



2024 Development Charge Background Study

Township of Amaranth

For Public Circulation and Comment

June 7, 2024

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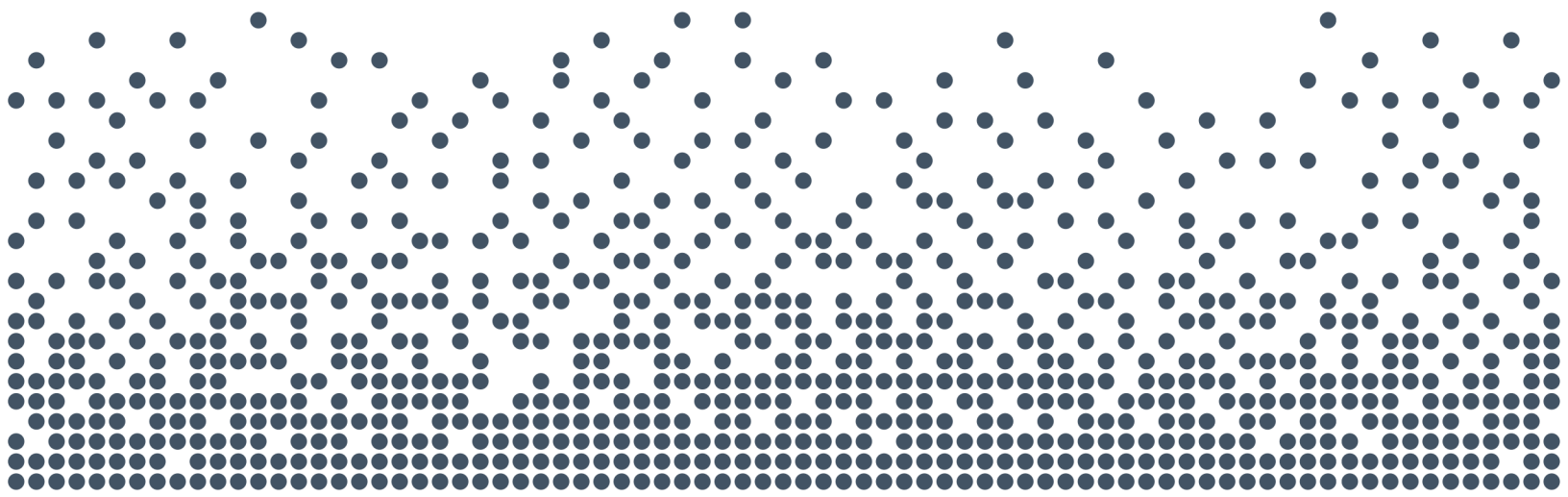
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List of Acronyms and Abbreviations

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.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
s.s.	Subsection
sq.m.	square metre
sq.ft.	square foot
km	kilometer



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Amaranth (Township) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
 - Chapter 2 – Current Township D.C. policy
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
 - Chapter 8 – Asset management plan requirements of the D.C.A.; and
 - Chapter 9 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through eight bills passed in the Ontario legislature since the Township's last D.C. by-law amendment: Bills 138, 197, 213, 109, 23, 97, 134, and 185. The following provides a brief summary of the recent changes.

Bill 138: *Plan to Build Ontario Together Act, 2019*

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

Bill 197: *COVID-19 Economic Recovery Act, 2020*

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197 (additional details provided in subsection 1.3.3):

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges (C.B.C.):** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions.



- Additional statutory exemptions for the creation of additional residential units within or ancillary to existing or new residential buildings and structures (these exemptions have been further modified by Bill 23).

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in subsection 1.3.2 of this report.

Bill 213: *Better for People, Smarter for Business Act, 2020*

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the Township's D.C. by-law.

Bill 109: *More Homes for Everyone Act, 2022*

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.4.

Bill 23: *More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.5 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);



- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;
- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

Bill 185: *Cutting Red Tap to Build More Homes Act, 2024* (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the



Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);

- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
 - Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
 - To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
 - To modernize public notice requirements.
4. The Township is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for July 10, 2024 with adoption of the by-law anticipated for August 7, 2024, with an effective date of August 8, 2024 in advance of the expiry of the current by-law on August 31, 2024.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2024 to 2034) period.



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2024 to 2034
(Net) Population Increase	1,107
Residential Unit Increase	380
Non-Residential – Gross Floor Area Increase (sq.m.)	234,400

Source: Watson & Associates Economists Ltd. forecast 2024.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following Township-wide services are calculated based on a 10-year forecast:

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

A summary of the total growth-related costs is provided below in Table ES-2.

Table ES-2
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	\$47,570,000
Less: Benefit to Existing Development	\$9,251,000
Less: Post Planning Period Benefit	\$3,456,000
Less: Other Deductions	\$27,918,000
Less: Grants, Subsidies and Other Contributions	\$8,000
Less: Existing D.C. Reserve Funds	\$656,000
Net Costs to be Recovered from Development Charges	\$6,281,000



Based on the above table, the total growth related costs are \$47.6 million over the 10 years of which \$6.3 million (13%) is recoverable from D.C.s. Of the net \$6.3 million included in the calculation, \$5.5 million is recoverable from residential development and \$755,000 from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$41.3 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs presented in Table ES-2. Charges have been provided on a Township-wide basis. The corresponding single detached unit charge in the serviced area is \$14,847. The non-residential charge in the serviced area is \$3.22 per square foot of building area. The calculated schedule of charges is presented in Table ES-3.



**Table ES-3
Calculated Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)	Wind Turbines
Municipal Wide Services/Class of Service:						
Services Related to a Highway	6,186	5,388	4,041	2,008	2.01	6,186
Fire Protection Services	1,941	1,691	1,268	630	0.63	1,941
Parks and Recreation Services	5,162	4,496	3,372	1,676	0.43	
Library Services	1,429	1,245	933	464	0.12	
Growth-Related Studies	129	112	84	42	0.03	129
Total Municipal Wide Services/Class of Services	14,847	12,932	9,698	4,820	3.22	8,256

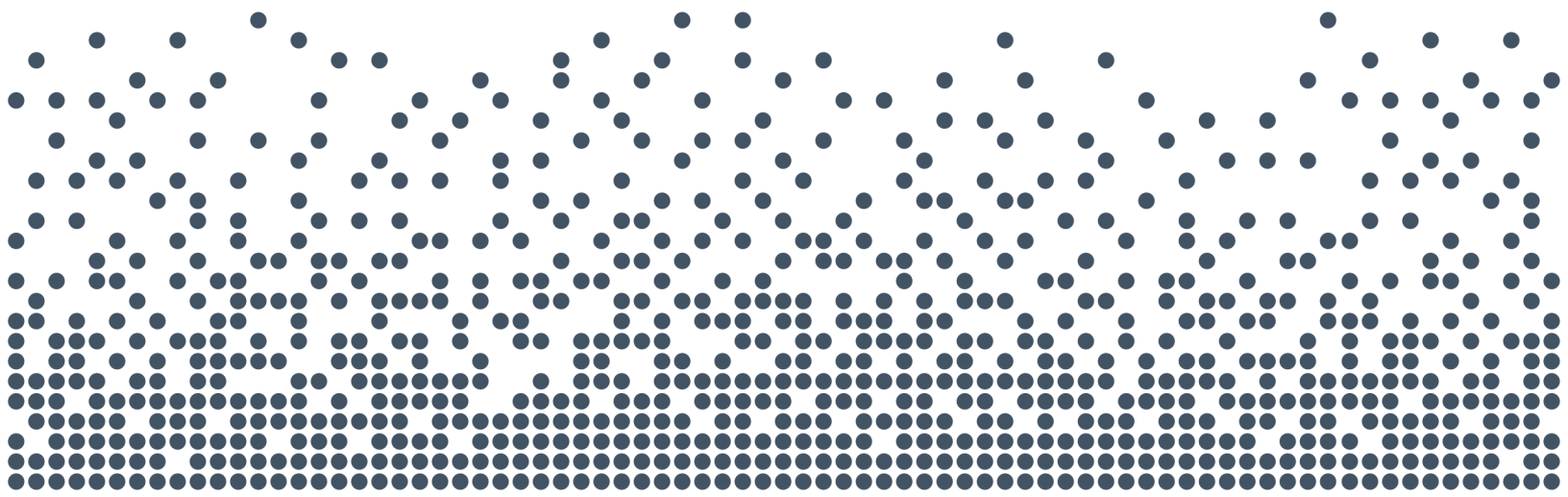


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Non-Statutory Deductions:
 - Non-residential farm buildings constructed for bona fide farm uses.



- Redevelopment credits provided where building permit issuance occurs within three years for conversion or demolitions of existing structures
 - Charges to be indexed annually January 1st, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-law; and
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Development Charge Background Study



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 Amaranth (Township).

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

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

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

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

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



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for July 10, 2024, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the Township’s website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study’s purpose, methodology and the proposed D.C. by-law for the Township.

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 staff	March 2024
2. Data collection and staff interviews	March to May 2024
3. Presentation of draft findings and D.C. policy discussion with municipal Staff	May 27 2024
4. D.C. Background Study and draft D.C. by-law available to public	June 7, 2024
5. Public Meeting of Council	July 10, 2024



Process Steps	Dates
6. D.C. By-law passage (anticipated)	August 7, 2024
7. D.C. By-Law effective date	August 8, 2024
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since 2019, when the Township last amended their D.C. by-law, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *Plan to Build Ontario Together Act, 2019* (Bill 138)
- *COVID-19 Economic Recovery Act, 2020* (Bill 197)
- *Better for People, Smarter for Business Act, 2020* (Bill 213)
- *More Homes for Everyone Act, 2022* (Bill 109);
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97);
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185)

The following provides an overview of the changes to the D.C.A. that each of these pieces of legislation provided.

1.3.1 *Plan to Build Ontario Together Act, 2019*

On November 6, 2019, the Province release the *Plan to Build Ontario Together Act, 2019* (Bill 138) which provided further amendments to the D.C.A. and the Planning Act.



This Bill received Royal Assent on December 10, 2019, and was proclaimed, which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of installment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.2 COVID-19 Economic Recovery Act, 2020

In early 2020, the Province released *COVID-19 Economic Recovery Act, 2020* (Bill 197), 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. 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.

1.3.3 Better for People, Smarter for Business Act, 2020

The *Better for People, Smarter for Business Act* (Bill 213) received Royal Assent on December 8, 2020. Bill 213 was introduced to reduce burdens on people and businesses by enacting, amending, and repealing various Acts and revoking a regulation. Schedule 10 of the Bill 213 amended the *Ministry of Training, Colleges and Universities Act R.S.O 1990* to provide for a statutory exemption to the payment of D.C.s. for 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 and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

1.3.4 More Homes for Everyone Act, 2022 (Bill 109)

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:



- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

1.3.5 More Homes Built Fast Act, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the proposed exemptions for affordable units was further amended through Bill 134 and Bill 97. The following provides a summary of the changes to the D.C.A.:

1.3.5.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-



detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

- Bill 97 (*Helping Homebuyers, Protecting Tenants Act*), extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.

1.3.5.2 Removal of Housing as an Eligible D.C. Service

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.3.5.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments will be exempt from the payment of D.C.s, as follows (includes further revisions made through Bill 134):

- Affordable Rental Units:
 - The rent is no greater than the lesser of,
 - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.



- Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.5.4 New Statutory Exemption for Non-Profit Housing

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of D.C.s.

1.3.5.5 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.3.5.6 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent of Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average historical level of service is now extended to the historical 15-year period.

1.3.5.7 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed for this purpose.



1.3.5.8 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

1.3.5.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.

1.3.5.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.5.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.



1.3.6 *Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97)*

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

1.3.7 *Affordable Homes and Good Jobs Act, 2023 (Bill 134)*

The exemption for affordable residential units was included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin.” This bulletin would inform the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. As of the time of writing, this bulletin had not been published by the Minister.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides the definition of affordable residential units as provided through Bill 134 (underlining added for emphasis).



Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and (b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

1.3.8 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.



- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



Chapter 2

Current Township D.C. Policy



2. Current Township D.C. Policy

2.1 By-law Enactment

The Township adopted By-law number 43-2019 on August 21, 2019, coming into effect August 31, 2019, which provides for D.C.s to be imposed. By-law 43-2019 will expire on August 31, 2024, at 12:01 AM and the following sections review the current D.C. policies within the by-law (or as required through the D.C.A.).

2.2 Services Covered

The following services are included under By-law 43-2019:

- Transportation services;
- Fire services;
- Parks and recreation services;
- Library services; and
- Administration studies.

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 for annual indexing of the charges on January 1 of each year. Table 2-1 provides the charges currently in effect as of January 1, 2024, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1
Township of Amaranth
2024 Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)	Wind Turbines
Municipal Wide Services/Class of Service:						
Transportation Services	6,245	2,808	1,687	4,795	1.60	6,245
Fire Services	726	328	197	558	0.18	726
Parks and Recreation Services	3,935	1,769	1,064	3,021	0.03	-
Library Services	828	373	223	636	0.00	-
Administration Studies	333	149	89	255	0.08	333
Total Municipal Wide Services/Class of Services	12,067	5,427	3,260	9,265	1.89	7,304

2.5 Redevelopment Credits

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

2.6 Area to Which the By-law Applies and Exemptions

- Upper/Lower Tier Governments and School Boards
- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)
- Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Non-profit housing
- Inclusionary zoning affordable units
- D.C. Discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount



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

- The first 50,000 sq.ft. of new industrial gross floor area development; and
- Non-residential farm buildings constructed for bona fide farm uses.



Chapter 3

Anticipated Development in the Township



3. Anticipated Development in the Township

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2024 to 2034) time horizon.

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 subsection 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.”

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:

- Dufferin County 2022 Official Plan Review and Municipal Comprehensive Review Draft Land Needs Analysis Report, WSP Canada, July 2022;
- Township of Amaranth Official Plan, June 2018;
- Township of Amaranth 2019 Development Charges Background Study, June 2019, Watson & Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Township of Amaranth staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Amaranth.

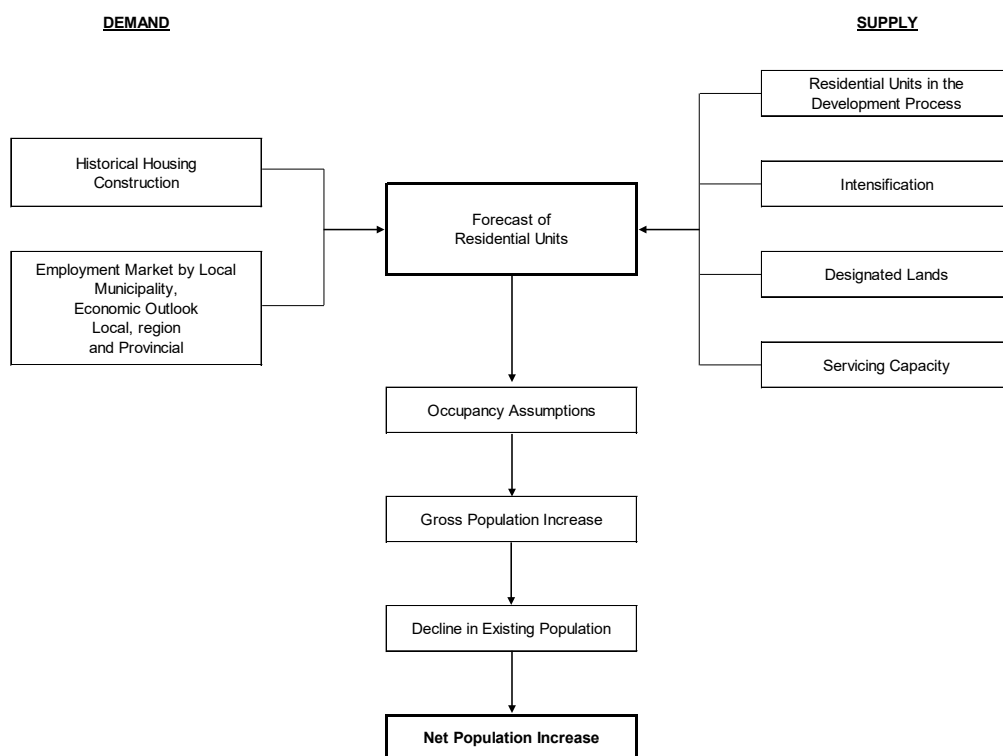


3.3 Summary of Growth Forecast

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 (excluding census undercount) in the Township is anticipated to reach approximately 5,800 by mid-2034, resulting in an increase of approximately 1,110 persons.^[1]

Figure 3-1
Population and Household Forecast Model



^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%. Population figures presented herein have been rounded.



**Table 3-1
Township of Amaranth
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		
Historical	Mid 2011	4,090	3,963	8	3,955	1,258	5	0	4	1,267	3.128
	Mid 2016	4,210	4,079	4	4,075	1,310	20	5	5	1,340	3.044
	Mid 2021	4,470	4,327	2	4,325	1,345	20	0	5	1,370	3.158
Forecast	Mid 2024	4,840	4,690	2	4,688	1,460	20	5	5	1,490	3.148
	Mid 2034	5,980	5,797	2	5,795	1,820	20	25	5	1,870	3.100
Incremental	Mid 2011 - Mid 2016	120	116	-4	120	52	15	5	1	73	
	Mid 2016 - Mid 2021	260	248	-2	250	35	0	-5	0	30	
	Mid 2021 - Mid 2024	370	363	0	363	115	0	5	0	120	
	Mid 2024 - Mid 2034	1,140	1,107	0	1,107	360	0	20	0	380	

^[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

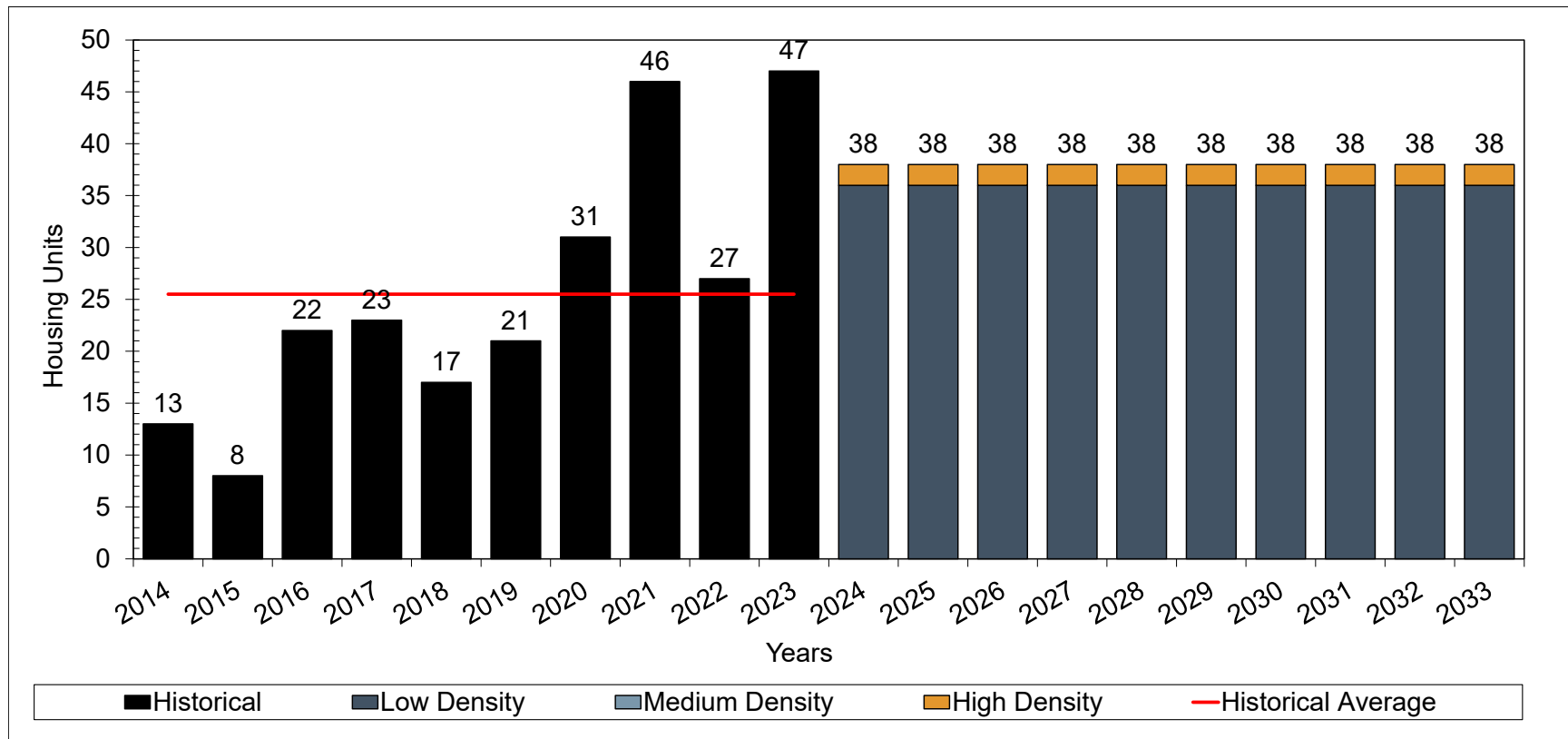
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2
Township of Amaranth
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from building permit data for the Township of Amaranth, 2014 to 2023, by Watson & Associates Economists Ltd.



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

- Unit Mix (Appendix A - Schedules 1 and 4)
 - The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications (as per Schedule 4) and discussions with Township staff regarding anticipated development trends for the Township.
 - Based on the above indicators, the mid-2024 to mid-2034 household growth forecast for the Township is comprised of a unit mix of 95% low density units (single detached and semi-detached), 0% medium density (multiples except apartments) and 5% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- Planning Period
 - Short-term 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 Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 2 and 3)
 - The number of housing units to be constructed by 2034 in the Township over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Township is anticipated to average approximately 38 new housing units per year.
 - Institutional population^[1] is anticipated to remain stable between 2024 to 2034.

^[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.



- Population in new units is derived from Schedules 2 and 3, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 6 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township. Due to data limitations P.P.U. data was derived from the County of Dufferin which includes the Township, and is outlined in Schedule 6. 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 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.388
 - Medium density: 2.951
 - High density: 2.065
- Existing Units and Population Change (Appendix A - Schedules 2 and 3)
 - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 2 and 3^[1]. The forecast population change in existing households over the mid-2024 to mid-2034 forecast period is forecast to decline by approximately 150.
- Employment (Appendix A – Schedules 8a and 8b)
 - 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.

[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



- 2016 employment data ^{[1],[2]} (place of work) for the Township is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
 - 55 primary (5%);
 - 380 work at home employment (36%);
 - 335 industrial (32%);
 - 165 commercial/population-related (16%); and
 - 110 institutional (11%).
- The 2016 employment by usual place of work, including work at home, is 1,045. An additional 410 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 2,240 by mid-2034. This represents an employment increase of approximately 490 for the 10-year forecast period.
- Schedule 8b, 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 town services from work at home employees has already been included in the population forecast. The need for township 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 G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

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

^[2] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- Total employment for the Township (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 960 by mid-2034. This represents an employment increase of 220 for the 10-year forecast period.
- Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A - Schedule 8b)
 - Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
 - 1,500 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
 - The Township-wide incremental G.F.A. is anticipated to increase by 234,400 sq.ft. over the 10-year forecast period.
 - In terms of percentage growth, the mid-2024 to mid-2034 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial - 71%;
 - commercial/population-related - 12%; and
 - institutional - 17%.



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 subsection 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

Table 4-2 lists the full range of municipal services that are provided by the Township.

A number of these services are not listed as eligible services for inclusion in a D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-2. Two ineligible costs defined in subsection 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). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the 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, subsection 5 (1) 3, which requires that 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

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

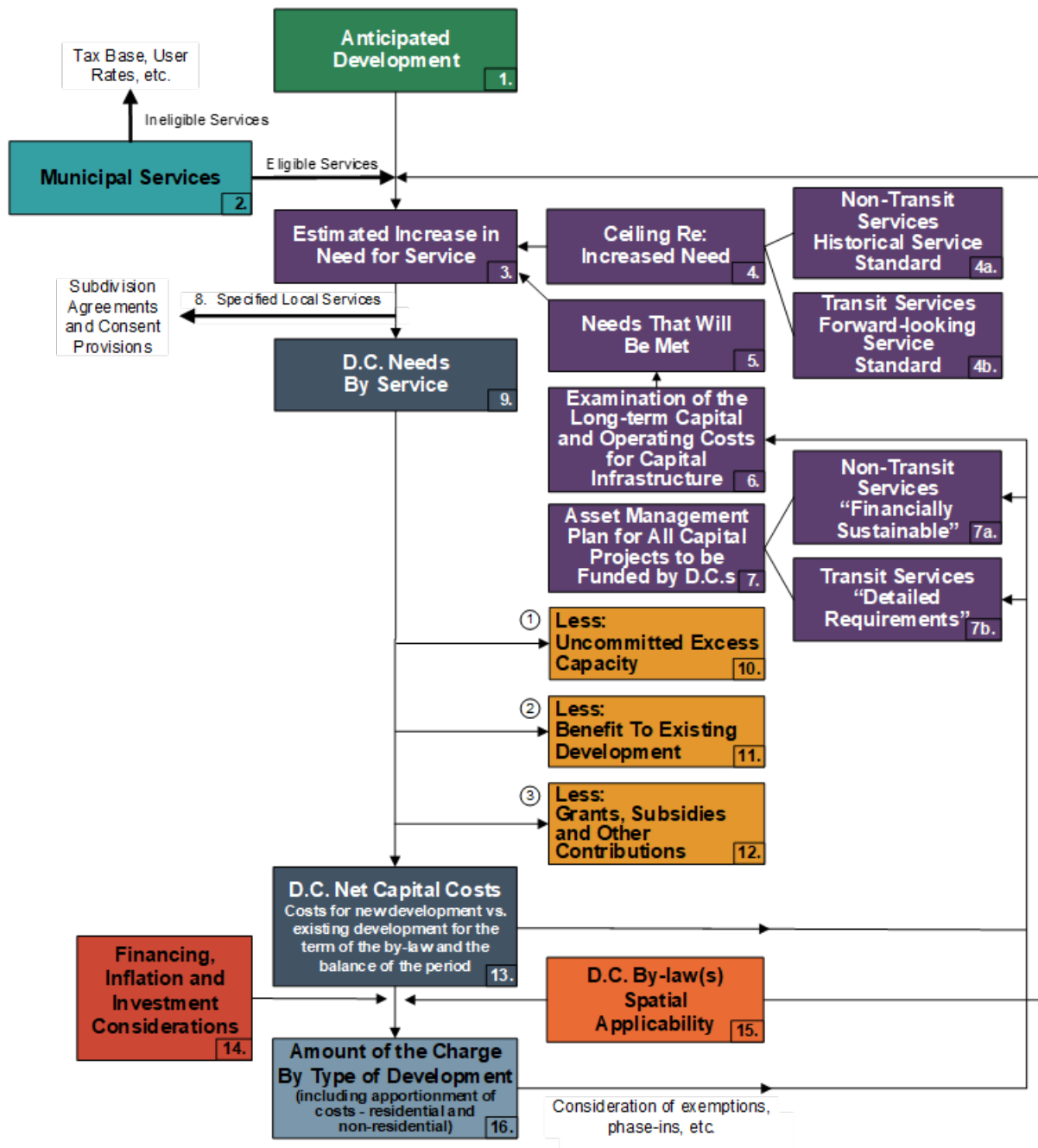




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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.

Table 4-2
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. Water supply services, including distribution and treatment services	No No No No	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	n/a n/a n/a n/a	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	n/a n/a n/a	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ¹
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	No No No	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	n/a n/a	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land [2] and facilities, including the D.C. background study cost

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

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 Township's Local Service Policy is included in Appendix D.

4.5 Capital Forecast

Paragraph 7 of subsection 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 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:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;



- d) 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;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) 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” (subsection 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 section 3). The capital program contained herein reflects the Township ’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 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.” Subsection 17, paragraph 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.

4.7 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.

4.8 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 4-3 below. 2023 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2019 to 2023. These balances have been applied against future spending requirements for all services.

Table 4-3
Township of Amaranth
Estimated D.C. Reserve Funds Balances

Services	2023 Year-End Reserve Fund Balance	2019-2023 Adjustment	Adjusted Balance
Services Related to a Highway	1,027,807	(697,345)	330,462
Fire Services	72,959	-	72,959
Parks and Recreation Services	164,876	-	164,876
Library Services	16,685	-	16,685
Administration Studies	117,089	(46,090)	70,999
Total	1,399,417	(743,435)	655,982

4.9 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:

4.9.1 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 15-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 factors 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.

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 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.”

“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.

4.9.3 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 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 service cap in section 4.9.1 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 Wednesdays in one arena and



Thursdays 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.

4.9.4 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 (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 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.

4.11 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

D.C.-Eligible Cost Analysis by Service



5. D.C.-Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform Township-wide basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. 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. Over time, however, Township projects and Council priorities change; and accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2024-2034). Each service is evaluated on two format sheets: the average historical 15-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.

5.2.1 Services Related to a Highway

The Township currently provides services related to a highway utilizing an inventory of 249 km of roads and 41 bridges and culverts. The services are also managed through the use of 8,613 sq.ft. of facility space, two salt domes, and 15 vehicles and equipment items. This total historical level of investment results in an average level of service of \$43,933 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 1,107 persons), this historical level of service results in a maximum D.C. eligible amount of \$48.6 million that could be included in the calculation of the charge.

The capital needs, which have been factored into the calculation of the charge over the forecast period, were determined through review of the Township's 2019 D.C. Background Study, Roads Needs Study, and discussions with staff. In total, \$5.3 million



in gross capital costs of growth-related projects have been identified. \$2.2 million has been deducted as a benefit to existing development and \$330,000 has been deducted to account for the current D.C. reserve fund surplus, resulting in \$2.8 million to be included in the calculation of the charge.

These D.C. eligible costs are then attributed 83% to residential development and 17% to non-residential development based on the relationship of population to employment growth anticipated over the forecast period (i.e., 1,107 population and 224 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Fire Protection Services

Fire Protection Services within the Township are provided through agreements with neighboring municipalities. Agreements with the Town of Shelburne and Town of Grand Valley include capital obligations of the Township and furthermore these municipalities have accounted for the Township's capital funding requirements in the development of their D.C. calculations and by-laws. Only the Township's proportionate share of the facilities, vehicles and equipment used to provide services have been included in the historical level of service calculation. The Township's share of the assets that have been in service over the past 15 years equates to an average level of service of \$788 per capita. When applied against the anticipated population growth over the forecast period (i.e., 1,107 persons), this results in a maximum D.C. eligible amount of \$872,200 that could be included in the calculation of the charge.

To provide service to new development over the forecast period, \$11.3 million in gross capital costs have been identified. \$3.1 million has been deducted as a benefit to existing development and \$6.3 million has been deducted as other deductions to account for Grand Valley and Shelburne's share of the growth-related capital costs. After removing \$842,500 for growth-related costs that benefit growth beyond the 10-year forecast period and deducting \$73,000 to account for the current D.C. reserve fund balance, \$870,300 is included in the calculation of the charge.

These D.C. eligible costs are then attributed 83% to residential development and 17% to non-residential development based on the relationship of population to employment growth anticipated over the forecast period (i.e., 1,107 population and 224 employment). These growth-related projects and costs are detailed in Table 5-2.



5.2.3 Parks and Recreation Services

The Township currently provides Parks and Recreation Services through the utilization of 11 parkland amenities on the 28 acres of parkland that are maintained as well as the maintenance of one Tractor. and a shared Skateboard Park with Grand Valley.

Recreation services are provided through 4,150 sq.ft. of facility space provided by the Township as well as through the Centre Dufferin Recreation Complex and Grand Valley Arena and Community Centre (including a skate park), for which the Township has capital obligations. This total historical level of investment results in an average level of service of \$2,891 per capita over the past 15-years. When applied against the anticipated population growth over the forecast period (i.e., 1,107 persons), this historical level of investment results in a maximum D.C. eligible amount of \$872,200 that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$12.3 million in gross capital costs of growth-related projects have been identified including the construction of an addition to the Grand Valley Community Centre and an additional indoor recreation facility in Shelburne. \$392,200 has been deducted as a benefit to existing development and \$9.8 million has been deducted to account for Grand Valley and Shelburne's share of the additional growth-related facility space. After deducting \$164,900 to account for the current D.C. reserve fund surplus, \$2.0 million has been included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Library Services

Similar to Fire Protection Services, Library Services are provided in the Township through agreements with the Town of Grand Valley and Town of Shelburne. The Township's share of the total facility space is 1,419 sq.ft. Similarly, the Township's share of library collection materials equates to 10,191 collection items. These assets produce an average per capita level of investment of \$506 which, when applied to the anticipated 10-year population growth of 1,107, results in a maximum of \$559,900 that could be included in the calculation of the charge.



To service growth in the next 10-year period, \$18.5 million of growth-related capital costs have been identified for a provision for additional facility space in Grand Valley, three pop-up satellite branches in Shelburne, and provisions for additional collection materials. \$3.5 million has been deducted as a benefit to existing development and \$11.8 million has been deducted to account for Grand Valley and Shelburne's share of growth-related capital. Additionally, \$2.6 million has been removed as a benefit to development outside of the 10-year planning horizon. As a result, \$559,900 has been included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-4.

5.2.5 Growth Studies

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-related studies. This class is comprised of the following municipal-wide services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services; and
- Library Services.

The following provides a list of the studies that have been identified for the 2024 to 2034 forecast period:



- Official Plan Update (2024 to 2034);
- Zoning By-law Review (2024 to 2034); and
- Development Charges Background Studies (2024 & 2029).

For planning related studies, a deduction of 10% of the growth-related costs have been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Services Related to a Highway – 44.6%
- Fire Protection Services – 14.0%
- Parks and Recreation Services – 32.5%
- Library Services – 9.0%

The total cost of these studies is \$205,600 of which \$72,800 is a benefit to existing development. A deduction of \$7,280 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$71,000 has been deducted, resulting in a net D.C.-eligible cost of \$54,500 over the 10-year forecast period as presented in Table 5-5 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 and are presented in Table 5-6 below (i.e. 88% residential and 12% non-residential).



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 83%	Non-Residential Share 17%
	Facilities									
1	Public Works Facility Expansion	2024-2033	546,600	-	546,600	-		546,600	453,678	92,922
2	Public Works Facility Renovation	2024	25,000	-	25,000	21,400		3,600	2,988	612
	Vehicles & Equipment									
3	Sweeper	2024-2033	64,100	-	64,100	36,500		27,600	22,908	4,692
4	Sidewalk Plow	2024-2033	250,000	-	250,000	-		250,000	207,500	42,500
5	Single Axel Plow	2024-2033	350,000	-	350,000	-		350,000	290,500	59,500
	Bridges									
6	Bridge #40	2024-2033	350,000	-	350,000	175,000		175,000	145,250	29,750
	Road Improvements									
7	Mono-Amaranth Townline (0104)	2024-2033	440,500	-	440,500	354,200		86,300	71,629	14,671
8	Mono-Amaranth Townline (0105 and 0106)	2024-2033	837,700	-	837,700	167,500		670,200	556,266	113,934
9	30th Sideroad (1709.4)	2024-2033	60,300	-	60,300	12,100		48,200	40,006	8,194
10	25th Sideroad (1609)	2024-2033	378,100	-	378,100	304,000		74,100	61,503	12,597
11	20th Sideroad (1508 and 1509)	2024-2033	381,300	-	381,300	306,600		74,700	62,001	12,699
12	5th Sideroad (1209)	2024-2033	287,600	-	287,600	57,500		230,100	190,983	39,117
13	Upgrade 2nd Line to Hardtop (0200.2)	2024-2033	739,000	-	739,000	594,200		144,800	120,184	24,616
14	Mill Steet (1000.3 and 2027)	2024-2033	94,100	-	94,100	18,800		75,300	62,499	12,801
15	10th Line (1000.6)	2024-2033	157,600	-	157,600	31,500		126,100	104,663	21,437
16	Station Street (2036, 2037 and 2038.1)	2024-2033	163,600	-	163,600	32,700		130,900	108,647	22,253
	Street Lighting									
17	Streetlighting for Shannon Crt	2024-2033	30,400	-	30,400	24,400		6,000	4,980	1,020
	Studies									
18	Bridge Needs Study	2024-2033	20,000	-	20,000	10,000		10,000	8,300	1,700
19	Transportation Master Plan	2024-2033	100,000	-	100,000	25,000		75,000	62,250	12,750
	Reserve Fund Adjustment							(330,462)	(274,283)	(56,179)
	Total		5,275,900	-	5,275,900	2,171,400	-	2,774,038	2,302,452	471,586



**Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 83%	Non-Residential Share 17%
	Shelburne Station										
1	Provision for Building Addition (Amaranth Share)	2028	1,394,000	-	1,201,900	192,100	-		192,100	159,443	32,657
2	Provision for Additional Firefighter Equipment (8) (Amaranth Share)	2028-2033	94,000	-	81,000	13,000	-		13,000	10,790	2,210
3	Additional Service Vehicle (Amaranth Share)	2028-2033	75,000	-	64,700	10,300	-		10,300	8,549	1,751
				-		-	-		-	-	-
	Grand Valley			-		-	-		-	-	-
4	Provision for Additional Facility Space	2024-2033	7,000,000	242,671	2,957,161	3,800,168	3,109,400		690,768	573,338	117,431
5	Provision for Additional Vehicles	2024-2033	2,500,000	599,804	1,900,196	-	-		-	-	-
6	Provision for Additional Firefighters & Equipment	2024-2033	107,504	-	81,711	25,793	-		25,793	21,408	4,385
				-		-	-		-	-	-
	Studies			-		-	-		-	-	-
7	Shelburne Fire Master Plan (Amaranth share)	2024-2033	40,000	-	25,866	14,134	10,000		4,134	3,431	703
8	Grand Valley Fire Master Plan (Amaranth share)	2024-2033	40,000	-	22,802	17,198	10,000		7,198	5,974	1,224
				-		-	-		-	-	-
				-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(72,959)	(60,556)	(12,403)
	Total		11,250,504	842,475	6,335,336	4,072,693	3,129,400	-	870,333	722,377	147,957



**Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									95%	5%
	Grand Valley										
1	Addition to Community Centre (4,000 sq.ft.) - (Amaranth Share)	2024-2033	3,492,000	-	2,654,194	837,806	-		837,806	795,916	41,890
	Shelburne			-		-	-		-	-	-
2	Provision for Additional Indoor Recreation Facility (Amaranth Share)	2024	8,359,515	-	7,105,600	1,253,915	-		1,253,915	1,191,219	62,696
	Waldemar Park Development										
3	Tennis Courts	2024-2033	215,000			215,000	172,900		42,100	39,995	2,105
4	Waldemar Park Pavillion	2024-2033	182,000	-		182,000	146,300		35,700	33,915	1,785
5	Provision for Waldemar Park Parking	2024-2033	40,800	-		40,800	32,800		8,000	7,600	400
6	Parkland	2024-2033	50,000	-		50,000	40,200		9,800	9,310	490
	Reserve Fund Adjustment								(164,876)	(156,633)	(8,244)
	Total		12,339,315	-	9,759,794	2,579,521	392,200	-	2,022,445	1,921,323	101,122



**Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 95%	Non-Residential Share 5%
	Grand Valley										
1	Provision for Additional Space	2024-2033	18,152,800	2,613,511	11,677,600	3,861,689	3,484,800		376,889	358,044	18,844
2	Provision for Collection Materials	2024-2033	112,747	-		112,747	-		112,747	107,110	5,637
	Shelburne										
3	"Pop-Up" Satellite Branch (Book Vending Machines) (3)	2024-2033	150,000	-	138,200	11,800	-	7,900	3,900	3,705	195
4	Provision for Additional Collection Materials & E-Materials	2024-2033	83,059	-		83,059	-		83,059	78,906	4,153
	Reserve Fund Adjustment								(16,685)	(15,851)	(834)
	Total		18,498,606	2,613,511	11,815,800	4,069,295	3,484,800	7,900	559,910	531,914	27,995



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	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	
1	Official Plan	2024-2033	72,800	-	3,640	69,160	36,400		32,760
2	Zoning By-Law	2024-2033	72,800	-	3,640	69,160	36,400		32,760
3	D.C. Background Study	2024	30,000	-		30,000	-		30,000
4	D.C. Background Study	2029	30,000	-		30,000	-		30,000
			-	-			-		
	Reserve Fund Adjustment		-	-			-		(70,999)
				-		-	-		-
	Total		205,600	-	7,280	198,320	72,800	-	54,521



Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Class/ Service	Total	Residential Share	Non-Residential Share
Services Related to a Highway	24,290	20,160.31	4,129.22
Fire Protection Services	7,621	6,325.15	1,295.51
Parks and Recreation Services	17,709	16,823.14	885.43
Library Services	4,903	4,657.45	245.13
Total	54,521	47,966	6,555
Residential/Non-Residential %		88%	12%



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed in the Township for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Library Services, and Growth-Related Studies to be imposed on development in the Township over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis.

Wind Turbine developments would be defined as industrial development within the growth forecast. As these developments do not produce G.F.A. similar to other industrial developments, a charging mechanism is deemed. For each wind turbine, a charge is deemed equivalent to a residential single detached unit, as it relates to Services Related to a Highway, Fire Protection Services and Growth-Related Studies.

Table 6-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.ft. of G.F.A. for non-residential development, and per wind turbine.

Table 6-3 compares the Township's existing charges to the charges proposed herein (Table 6-2), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development.

The calculated Township-wide charges for developments is \$14,847 for a single detached residential dwelling unit and \$3.22 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 23% increase (+\$2,780) over the current charges of \$12,067. The non-residential charges per sq.ft. of G.F.A. represent a 70% increase (\$1.33) from the current charges of \$1.89 per sq.ft. of G.F.A.



Table 6-1
Township-wide Services D.C. Calculation
2024 2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Services Related to a Highway	2,302,452	471,586	\$6,186	2.01
2. Fire Protection Services	722,377	147,957	\$1,941	0.63
3. Parks and Recreation Services	1,921,323	101,122	\$5,162	0.43
4. Library Services	531,914	27,995	\$1,429	0.12
5. Growth-Related Studies	47,966	6,555	\$129	0.03
TOTAL	\$5,526,031	\$755,216	\$14,847	3.22
D.C.-Eligible Capital Cost	\$5,526,031	\$755,216		
10-Year Gross Population/GFA Growth (sq.ft.)	1,261	234,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,382.26	\$3.22		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.388	\$14,847		
Other Multiples	2.951	\$12,932		
Apartments - 2 Bedrooms +	2.213	\$9,698		
Apartments - Bachelor and 1 Bedroom	1.100	\$4,820		

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	(per sq.ft. of Gross Floor Area)	Wind Turbines
Municipal Wide Services/Class of Service:						
Services Related to a Highway	6,186	5,388	4,041	2,008	2.01	6,186
Fire Protection Services	1,941	1,691	1,268	630	0.63	1,941
Parks and Recreation Services	5,162	4,496	3,372	1,676	0.43	
Library Services	1,429	1,245	933	464	0.12	
Growth-Related Studies	129	112	84	42	0.03	129
Total Municipal Wide Services/Class of Services	14,847	12,932	9,698	4,820	3.22	8,256



Table 6-3
Comparison of Current and Calculated D.C.s

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	6,245	6,186	(59)	-1%
Fire Protection Services	726	1,941	1,215	167%
Parks and Recreation Services	3,935	5,162	1,227	31%
Library Services	828	1,429	601	73%
Growth Studies	333	129	(204)	-61%
Total Municipal Wide Services/Classes	12,067	14,847	2,780	23%

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	1.60	2.01	0.41	26%
Fire Protection Services	0.18	0.63	0.45	250%
Parks and Recreation Services	0.03	0.43	0.40	1333%
Library Services	-	0.12	0.12	
Growth Studies	0.08	0.03	(0.05)	-63%
Total Municipal Wide Services/Classes	1.89	3.22	1.33	70%



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.

Subsection 5 (1) 9 of the D.C.A. 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 the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 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 subsection 5 (1) 2-7 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; and
- 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.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 138, 197, 213, 109, 23, 97, 134, and 185. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

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

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.

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 subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*;
- or
- (g) the issuing of a permit under the *Building Code Act, 1992* 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 15-year period. Costs allocated to non-residential uses will be assigned



based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:

- For Parks and Recreation Services, and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
- For Services Related to a Highway and Fire Protection Services, a 83% residential and 17% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period.
- For Growth-Related Studies, an 88% residential and 12% non-residential attribution has been made based on the allocations summarized in Table 5-6.

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:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. 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 36 months (3 years) prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable. No credit shall be given where the existing building or structure would have been exempt from D.C.s in accordance with the by-law.



7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing 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. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s.
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing; and
- Universities.

Non-Statutory

- Non-residential farm buildings constructed for bona fide farm uses.

7.3.5 Transition

The by-law will come into effect on August 8, 2024. No additional transition measures are proposed.

7.3.6 Timing of Collection

The D.C.s for all services and classes 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 ship and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments



occurring within the prescribed time period (18 months) of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1% as defined in s.s. 26.3(1) of the Act.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

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. The D.C.A. now requires 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.

The rational for maintaining a Township-wide D.C. approach is based, in part, on the following:

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



- The 15-year service level from all applicable services across the municipality can be included to establish an upper ceiling on the amount of funds which can be collected. If a D.C. by-law applied to only a part of the municipality, the level of service cannot exceed that which would be determined if the by-law applied to the whole municipality. As such, when applied to forecast growth within the specific area, it would establish an area specific level of service ceiling which could reduce the total revenue recoverable for the municipality, potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
- Municipal-wide D.C.s ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e., non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire municipality.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific approach. An area of a municipality that is less developed and becomes subject to an area specific D.C., could face a significant increase in D.C. rates, as the municipality will not benefit from drawing on the pool of D.C. funding and may have contributed D.C.s to fund capital required to support development in other communities of the municipality. Whereas another part of the municipality that has experienced significant growth which required substantial capital investments, benefitted from the capital investments being financed by municipal-wide D.C.s. The implementation of area specific D.C.s could result in varying D.C.s across the municipality, which may impact the ability to attract investment into parts of the community.
- Services are generally available across the municipality, used often by all residents and are not restricted to one specific geographic area. The use of a municipal-wide D.C. approach reflects these system-wide benefits of service and more closely aligns with the funding principles of service provision (e.g., uniform municipal-wide property tax rates, etc.).



Based on the foregoing and discussions with staff, the Township's practice of providing and funding services on a Township-wide basis is proposed to be maintained.

7.4 Other D.C. By-law Provisions

It is recommended that:

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 five (5) separate reserve funds, including:

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

7.4.2 By-law In-force Date

The by-law will come into force on August 8, 2024.

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 come 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 June 7, 2024, subject to further annual review during the capital budget process”.

“Approve the D.C. Background Study dated June 7, 2024.”

“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.**

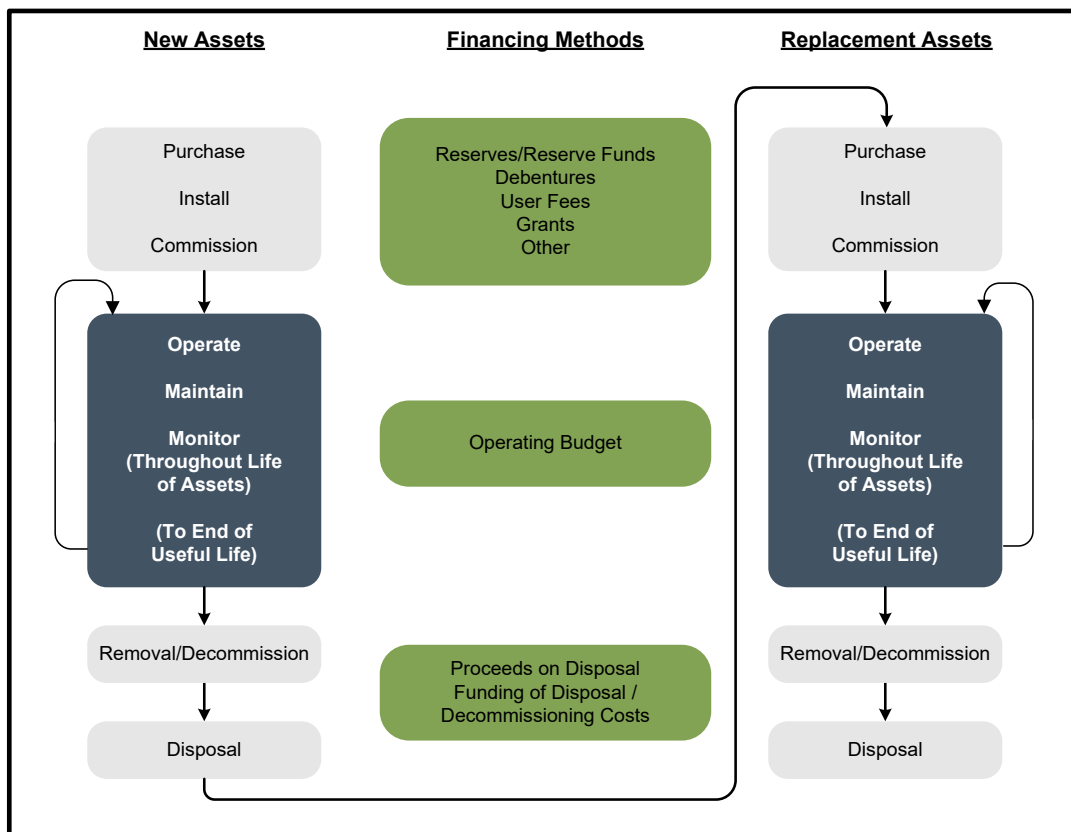
At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related 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.

The Province's Infrastructure for *Jobs and Prosperity Act, 2015* (IJPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IJPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IJPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, 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 asset management requirement for this D.C. Background Study has been undertaken independently of any Township A.M.P.s.

8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2024\$) 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. This amount excludes Grand Valley and Shelburne share of non-growth capital costs.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$1.1 million. Of this total, \$280,400 relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$1.0 million. This amount, totalled with the existing operating revenues of \$6.1 million, provides annual revenues of \$7.1 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 (2024\$)

	2033 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	280,351
Annual Debt Payment on Post Period Capital ²	254,298
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	298,664
Incremental Operating Costs (for D.C. Services)	\$327,305
Total Expenditures	\$1,160,617
Revenue (Annualized)	
Total Existing Revenue ³	\$6,071,463
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$1,037,485
Total Revenues	\$7,108,948

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ 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 9.2 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, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT).

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/primary 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, institutional buildings, and buildings on agricultural lands. 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 Town 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 housing prices and can impact project feasibility in some cases (e.g., rental apartments).

On the other hand, D.C.s or other municipal 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 that follow present an overview of the requirements in each case.

9.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Township's 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;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that 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 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.

The Township is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Township 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 that provides for the costs of a project that will benefit an area in the Township 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 *Development Charges Act, 1989*. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township 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 section 51 or section 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*."

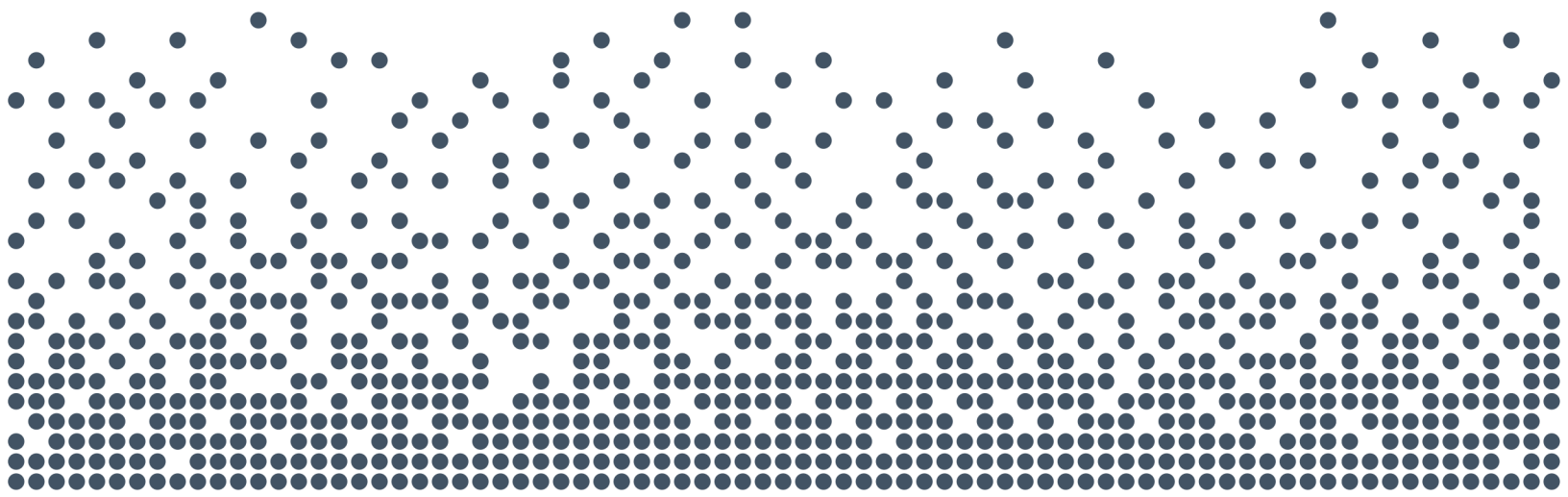


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s 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 municipal 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 that 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 Amaranth
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		
Historical	Mid 2011	4,090	3,963	8	3,955	1,258	5	0	4	1,267	3.128
	Mid 2016	4,210	4,079	4	4,075	1,310	20	5	5	1,340	3.044
	Mid 2021	4,470	4,327	2	4,325	1,345	20	0	5	1,370	3.158
Forecast	Mid 2024	4,840	4,690	2	4,688	1,460	20	5	5	1,490	3.148
	Mid 2034	5,980	5,797	2	5,795	1,820	20	25	5	1,870	3.100
Incremental	Mid 2011 - Mid 2016	120	116	-4	120	52	15	5	1	73	
	Mid 2016 - Mid 2021	260	248	-2	250	35	0	-5	0	30	
	Mid 2021 - Mid 2024	370	363	0	363	115	0	5	0	120	
	Mid 2024 - Mid 2034	1,140	1,107	0	1,107	360	0	20	0	380	

^[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

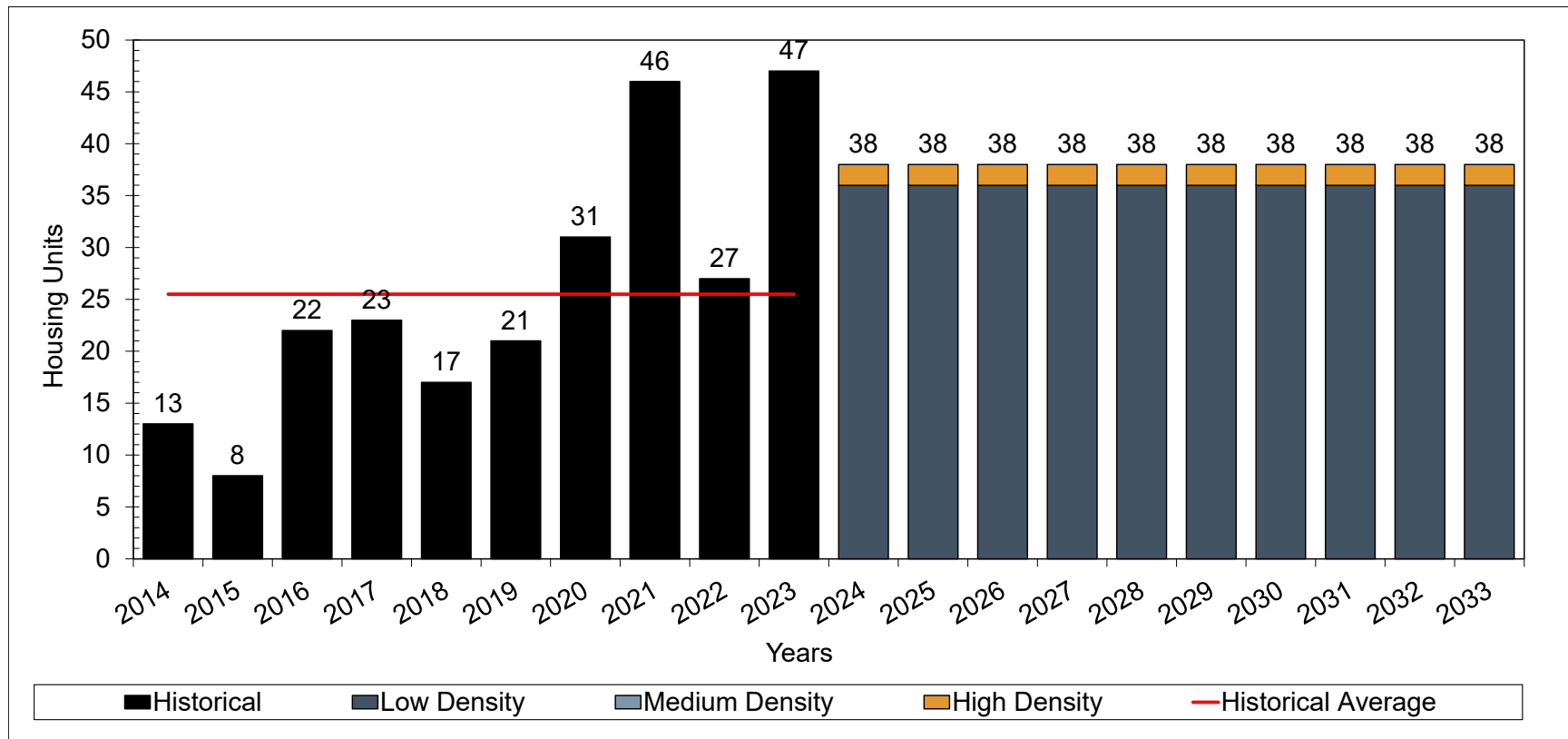
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1
Township of Amaranth
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from building permit data for the Township of Amaranth, 2014 to 2023, by Watson & Associates Economists Ltd.



Schedule 2
Township of Amaranth
Current Year Growth Forecast
Mid 2021 to Mid 2024

		Population
Mid 2021 Population		4,327
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	120
	<i>multiplied by P.P.U. (3)</i>	3.403
	<i>gross population increase</i>	408
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	1,370
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.033
	<i>total decline in population</i>	-45
Population Estimate to Mid 2024		4,690
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		363

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.441	96%	3.298
<i>Multiples (6)</i>	3.196	0%	0.000
<i>Apartments (7)</i>	2.519	4%	0.105
Total		100%	3.403

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 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 Amaranth
Ten Year Growth Forecast
Mid 2024 to Mid 2034

		Population
Mid 2024 Population		4,690
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	380
	<i>multiplied by P.P.U. (3)</i>	3,318
	<i>gross population increase</i>	1,261
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	1,490
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.103
	<i>total decline in population</i>	-154
Population Estimate to Mid 2034		5,797
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		<i>1,107</i>

(1) Mid 2024 Population based on:

2021 Population (4,327) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (120 x 3.403 = 408) + (x 1.1 =) + (1,370 x -0.033 = -45) = 4,690

(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>	3.388	95%	3.208
<i>Multiples (6)</i>	2.951	0%	0.000
<i>Apartments (7)</i>	2.065	5%	0.109
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	2.213		
Total		100%	3.318

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (1,370 units) + Mid 2021 to Mid 2024 unit estimate (120 units) = 1,490 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 Amaranth
Summary of Housing Units in Active Development Applications

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	188	0	0	188
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	118	0	0	118
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Total	306	0	0	306
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Amaranth, 2014 to 2023, by Watson & Associates Economists Ltd.



Schedule 5
Township of Amaranth
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	13	0	0	13
2015	8	0	0	8
2016	22	0	0	22
2017	23	0	0	23
2018	17	0	0	17
Sub-total	83	0	0	83
Average (2014 - 2018)	17	0	0	17
% Breakdown	100.0%	0.0%	0.0%	100.0%
2019	18	0	3	21
2020	31	0	0	31
2021	45	0	1	46
2022	25	0	2	27
2023	45	0	2	47
Sub-total	164	0	8	172
Average (2019 - 2023)	33	0	2	34
% Breakdown	95.3%	0.0%	4.7%	100.0%
2014 - 2023				
Total	247	0	8	255
Average	25	0	1	26
% Breakdown	96.9%	0.0%	3.1%	100.0%

Source: Historical housing activity derived from building permit data for the Township of Amaranth, 2014 to 2023, by Watson & Associates Economists Ltd.



Schedule 6
Dufferin County
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.274	4.625	3.441		
6-10	-	-	1.846	3.305	4.696	3.497		
11-15	-	-	1.786	3.245	4.088	3.250	3.396	3.388
16-20	-	-	1.895	3.190	4.613	3.240		
20-25	-	-	2.130	3.171	4.182	3.170		
25-35	-	-	-	2.936	4.533	3.072		
35+	-	1.500	1.897	2.731	4.078	2.727		
Total	1.333	1.685	1.941	2.943	4.296	2.977		

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.205	-	3.196		
6-10	-	-	-	2.950	-	2.714		
11-15	-	-	-	-	-	2.571	2.827	2.951
16-20	-	-	-	2.667	-	2.727		
20-25	-	-	-	2.882	-	2.300		
25-35	-	-	-	3.250	-	3.033		
35+	0.300	1.231	2.105	2.657	-	2.321		
Total	0.368	1.750	2.103	2.885	-	2.581		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.696	-	2.519		
6-10	-	-	1.538	-	-	1.813		
11-15	-	-	1.500	-	-	1.765	2.032	2.065
16-20	-	-	-	-	-	1.583		
20-25	-	-	-	-	-	1.294		
25-35	-	-	-	-	-	1.467		
35+	0.643	1.204	1.776	2.318	-	1.514		
Total	0.500	1.194	1.726	2.686	-	1.586		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.236	4.750	3.336
6-10	-	-	1.750	3.245	4.696	3.293
11-15	-	-	1.690	3.241	4.088	3.134
16-20	-	-	2.000	3.129	4.394	3.153
20-25	-	1.571	1.842	3.106	4.086	3.026
25-35	-	-	1.935	2.950	4.273	2.994
35+	1.091	1.271	1.865	2.711	3.995	2.537
Total	1.667	1.360	1.868	2.920	4.219	2.809

[1] Includes townhouses and apartments in duplexes.

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

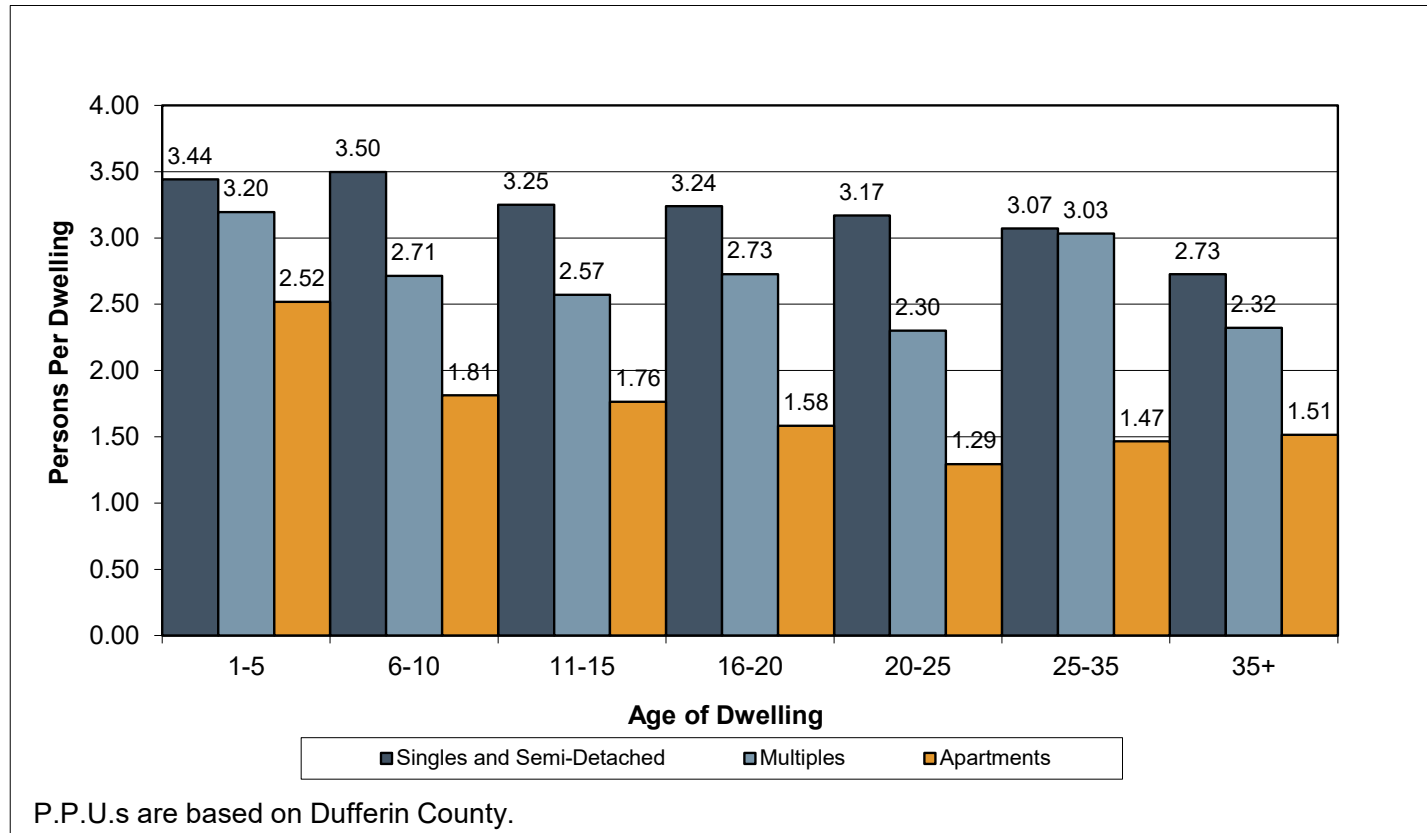
[3] Adjusted based on historical trends.

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 7
Township of Amaranth
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 8a Township of Amaranth Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	3,963	0.004	0.059	0.032	0.028	0.015	0.138	0.047	0.184	15	235	125	110	60	545	185	730	310
Mid 2016	4,079	0.013	0.093	0.082	0.040	0.027	0.256	0.100	0.356	55	380	335	165	110	1,045	408	1,453	665
Mid 2024	4,690	0.012	0.108	0.081	0.040	0.025	0.266	0.107	0.373	55	506	380	187	118	1,246	504	1,750	740
Mid 2034	5,797	0.009	0.111	0.085	0.042	0.030	0.277	0.109	0.387	55	643	491	243	175	1,607	635	2,242	964
Incremental Change																		
Mid 2011 - Mid 2016	116	0.0097	0.0339	0.0506	0.0127	0.0118	0.1187	0.0533	0.1720	40	145	210	55	50	500	223	723	355
Mid 2016 - Mid 2024	611	-0.0018	0.0147	-0.0011	-0.0006	-0.0018	0.0095	0.0074	0.0169	0	126	45	22	8	201	96	297	75
Mid 2024 - Mid 2034	1,107	-0.0022	0.0030	0.0036	0.0020	0.0051	0.0115	0.0020	0.0135	0	137	111	56	57	361	131	492	224
Annual Average																		
Mid 2011 - Mid 2016	23	0.0019	0.0068	0.0101	0.0025	0.0024	0.0237	0.0107	0.0344	8	29	42	11	10	100	45	145	71
Mid 2016 - Mid 2024	76	-0.00022	0.00184	-0.00014	-0.00007	-0.00023	0.00119	0.00093	0.00211	0	16	6	3	1	25	12	37	9
Mid 2024 - Mid 2034	111	-0.00022	0.00030	0.00036	0.00020	0.00051	0.00115	0.00020	0.00135	0	14	11	6	6	36	13	49	22

^[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.

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Watson & Associates Economists Ltd.



Schedule 8b
Township of Amaranth
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total	
Mid 2011	3,963	15	125	110	60	310					
Mid 2016	4,079	55	335	165	110	665					
Mid 2024	4,690	55	380	187	118	740					
Mid 2034	5,797	55	491	243	175	964					
Incremental Change											
Mid 2011 - Mid 2016	116	40	210	55	50	355					
Mid 2016 - Mid 2024	611	0	45	22	8	75					
Mid 2024 - Mid 2034	1,107	0	111	56	57	224	166,500	28,000	39,900	234,400	
Annual Average											
Mid 2011 - Mid 2016	23	8	42	11	10	71					
Mid 2016 - Mid 2024	76	0	6	3	1	9					
Mid 2024 - Mid 2034	111	0	11	6	6	22	16,650	2,800	3,990	23,440	

[1] Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/Population-Related	500
Institutional	700

*Reflects Mid-2024 to Mid-2034 forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Service Standard Calculation – Services Related to a Highway – Roads

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Road Surface - Asphalt	46	46	46	46	46	46	46	46	46	46	48	50	51	53	55	\$180,000
Road Surface - Gravel	183	183	183	183	183	183	183	183	183	183	185	188	190	192	195	\$4,000
Road Base	229	229	229	229	229	229	229	229	229	229	233	237	241	245	249	\$501,000
Total	458	458	458	458	458	458	458	458	458	458	466	474	483	491	499	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.1167	0.1164	0.1254	0.1151	0.1140	0.1134	0.1127	0.1124	0.1111	0.1097	0.1108	0.1118	0.1139	0.1098	0.1098

15 Year Average	2009 to 2023
Quantity Standard	0.1135
Quality Standard	\$270,630
Service Standard	\$30,717

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$30,717
Eligible Amount	\$34,003,199



Table B-2
Service Standard Calculation – Services Related to a Highway – Bridges & Culverts

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges and Culverts	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	\$1,097,000
Total	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.0104	0.0104	0.0112	0.0103	0.0102	0.0101	0.0101	0.0101	0.0099	0.0098	0.0097	0.0097	0.0097	0.0092	0.0090

15 Year Average	2009 to 2023
Quantity Standard	0.0100
Quality Standard	\$1,096,387
Service Standard	\$10,964

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$10,964
Eligible Amount	\$12,137,004



Table B-3
Service Standard Calculation – Services Related to a Highway – Public Works Facilities

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bl'd'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Facility	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313	8,313		
Salt Dome (#)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$291	\$343
Storage Shed	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	\$291	\$343
Total	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615	8,615		

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543		
Per Capita Standard	2,1943	2,1888	2,3570	2,1640	2,1430	2,1324	2,1188	2,1141	2,0890	2,0630	2,0473	2,0299	2,0342	1,9286	1,8963		

15 Year Average	2009 to 2023
Quantity Standard	2,1000
Quality Standard	\$458
Service Standard	\$962

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$962
Eligible Amount	\$1,065,432



Table B-4
Service Standard Calculation – Services Related to a Highway – Public Works Vehicles

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Dump/Plow Trucks	4	5	5	5	5	6	6	6	6	6	6	6	6	6	6	\$403,600
Tractor/Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$477,600
Light Duty Pickup Truck	1	1	1	1	2	2	3	3	3	3	3	3	3	3	3	\$65,500
Grader	1	1	1	2	2	2	3	4	4	4	4	4	4	4	4	\$728,100
Excavator					1	1	1	1	1	1	1	1	1	1	1	\$436,800
Total	7	8	8	9	11	12	14	15	15	15	15	15	15	15	15	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.0018	0.0020	0.0022	0.0023	0.0027	0.0030	0.0034	0.0037	0.0036	0.0036	0.0036	0.0035	0.0035	0.0034	0.0033

15 Year Average	2009 to 2023
Quantity Standard	0.0030
Quality Standard	\$429,993
Service Standard	\$1,290

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$1,290
Eligible Amount	\$1,428,008



**Table B-5
Service Standard Calculation – Fire Protection Services –Fire Stations**

**Township of Amaranth
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Shelburne ¹	783	781	779	1,020	1,017	1,014	1,011	1,008	1,005	1,002	1,002	928	932	926	984	\$467	\$538
Grand Valley ²	1,877	1,857	1,837	1,817	1,798	1,779	1,760	1,741	1,722	1,704	1,661	1,646	1,593	1,550	1,555	\$488	\$585
Total	2,660	2,638	2,616	2,837	2,815	2,793	2,771	2,749	2,727	2,706	2,663	2,574	2,525	2,476	2,539		

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.6776	0.6703	0.7157	0.7125	0.7002	0.6913	0.6815	0.6746	0.6613	0.6481	0.6329	0.6066	0.5962	0.5543	0.5589

15 Year Average	2009 to 2023
Quantity Standard	0.6521
Quality Standard	\$568
Service Standard	\$371

1. Shelburne Fire Services - Service Agreement Share (14% average)
2. Grand Valley Fire Services - Service Agreement Share (27% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$371
Eligible Amount	\$410,343



Table B-6
Service Standard Calculation – Fire Protection Services –Fire Vehicles

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Shelburne																
Rescue Unit 26	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13	0.14	\$540,000
Pumper Unit 1	0.14	0.14	0.14	0.14	0.14	0.14	-	-	-	-	-	-	-	-	-	\$710,000
Pumper Unit 27	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13	0.14	\$710,000
Tanker Truck Unit 25	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13	0.14	\$640,000
Ford Crew Cab Unit 2	-	-	-	0.14	0.14	0.14	0.14	0.14	0.14	0.14	-	-	-	-	-	\$70,000
Ariel Truck Unit 28	-	-	-	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13	0.14	\$1,630,000
GMC Safari Cargo Van Unit 2	0.14	0.14	0.14	-	-	-	-	-	-	-	-	-	-	-	-	\$60,000
Ford SUV	-	-	-	-	-	-	-	-	-	-	-	0.13	0.13	0.13	0.14	\$142,000
Chev Crew Cab C22	-	-	-	-	-	-	-	-	-	-	0.14	0.13	0.13	0.13	0.14	\$70,000
Pumper 24	-	-	-	-	-	-	-	-	-	0.14	0.14	0.13	0.13	0.13	0.14	\$710,000
Grand Valley																
Freightliner Pumper (Pump #32)	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$924,000
Ford Rescue Truck (Rescue #33)	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$554,400
American Lafrance Pumper (Pump #34)	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$924,000
International Tanker (Tanker #35)	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$533,100
Freightliner Tanker (Tanker #36)	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$533,100
Chiefs Truck (T31)	-	-	-	-	-	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$57,000
Dodge Durango	-	-	-	-	-	-	-	-	-	-	-	-	-	0.24	0.24	\$61,000
Cargo Express Trailer	-	-	-	-	-	-	-	-	-	-	-	-	0.25	0.24	0.24	\$11,190
Argo Avenger 8x8	-	-	-	-	-	-	-	-	-	0.26	0.26	0.25	0.25	0.24	0.24	\$36,200
Total	2.17	2.15	2.13	2.26	2.24	2.50	2.34	2.32	2.30	2.68	2.64	2.69	2.88	3.06	3.12	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.0006	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007

15 Year Average		2009 to 2023
Quantity Standard		0.0006
Quality Standard		\$599,517
Service Standard		\$360

1. Shelburne Fire Services - Service Agreement Share (14% average)
2. Grand Valley Fire Services - Service Agreement Share (27% average)

D.C. Amount (before deductions)		10 Year
Forecast Population		1,107
\$ per Capita		\$360
Eligible Amount		\$398,199



Table B-7
Service Standard Calculation – Fire Protection Services –Fire Equipment

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Shelburne ¹																
Firefighters	4.32	4.31	4.30	4.28	4.27	4.26	4.25	4.24	4.22	4.21	4.21	3.90	3.92	3.89	4.13	\$11,700
Fire Hoses	0.13	0.13	0.13	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.13	0.13	0.13	0.14	\$113,600
Grand Valley ²																
Fire Fighters	6.95	6.87	6.80	7.85	8.87	8.78	8.69	8.59	8.50	8.41	8.20	8.12	7.86	7.65	7.68	\$9,000
Training Protection Equipment	-	-	-	-	-	-	-	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$10,700
SCBA Cylinders	11.00	10.88	10.77	12.61	14.14	13.99	13.84	13.69	13.55	13.40	13.07	12.95	12.53	12.20	12.24	\$1,984
Masks	8.40	8.31	8.22	9.25	10.54	10.43	10.31	10.20	10.09	9.99	9.74	9.65	9.34	9.09	9.12	\$470
SCBA Packs	4.05	4.01	3.97	4.49	4.99	4.94	4.89	4.83	4.78	4.73	4.61	4.57	4.42	4.30	4.32	\$10,005
RIT Pack and Cylinder	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$7,239
SCBA Fill Station	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$80,000
Total	35	35	35	39	44	43	43	43	42	42	41	40	39	38	38	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.0090	0.0089	0.0095	0.0098	0.0108	0.0107	0.0105	0.0104	0.0102	0.0100	0.0097	0.0094	0.0092	0.0085	0.0084

15 Year Average	2009 to 2023
Quantity Standard	0.0097
Quality Standard	\$5,926
Service Standard	\$57

1. Shelburne Fire Services - Service Agreement Share (14% average)
2. Grand Valley Fire Services - Service Agreement Share (27% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$57
Eligible Amount	\$63,630



Table B-8
Service Standard Calculation – Parks & Recreation Services – Parkland Amenities

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Developed Parkland (acres)	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	
Amenities																
Baseball Diamond	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$23,900
Soccer Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,600
Playground - 6th Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Playground - Waldemar	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Waldemar Park Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,800
Waldemar Park Walkway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,600
Pavillion	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,800
Pavillion Enclosure	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$8,700
Grand Valley ¹																
Skateboard Park	-	-	-	-	-	-	-	-	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$113,000
Total	8.00	9.00	10.00	10.00	10.00	10.00	10.00	11.00	11.27	11.26	11.26	11.25	11.25	11.24	11.24	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.0020	0.0023	0.0027	0.0025	0.0025	0.0025	0.0025	0.0027	0.0027	0.0027	0.0027	0.0027	0.0027	0.0025	0.0025

15 Year Average	2009 to 2023
Quantity Standard	0.0025
Quality Standard	\$40,684
Service Standard	\$102

1. Amaranth Share of Grand Valley's Skateboard Park (27%)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$102
Eligible Amount	\$112,593



Table B-9
Service Standard Calculation – Parks & Recreation Services – Recreation Facilities

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq. ft. with land, site works, etc.
Community Facilities	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	4,150	\$368	\$427
Centre Dufferin Recreation Complex (Township share) ¹	4,660	6,830	6,830	6,830	6,830	6,830	6,830	6,830	6,830	6,877	6,877	6,877	6,877	6,877	6,877	\$389	\$456
Grand Valley Arena & Community Centre ²	8,106	8,019	7,934	7,849	7,765	7,682	7,600	7,519	7,438	7,359	7,173	7,107	6,880	6,696	6,718	\$772	\$873
Total	16,916	18,999	18,914	18,829	18,745	18,662	18,580	18,499	18,418	18,386	18,200	18,134	17,907	17,723	17,745		

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	4,3087	4,8270	5,1748	4,7297	4,6629	4,6193	4,5696	4,5396	4,4661	4,4028	4,3251	4,2729	4,2283	3,9675	3,9060

15 Year Average	2009 to 2023
Quantity Standard	4,4667
Quality Standard	\$620
Service Standard	\$2,768

1. Amaranth Share of Centre Dufferin Recreation Complex (15%)
2. Service Agreement Share (27% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$2,768
Eligible Amount	\$3,063,623



Table B-10
Service Standard Calculation – Parks & Recreation Services – Vehicles and Equipment

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
CDRC Ice Resurfacer ¹	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$131,100
Grand Valley Olympia Ice Resurfacer ²	0.29	0.29	0.28	0.28	0.28	0.27	0.27	0.27	0.27	0.26	0.26	0.25	0.25	0.24	0.24	\$131,100
John Deere Tractor	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$51,000
Total	0.44	0.44	0.43	0.43	1.43	1.42	1.42	1.42	1.42	1.41	1.41	1.40	1.40	1.39	1.39	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0004	0.0004	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

15 Year Average	2009 to 2023
Quantity Standard	0.0003
Quality Standard	\$74,133
Service Standard	\$22

1. Amaranth Share of Centre Dufferin Recreation Complex Ice Resurfacer (15%)
2. Amaranth Share of Grand Valley Ice Resurfacer (27% Average)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$22
Eligible Amount	\$24,620



Table B-11
Service Standard Calculation – Library Services – Library Facilities

Township of Amaranth
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Shelburne ¹	861	861	861	861	861	846	861	861	861	861	531	531	531	531	531	\$415	\$513
Grand Valley ²	1,133	1,103	1,075	1,047	1,020	993	968	943	918	894	893	892	891	889	888	\$800	\$988
Total	1,993	1,964	1,935	1,908	1,881	1,839	1,828	1,803	1,779	1,755	1,424	1,423	1,422	1,421	1,419		

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	0.5077	0.4990	0.5295	0.4792	0.4678	0.4553	0.4497	0.4425	0.4314	0.4203	0.3385	0.3353	0.3357	0.3180	0.3124

15 Year Average	2009 to 2023
Quantity Standard	0.4215
Quality Standard	\$780
Service Standard	\$329

1. Service Agreement Share (11% average)
2. Service Agreement Share (22% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$329
Eligible Amount	\$364,103



Table B-12
Service Standard Calculation – Library Services – Library Materials

Township of Amaranth
Service Standard Calculation Sheet

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Shelburne ¹																
Circulation Books & Periodicals	6,907	6,993	8,486	9,186	9,347	9,347	9,323	9,718	10,019	9,679	5,235	5,602	5,602	5,602	5,602	\$45
Grand Valley ²																
Collection Materials	5,972	5,851	5,755	5,522	5,315	5,200	5,024	4,755	4,603	4,391	4,385	4,379	4,373	4,705	4,589	\$74
Database Subscriptions	0.26	0.25	0.25	0.24	0.23	0.23	0.22	0.22	0.21	0.21	0.21	0.20	0.20	0.20	0.20	\$12,800
Total	12,879	12,844	14,241	14,708	14,662	14,547	14,347	14,473	14,622	14,070	9,620	9,981	9,975	10,307	10,191	

Population	3,926	3,936	3,655	3,981	4,020	4,040	4,066	4,075	4,124	4,176	4,208	4,244	4,235	4,467	4,543
Per Capita Standard	3.2805	3.2633	3.8964	3.6946	3.6473	3.6008	3.5286	3.5517	3.5456	3.3693	2.2862	2.3518	2.3554	2.3074	2.2433

15 Year Average	2009 to 2023
Quantity Standard	3,1281
Quality Standard	\$57
Service Standard	\$177

1. Service Agreement Share (11% average)
2. Service Agreement Share (22% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	1,107
\$ per Capita	\$177
Eligible Amount	\$195,806



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 2022 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		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Services Related to a Highway	156,751	22,787	179,538
2.	Fire Protection Services	27,611	294,522	322,132
3.	Parks and Recreation Services	78,894	9,789	88,683
4.	Library Services	35,407	209	35,616
5.	Growth Studies	-	-	-
Total		298,664	327,305	625,969



Appendix D

Local Service Policy



Appendix D: Local Service Policy

The following provides the Township's local service policy.

1. Collector Roads

- i. Collector Roads Internal to Development – Direct developer responsibility under s.59 of the D.C.A (as a local service)
- ii. Collector Roads External to Development – If local service within the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A

2. Arterial Roads

- i. New arterial roads and arterial road improvements are included as part of road costing funded through D.C.s.

3. Local Roads

- i. 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.

4. Traffic Signals

- i. New Arterial Roads and Arterial Road Improvements – Included as part of road costing funded through D.C.s
- ii. Local Streets/Private Entrances/Entrances to Specific Developments – Direct developer responsibility under s.59 of the D.C.A (as a local service)
- iii. Minor Arterial/Collector Road Intersections with County Roads – County responsibility

5. Streetlights

- i. Streetlights on County (Arterial) Roads – Include in area municipal D.C. (based on ten-year standards as per s.5(1) of the D.C.A), or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of the D.C.A)



- ii. Streetlights on Area Municipal (Collector) Roads – Linked to collector road funding source

6. Sidewalks

- i. Sidewalks on County (Arterial) Roads – direct developer responsibility through local service provisions (s.59 of the D.C.A)
- ii. Sidewalks on Area Municipal (Collector) Roads – Linked to collector road funding source
- iii. Other sidewalks External to Development (which are local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s.59 of the D.C.A)

7. Land Acquisition for Road Allowances

- i. Land Acquisition for Arterial Roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in the County D.C. (to the extent eligible)
- ii. Land Acquisition for Collector Roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 26 metre right of way); in areas with limited or no development, include in area municipal D.C. (to the extent eligible)
- iii. Land Acquisition for Grade Separations (beyond normal dedication requirements) – include in the DC to the extent eligible

8. Stormwater Management

- i. Quality and Quantity Works – be direct developer responsibility through local service provisions (s.59 of the D.C.A)

9. Parkland Development

- i. The following requirements are part of the conditions of s.51 and 53 Planning Act agreements. The Township 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.

- a. Preparation of the park plan and landscape plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development.
 - b. 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 if applicable.
 - c. Construct and implement landscaping, pathways (including multi-use paths and trails as specified in the Parks Plan and Landscape Plan.
- ii. Other parkland development costs are included the D.C. calculation, including the necessary fields, diamonds, playground equipment, and park buildings.



Appendix E

Proposed Development Charge By-law

THE CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER ____-2024

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

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

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

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

AND WHEREAS the Development Charges Act, 1997 (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

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

AND WHEREAS the Council of The Corporation of the Township of Amaranth has given notice of and held a public meeting on the 10th day of July, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF AMARANTH ENACTS AS FOLLOWS:

1. INTERPRETATION

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

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

“affordable residential unit” means a dwelling unit that meets the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act;

“apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes Stacked Townhouse Dwellings;

“attainable residential unit” means a dwelling unit that meets the criteria set out in subsection 4.1 (4) of the Act;

“back-to-back townhouse dwelling” means a building containing four (4) or more dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;

“bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

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

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

“building” means a permanent enclosed structure occupying an area greater than fifteen square metres (15 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:

- (a) An above-grade storage tank;
- (b) An air-supported structure;
- (c) An industrial tent;
- (d) A roof-like structure over a gas-bar or service station; and

- (e) An area attached to and ancillary to a retail development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them.

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

“capital cost” means costs incurred or proposed to be incurred by the 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 interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Township of Amaranth;

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

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

“duplex” means a building comprising, by horizontal division, two dwelling units;

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

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

“existing industrial building” means an industrial building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;

“farm building” means a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:

- (a) a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
- (b) any building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors’ shops; services related to grooming,

boarding, or breeding of household pets; and alcohol and cannabis production facilities;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) outdoor loading facilities above grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use, but does not include showrooms;

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

“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“institutional” 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 operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (a); 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;

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

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

“municipality” means the Corporation of the Township of Amaranth;

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

“Official Plan” means the Official Plan adopted for the Township, as amended and approved;

“other multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

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

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

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

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

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

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

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

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

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts,

attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

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

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

“stacked townhouse” means a building, other than a duplex, row townhouse, or back to back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

“temporary structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding eight months

“Township” means the area within the geographic limits of the Township of Amaranth;

“wind turbine” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary; and

“Zoning By-Law” means the Zoning By-Law of the Township of Amaranth or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

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

- (a) Fire Protection Services
- (b) Services Related to a Highway;
- (c) Parks and Recreation Services;
- (d) Library Services; and
- (e) Growth-Related Studies

3. APPLICATION OF BY-LAW RULES

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

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4 (a).

Area to Which By-law Applies

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

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

- (a) the municipality or a local board thereof; or
- (b) a board of education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;

- (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4 (a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4 (b), if two or more of the actions described in subsection 3.4 (a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
- (a) The enlargement of an existing dwelling unit;
 - (b) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new

single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;

- (c) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
- (d) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units; or
- (e) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.

3.6 Exemption for 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 (i) by the amount of the enlargement.
- (c) That 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 areas 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 this by-law. 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 passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility;

3.7 Other Exemptions:

- (a) Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - (i) Non-residential farm buildings constructed for bona fide farm uses; and
 - (ii) 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 in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
 - (iii) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
 - (iv) Affordable and attainable residential units as follows:
 - a. As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in

subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges:

- b. As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges:

Amount of Charges

Residential

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

Non-Residential

- 3.9 The development charges described in Schedule “B” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.
- 3.10 In the case of wind turbines, the sum of the number of wind turbines multiplied by the corresponding amount of each wind turbine as set out in Schedule “B”.

Reduction of Development Charges for Redevelopment

- 3.11 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 three (3) years 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 section 3.8 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 section 3.9, 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.

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the by-law.

Time of Payment of Development Charges

- 3.12 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.13 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.
- 3.14 Notwithstanding subsection 3.12, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

- 3.15 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 issuance of the building permit occurred within the prescribed amount of time since the application was approved, the Development Charges under subsections 3.12 and 3.14 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, Development Charges under subsections 3.12 and 3.14 shall be calculated on the rates set out in Schedule "B2" on the date of the later planning application.
- 3.16 Interest for the purposes of subsections 3.14 and 3.15 shall be determined as the base rate plus 1 %, where:
- (a) The base rate shall be equal to the average prime rate on:
 - (i) October 15 of the previous year, if the adjustment date is January 1,
 - (ii) January 15 of the same year, if the adjustment date is April 1,
 - (iii) April 15 of the same year, if the adjustment date is July 1, and
 - (iv) July 15 of the same year, if the adjustment date is October 1.
 - (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.
- 3.17 For the purposes of subsection 3.15, interest calculated under subsection 3.16 shall not apply where the calculated charges calculated under subsection 3.15 are the same as the charges that would be calculated under subsection 3.12.
- 3.18 Despite subsections 3.12, 3.14, and 3.15, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

Discounts for Rental Housing

3.19 The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12, 3.14, and 3.15, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

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

6. SCHEDULES

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

Schedule “A” - Services Designated in section 2.1

Schedule “B” - Residential and Non-Residential Schedule of Development Charges

7. CONFLICTS

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

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or

more of the actions described in subsection 3.4, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on August 8, 2024.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on August 8, 2034 unless it is repealed by Council at an earlier date.

PASSED THIS 7th day of August, 2024

Mayor

Township Clerk

SCHEDULE "A" TO BY-LAW XX-20124
COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

Township-wide Services

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

Growth-Related Studies

SCHEDULE "B" TO BY-LAW XX-2024
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)	Wind Turbines
Municipal Wide Services/Class of Service:						
Services Related to a Highway	6,186	5,388	4,041	2,008	2.01	6,186
Fire Protection Services	1,941	1,691	1,268	630	0.63	1,941
Parks and Recreation Services	5,162	4,496	3,372	1,676	0.43	
Library Services	1,429	1,245	933	464	0.12	
Growth-Related Studies	129	112	84	42	0.03	129
Total Municipal Wide Services/Class of Services	14,847	12,932	9,698	4,820	3.22	8,256