumping Station*	748	647	478	318	306	404	-

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	4.73	2.36	1.77	1.18	0.59
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	0.01	0.01
Total Municipal Wide Services/Class of Services	4.84	2.42	1.82	1.21	0.61



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	11,297	8,103	254%
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	12,704	7,043	124%

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	4.73	4.38	1270%
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	4.84	4.35	878%

*For a 0-2,500 square foot facility



- 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. It is proposed that the schedule of D.C.s will be imposed based on the charges contained in the November 19, 2021 D.C.B.S. and presented at the December 14, 2021 public meeting (e.g. \$7,450 per single detached dwelling unit)

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.”



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 \$2.8 million. Of this total, \$1.3 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	1,261,021
Annual Debt Payment on Post Period Capital ¹	8,731
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	1,107,492
Sub-Total - Annual Lifecycle	\$1,107,492
Incremental Operating Costs (for D.C. Services)	\$378,017
Total Expenditures	2,755,261
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



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	1,024,340	212,905	1,237,245
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	1,119,891	378,017	1,497,908



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, as amended) 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, as amended, 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 purposes, 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, as amended, the municipality's most recent capital budget and forecast and Council' 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.

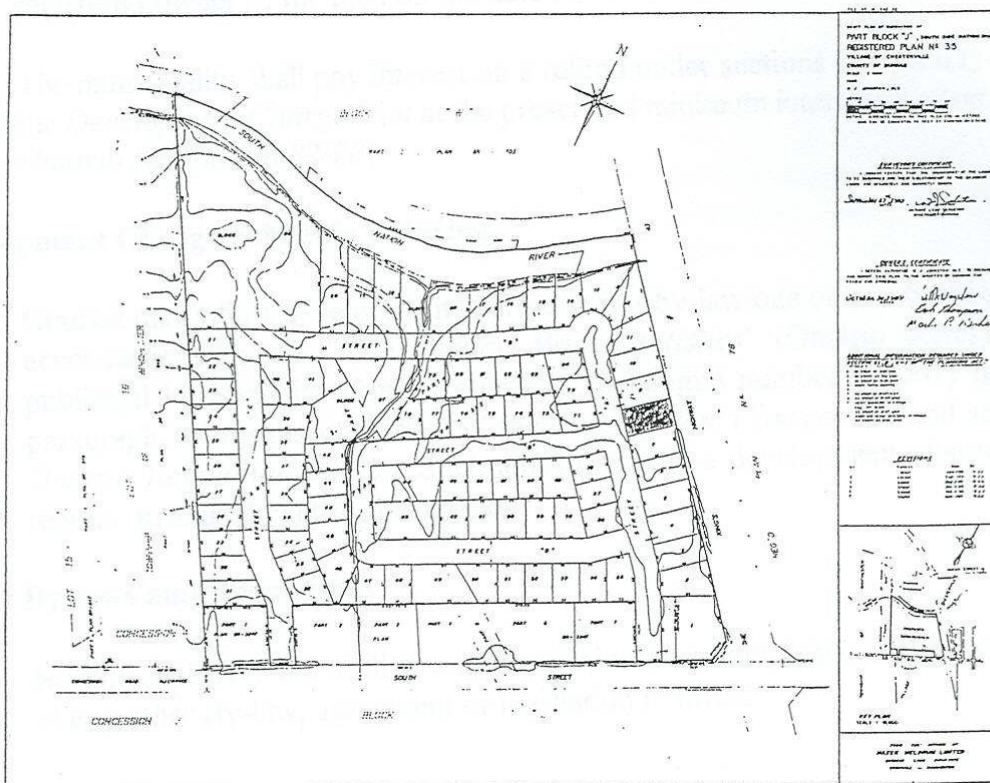
Mayor

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.