



# 2022 Development Charges Background Study

Dufferin County

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For Public Circulation and Comment

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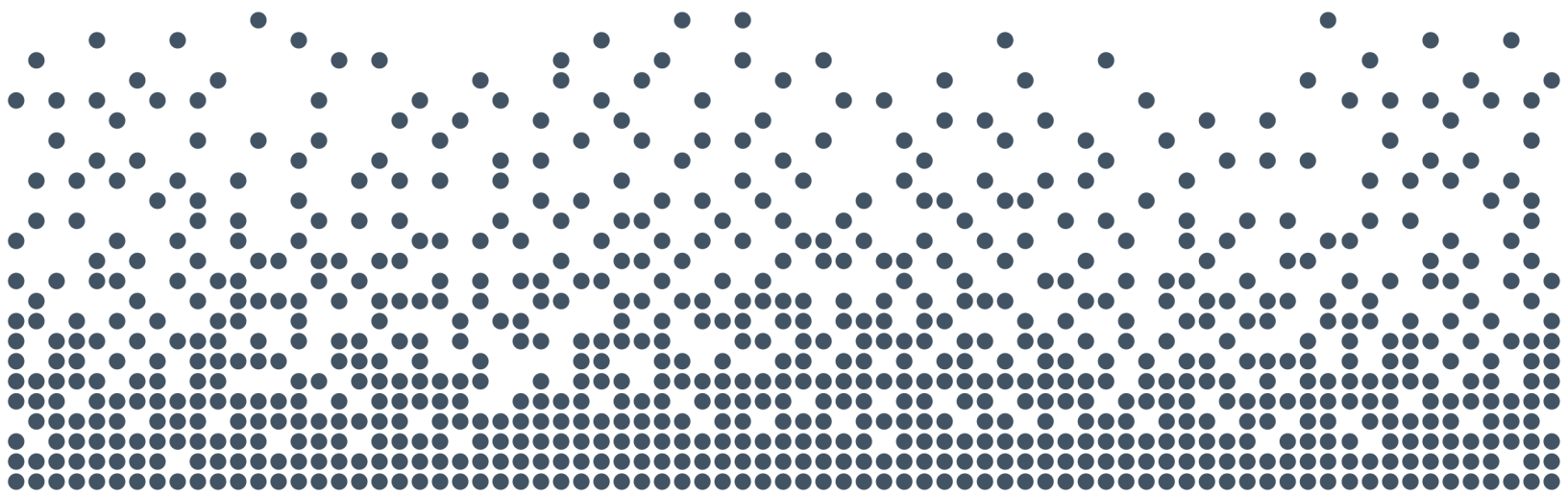
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## List of Acronyms and Abbreviations

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



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

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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 County of Dufferin (County).

The County retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the County 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 County'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 D).

In addition, the report is designed to set out sufficient background on the legislation, the County's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

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





## 1.2 Summary of the Process

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The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law on the County's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the County's D.C. by-law.

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

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

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

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

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

Process Steps	Dates
1. Project initiation	March 2022
2. Data collection and staff interviews	March 2022 – April 2022
3. Presentation of draft findings and D.C. policy discussion with County Staff	May 9, 2022
4. D.C. Background Study and draft D.C. by-law available to public	May 13, 2022



Process Steps	Dates
5. Presentation of D.C. Background Study to General Government Services Committee	May 26, 2022
6. Public Meeting of Council	June 9, 2022
7. D.C. By-law passage	July 14, 2022
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. County makes available D.C. pamphlet	by 60 days after in force date

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

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province’s “*More Homes, More Choice: Ontario’s Housing Supply Action Plan*.” The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the



installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.

- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

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

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

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;



- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;  
and
- Additional services as prescribed.

### Removal of 10% Statutory Deduction

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

### Classes of D.C. Services

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

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

### Statutory Exemptions



The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

### Transition

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

## **1.4 Other Legislative Changes**

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

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

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



# Chapter 2

## Current County of Dufferin D.C. Policy



## 2. Current County of Dufferin D.C. Policy

### 2.1 By-law Enactment

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The County adopted By-law number 2017-37 on August 24, 2017, which provides for County-wide D.C.s to be imposed in the County. By-law 2017-37 will expire on August 24, 2022.

### 2.2 Services Covered

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The following County-wide services are included under By-law 2017-37:

- Land Ambulance;
- Community Services;
- County Recreation;
- Long Term Care;
- Public Health;
- Public Works: Buildings & Fleet;
- Waste;
- General Government (Studies); and
- Roads & Related.

### 2.3 Timing of D.C. Calculation and Payment

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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 County to enter into alternative payment agreements with owners.

### 2.4 Indexing

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The by-law provides for annual indexing of the charges on January 1<sup>st</sup> of each year. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1  
County of Dufferin  
Current Development Charges (2022\$)

Service	Residential			Non-Residential
	Single & Semi Detached	Multiples	Apartments	per sq.ft.
Land Ambulance	-	-	-	-
Community Services	2,239	1,791	1,015	-
County Recreation	-	-	-	-
Long-term Care Services	-	-	-	-
Public Health Services	195	156	88	0.10
Public Works: Buildings & Fleet	461	369	209	0.23
Waste Services	77	62	35	0.04
General Government	-	-	-	-
Roads & Related	1,022	817	463	0.51
<b>Total</b>	<b>3,994</b>	<b>3,194</b>	<b>1,810</b>	<b>0.88</b>

## 2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that existed within 36 months prior to the date of payment of the D.C.

## 2.6 Area to Which the By-law Applies and Exemptions

By-law 2017-37 provides for the following statutory exemptions:

- The County or local board thereof;
- A board of education;
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98); and
- Industrial additions of up to and including 50% of the existing gross floor area (G.F.A.) of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s;

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

- A place of worship exempt under the Assessment Act;





- A public hospital under the Public Hospitals Act;
- Farm Buildings; and
- Temporary Buildings.



# Chapter 3

## Anticipated Development in the County of Dufferin



## 3. Anticipated Development in the County of Dufferin

### 3.1 Requirements of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County of Dufferin will be required to provide services over a mid-2022 to mid-2031 and long-term (mid-2022 to mid-2036) 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

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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 County over the forecast period, including:

- Dufferin County Official Plan, July 17, 2017;
- 2017 Dufferin County Development Charge Background Study, Hemson Consulting Ltd., August 10, 2017;
- 2006, 2011, 2016 and 2021 population and household Census data;
- 2006, 2011 and 2016 employment Census data;
- Historical residential building permit data over the 2012 to 2021 period;
- Residential and non-residential supply opportunities as identified by County of Dufferin staff; and
- Discussions with County staff regarding anticipated residential and non-residential development in the County of Dufferin.

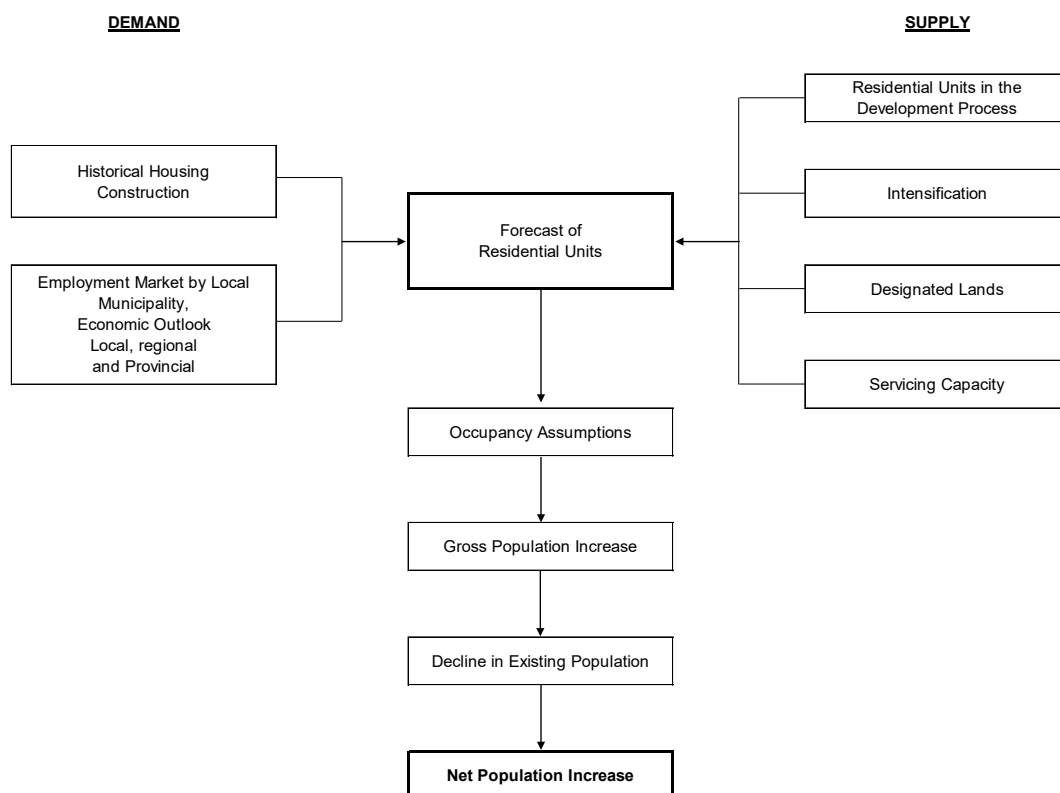


### 3.3 Summary of Growth Forecast

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 County and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the County of Dufferin is anticipated to reach approximately 74,620 by mid-2031 and 78,500 by mid-2036, resulting in an increase of approximately 7,800 and 11,670 persons, respectively.<sup>[1]</sup>

Figure 3-1  
Population and Household Forecast Model



<sup>[1]</sup> The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%.



**Table 3-1  
County of Dufferin  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Persons Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	58,700	56,881	801	56,080	16,704	1,300	1,994	75	20,073	728	2.834
	Mid 2016	63,710	61,735	890	60,845	18,065	1,695	2,105	55	21,920	809	2.816
	Mid 2021	68,370	66,257	955	65,302	19,150	1,825	2,290	55	23,320	868	2.841
Forecast	Mid 2022	68,960	66,822	962	65,860	19,302	1,837	2,391	55	23,585	875	2.833
	Mid 2031	77,000	74,617	1,102	73,515	21,107	2,685	3,254	55	27,101	1,002	2.753
	Mid 2036	81,000	78,495	1,132	77,363	22,016	3,207	3,757	55	29,036	1,029	2.703
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>5,010</b>	<b>4,854</b>	<b>89</b>	<b>4,765</b>	<b>1,361</b>	<b>395</b>	<b>111</b>	<b>-20</b>	<b>1,847</b>	<b>81</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>4,660</b>	<b>4,522</b>	<b>65</b>	<b>4,457</b>	<b>1,085</b>	<b>130</b>	<b>185</b>	<b>0</b>	<b>1,400</b>	<b>59</b>	
	<b>Mid 2021 - Mid 2022</b>	<b>590</b>	<b>565</b>	<b>7</b>	<b>558</b>	<b>152</b>	<b>12</b>	<b>101</b>	<b>0</b>	<b>265</b>	<b>7</b>	
	<b>Mid 2022 - Mid 2031</b>	<b>8,040</b>	<b>7,795</b>	<b>140</b>	<b>7,655</b>	<b>1,805</b>	<b>848</b>	<b>863</b>	<b>0</b>	<b>3,516</b>	<b>127</b>	
	<b>Mid 2022 - Mid 2036</b>	<b>12,040</b>	<b>11,673</b>	<b>170</b>	<b>11,503</b>	<b>2,714</b>	<b>1,370</b>	<b>1,366</b>	<b>0</b>	<b>5,451</b>	<b>154</b>	

[1] Census undercount estimated at approximately 3.2%.

[2] Includes Townhouses and apartments in duplexes.

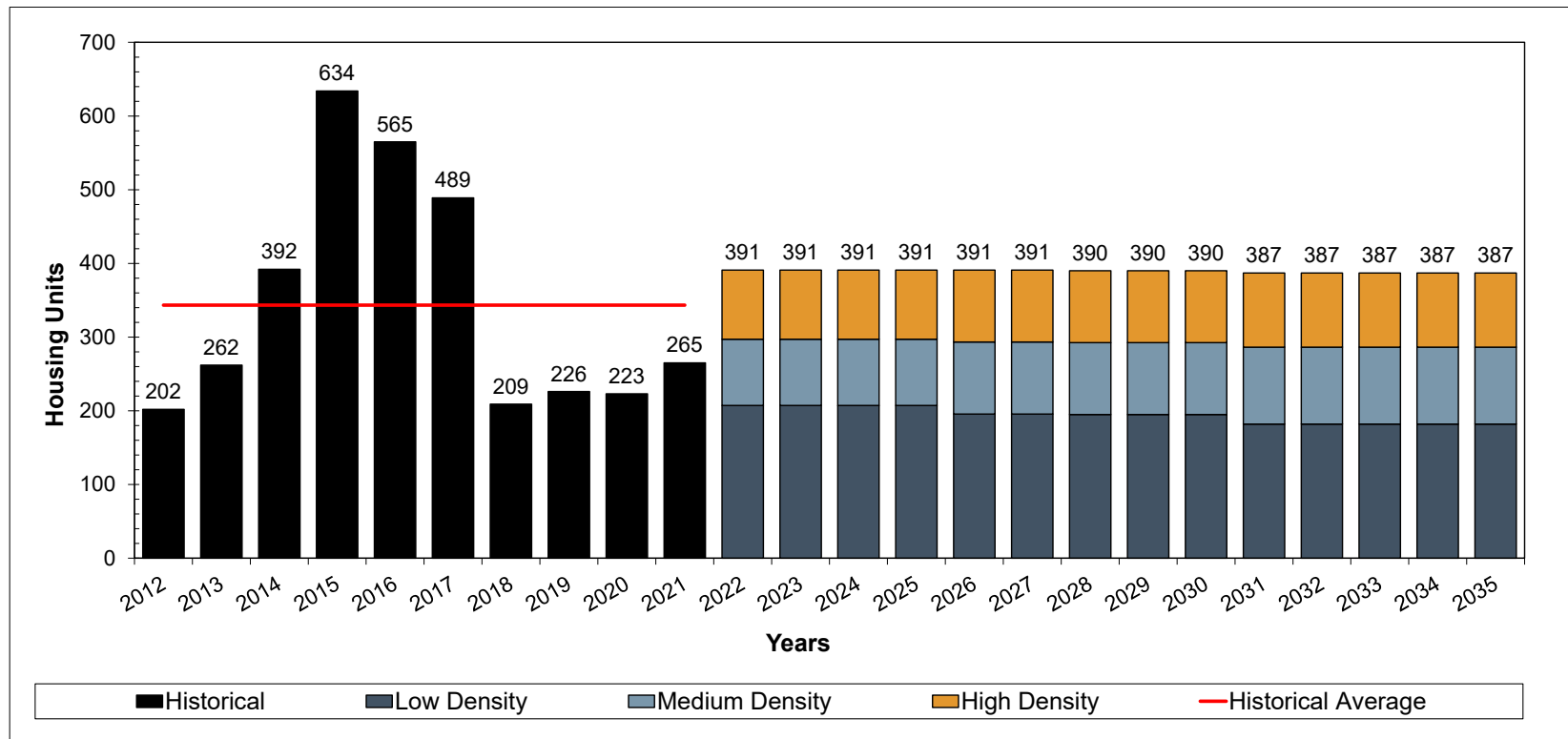
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Population including the Census undercount has been rounded.

Source: Derived from the Dufferin County Official Plan, July 17, 2017, by Watson & Associates Economists Ltd.



Figure 3 2  
County of Dufferin  
Annual Housing Forecast<sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the County of Dufferin, 2012-2021.



Provided below is a summary of the key assumptions and findings regarding the County of Dufferin D.C. growth forecast:

### 1. Unit Mix (Appendix A – Schedules 1 and 5)

- The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with County staff regarding anticipated development trends for the County of Dufferin.
- Based on the above indicators, the 2022 to 2036 household growth forecast for the County is comprised of a unit mix of 50% low density units (single detached and semi-detached), 25% medium density (multiples except apartments) and 25% high density (bachelor, 1-bedroom and 2-bedroom apartments).

### 2. Planning Period

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

### 3. Population in New Units (Appendix A – Schedules 2, 3 and 4)

- The number of housing units to be constructed by 2036 in the County of Dufferin over the forecast period is presented in Table 3-1. Over the 2022 to 2036 forecast period, the County is anticipated to average approximately 390 new housing units per year.
- Institutional population<sup>[1]</sup> is anticipated to increase by approximately 170 people between 2022 to 2036.
- Population in new units is derived from Schedules 2, 3 and 4, which incorporate historical development activity, anticipated units (see unit mix

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<sup>[1]</sup> 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.



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 2016 custom Census data for the County of Dufferin. 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. Forecast 20-year average P.P.U.s by dwelling type are as follows:

- Low density: 3.209
- Medium density: 2.464
- High density:<sup>[1]</sup> 1.443

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

- Existing households for mid-2022 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 and mid-2022, assuming a six-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 and 4, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2036 forecast period is approximately 2,550.

#### 5. 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 County divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data<sup>[2]</sup> (place of work) for the County of Dufferin is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:

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<sup>[1]</sup> Includes bachelor, 1-bedroom and 2-or-more-bedroom apartments.

<sup>[2]</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.





- 310 primary (1%);
  - 3,105 work at home employment (16%);
  - 3,863 industrial (20%);
  - 8,028 commercial/population-related (41%); and
  - 4,290 institutional (22%).
- The 2016 employment by usual place of work, including work at home, is 19,595. An additional 4,455 employees have been identified for the County in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup>
  - Total employment, including work at home and N.F.P.O.W. for the County is anticipated to reach approximately 29,470 by mid-2031 and 31,000 by mid-2036. This represents an employment increase of approximately 3,090 for the 2022 to 2031 forecast period and 4,620 for the 2022 to 2036 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 municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
  - Total employment for the County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 20,090 by mid-2031 and 21,120 by mid-2036. This represents an employment increase of approximately 2,090 for the 2022 to 2031 forecast period and 3,120 for the 2022 to 2036 forecast period.

## 7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A - Schedule 8b)

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<sup>[1]</sup> 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."

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- Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
  - 3,000 sq.ft. per employee for primary;
  - 1,500 sq.ft. per employee for industrial;
  - 550 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The County-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 2.2 million sq.ft. over the 2022 to 2031 forecast period and 3.3 million sq.ft. over the 2022 to 2036 forecast period.
- In terms of percentage growth, the 2022 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
  - primary – 9%;
  - industrial – 61%
  - commercial/population-related – 18%; and
  - institutional – 12%.



# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

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

### 4.2 Services Potentially Involved

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

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



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

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

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

### **4.3 Increase in Need for Service**

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



Figure 4-1

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

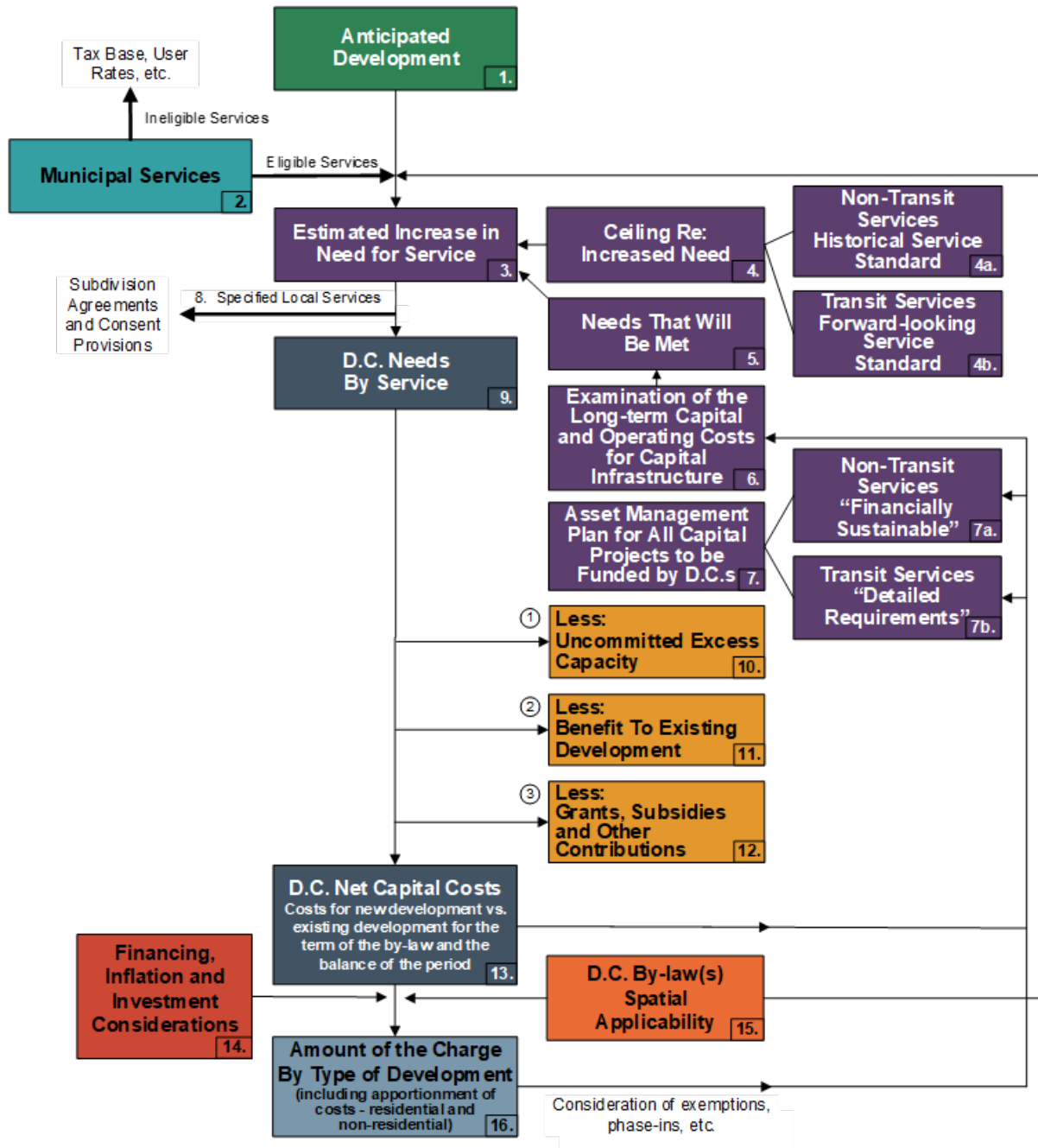




Table 4-1  
Categories of Municipal Services  
To Be Addressed as Part of the Calculation

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

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<sup>[1]</sup> with 7+ year lifetime

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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	<p>Ineligible</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>5.1 Acquisition of land for parks, woodlots and E.S.A.s</p> <p>5.2 Development of area municipal parks</p> <p>5.3 Development of district parks</p> <p>5.4 Development of municipal-wide parks</p> <p>5.5 Development of special purpose parks</p> <p>5.6 Parks rolling stock <sup>[1]</sup> and yards</p> <p>5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)</p> <p>5.8 Recreation vehicles and equipment <sup>[1]</sup></p>
6. Library Services	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>6.1 Public library space (incl. furniture and equipment)</p> <p>6.2 Library vehicles <sup>[1]</sup></p> <p>6.3 Library materials</p>
7. Electrical Power Services	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>7.1 Electrical substations</p> <p>7.2 Electrical distribution system</p> <p>7.3 Electrical system rolling stock</p>
9. Wastewater Services	<p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>9.1 Treatment plants</p> <p>9.2 Sewage trunks</p> <p>9.3 Local systems</p> <p>9.4 Vehicles and equipment <sup>[1]</sup></p>
10. Water Supply Services	<p>n/a</p> <p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>10.1 Treatment plants</p> <p>10.2 Distribution systems</p> <p>10.3 Local systems</p> <p>10.4 Vehicles and equipment <sup>[1]</sup></p>





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



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

<sup>[1]</sup> with a 7+ year lifetime

<sup>[2]</sup> same percentage as service component to which it pertains

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

## 4.4 Capital Forecast

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

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



The capital costs include:

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

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

## **4.5 Treatment of Credits**

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Section 8 para. 5 of O. Reg. 82/98 indicates that a D.C. background study must set out, "the estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that, "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

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

## **4.6 Classes of Services**

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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

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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;
- Long-term Care Services;
- Child Care and Early Years Programs;
- Housing Services ;
- Public Health Services;
- Ambulance;
- Waste Diversion; and
- Growth-Related Studies.

## **4.7 Eligible Debt and Committed Excess Capacity**

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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

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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 County’s D.C. reserve funds balances, by service, are presented in Table 4-2 below. 2021 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws over the 2017-2021 period. Furthermore, the reserve funds have also been adjusted to account for estimated 2022 D.C. revenues to mid-year 2022. These balances have been applied against future spending requirements for all services.



Table 4-2  
County of Dufferin  
Estimated 2022 Mid-Year D.C. Reserve Funds Balances

Service	2022 Opening Balance	2022 Collections (Prorated to By-Law Passage)	2022 D.C.B.S. Adjustments	Total
Roads and Related	3,888,695	1,103,699	102,443	5,094,838
Land Ambulance	12,182	-	-	12,182
Community Services	449,049	363,260	(1,829,649)	(1,017,340)
Long Term Care	-	-	-	-
Public Health	394,267	-	(313,527)	80,740
Waste Services	36,546	24,176	(153,411)	(92,689)
General Government	58,321	16,837	204,886	280,044
<b>Total</b>	<b>4,839,060</b>	<b>1,507,973</b>	<b>(1,989,258)</b>	<b>4,357,774</b>

## 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 10-year period immediately preceding the preparation of the background study..." O. Reg. 82.98 (s.4) goes further to indicate that, "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."



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

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

#### ***4.9.2 Reduction for Uncommitted Excess Capacity***

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

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

#### ***4.9.3 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 following:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);



- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a County-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### ***4.9.4 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 made or anticipated by Council and in accordance with various rules such as the attribution between the share





related to new vs. existing development O. Reg. 82.98, s.6. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

## **4.10 Municipal-Wide vs. Area Rating**

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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**

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



# Chapter 5

## Development Charge Eligible Cost Analysis by Service



## 5. Development Charge Eligible Cost Analysis by Service

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

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

### 5.1 Service Levels and 9-Year Capital Costs for County-wide D.C. Calculations

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This section evaluates the development-related capital requirements for select services and classes of service over the 9-year planning period (2022-2031) in alignment with the forecast period for the County's long-range capital forecast. Each service is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.1.1 Services Related to a Highway

The County has a current inventory of 316 kilometers (km) of asphalt, gravel, stone or other roads. Additionally, the County maintains 32 bridges and 71 culverts. To service these assets, the County utilizes a fleet of 47 vehicles and 41,300 square feet (sq.ft.) of facility space. Over the past 10-year period, this level of investment equates to \$6,088 per capita on average. Applying this to the forecast net population increase (i.e. 7,655), a maximum D.C.-eligible amount of \$46.6 million could be included in the calculation of the charge.

To service the anticipated residential and non-residential growth, gross capital costs of \$8.7 million in facilities, \$109,900 in vehicles, \$47.2 million in road and paved shoulder projects, and \$450,000 in study needs have been identified. In recognition the of the benefits these projects will provide to existing development, \$42.4 million has been



deducted from the gross capital costs. Furthermore, \$2.9 million of the cost for the new southern operations centre has been deducted as a benefit to growth beyond the forecast period. After accounting for the existing reserve funds of \$5.1 million that have been collected towards these needs, a total of \$6.1 million in D.C.-eligible costs have been included in the calculation of the charge.

These D.C.-eligible costs have then been allocated 79% to residential and 21% to non-residential development based on the share of population and employment growth (i.e. 7,655 population and 2,085 employment).

### **5.1.2 Public Health Services**

Public health services are provided by Wellington-Dufferin-Guelph Public Health throughout the County. Six separate facilities, with a total square footage of 92,030, are utilized in the provision of service. This historical investment in this infrastructure equates to an average per capita level of service of \$462. When this per capita level of investment is applied to the anticipated growth over the 9-year period, a total D.C.-eligible amount of \$3.5 million could be included in the calculation of the charge.

Anticipated capital needs to service this growth consist of the County's share (i.e. 21.4%) of outstanding principal and interest payments for the Orangeville and Guelph facilities. After deductions in recognition of the benefits to existing development (\$742,000) and reserve fund balances (\$80,700), a total of \$1.7 million is included in the calculation of the charge.

These capital costs are then allocated 79% to residential and 21% to non-residential development based on the share of population and employment growth.

### **5.1.3 Ambulance Services**

Facilities in Orangeville, Shelburne and Grand Valley are utilized in providing Ambulance Services for the County (a total of 13,047 sq.ft.). These three facilities are equipped with 13 vehicles and 72 equipment items. This results in a per capita level of investment of \$128. Applying this per capita investment to the anticipated development of 7,655 persons results in a total of \$978,500 that could be included in the calculation of the charge.



Capital needs to service the anticipated 9-year growth includes a provision for a new satellite station and two new ambulances. These assets have a total gross capital cost of \$1.2 million. After deductions of \$212,000 and \$12,000 in recognition of the benefits to growth beyond the forecast period and existing reserve fund balances, respectively, a total of \$978,500 is included in the calculation of the charge.

These D.C.-eligible costs have then been allocated to residential and non-residential development based on the share of population and employment growth (i.e. 79% residential and 21% non-residential).

#### **5.1.4 Long-term Care Services**

The County provides long-term care services through the usage of Dufferin Oaks (101,253 sq. ft.) and 8 vehicles. These assets provide a level of investment of \$722 per capita on average. This equates to a maximum D.C.-eligible costs of \$5.5 million when applied to the anticipated 10-year population growth of 7,655.

The County does not anticipate any capital costs relating to long-term care services over the planning horizon (i.e., 2022-2031) other than a Community Services Needs Assessment that has been included within the Growth-Related Studies class of service.

#### **5.1.5 Child Care and Early Years Services**

Two dedicated facilities (13,280 sq. ft.) and one shared facility (2,583 sq. ft.) are utilized in the delivery of Child Care Services within the County. These assets provide a total level of investment of \$3.8 million or \$86 per capita. When the per capita level of investment is applied to the anticipated development, a maximum D.C.-eligible costs of \$661,000 is could be included in the calculation of the charge.

The capital program required to provide Child Care and Early Years Services to the anticipated growth consists of outstanding principal and interest payments relating to the shared Edelbrock facility. Deductions of \$778,000 and \$835,000 are made to account for the anticipated recoveries through leaseholder agreements and the benefits to existing development, respectively. This results in a total of \$629,800 being included in the calculation of the charge.

These capital costs are allocated 100% to residential development as they are the main benefactors of Child Care and Early Years Services.



### **5.1.6 Housing Services**

The County provides social housing services at 11 separate sites that consist of 266,213 sq.ft. of facility space which are owned and managed by the County. On a per capita basis, this results in a level of investment of \$1,489 over the past 10-years. When applied to the anticipated development of 7,655 persons, the maximum D.C.-eligible costs is \$11.4 million.

The County has increased the stock of housing to provide for new development for which there are outstanding growth-related debt payments. The net present value of the principal and interest payments over the forecast period total \$5.4 million. After the inclusion of the reserve fund deficit of \$1.0 million, a total of approximately \$6.5 million of D.C.-eligible costs are included in the calculation of the charge.

As residents are the main users of housing services, these costs are 100% allocated to residential development.

### **5.1.7 Waste Diversion Services**

Waste Diversion Services provided by the County that have been considered in this D.C. Background Study include activities related to the collection of source separated organics and yard waste. The collection of recyclable materials has not been considered as this service will be moving to full producer funding responsibility by July 1, 2023. The County currently provides waste diversion services through a contract which utilizes 19,300 sq.ft. of facility space and a fleet of 24 vehicles and equipment items. These assets represent a total investment of \$9.8 million (or \$142 per capita). The resultant maximum D.C.-eligible amount based on this level of investment is \$1.1 million.

To service the additional development, the County will incur additional contract costs (of which only the capital portion has been included in the calculation of the charge) and costs to provide additional green bins and carts. The gross capital costs for this additional investment is \$190,000. After accounting for estimated reserve fund deficits of \$93,000, a total of \$283,000 is included in the calculation of the charge.

These D.C.-eligible costs have then been allocated to residential and non-residential development based on the share of population and employment growth (i.e. 79% residential and 21% non-residential).



### **5.1.8 Growth-Related Studies Class of Service**

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

The following provides a list of the studies that have been identified for the 2022- 2031 forecast period:

- Development Charges Background Study (2022, 2024 & 2029);
- Strategic Plan (2022);
- Growth Management Review (2022);
- 5-Year Growth Management Review (2027); and
- Community Services Needs Assessment (2022-2031).

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

- Services Related to a Highway – 37.8%
- Long-term Care Services – 0.0%
- Child Care and Early Years Programs – 3.9%
- Public Health Services – 10.5%
- Ambulance – 6.1%
- Housing Services – 40.0%
- Waste Diversion – 1.8%

The Community Services Need Assessment study has been allocated only to Long-Term Care Services and Housing Services.

The total cost of these studies is \$620,000 of which \$135,000 is a benefit to existing development. A deduction of \$50,000 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 \$280,000 has been deducted, resulting in a net D.C.-eligible cost of \$155,000 over the 9-year forecast period as presented in Table 5-7 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 5-8 below.





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

Prj. No	Increased Service Needs Attributable to Anticipated Development  2022-2031		Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to	Total	Residential Share 79%	Non- Residential Share 21%
	<b>Facilities</b>			-	-	-	-		-	-	-
1	New Operations Centre In Southern Area (incl. Land, Facility, and Sand Dome)	2022-2031	8,700,000	2,910,300	5,789,700	-		5,789,700	4,573,863	1,215,837	
2	Plow	2025	93,400	-	93,400	-		93,400	73,786	19,614	
3	Backhoe	2024	16,500	-	16,500	-		16,500	13,035	3,465	
	<b>Road Projects</b>			-	-	-	-	-	-	-	
4	Rsf DR3	18th Line to Dufferin County Road 11	2022	2,146,500	-	2,146,500	1,921,300	225,200	177,908	47,292	
5	Recon DR109	SAR Consulting Fees	2022	150,000	-	150,000	134,300	15,700	12,403	3,297	
6	Recon DR109	Peel Region Road 136 (Porterfield rd) to Highway 10	2023	5,099,355	-	5,099,355	4,564,300	535,055	422,693	112,362	
7	Recon DR109	Dufferin County Road 23 to Peel Region Road 136 (Porterfield rd)	2024	2,017,575	-	2,017,575	1,805,900	211,675	167,223	44,452	
8	Rsf DR124	CTY RD 21 to MELANCTHON-OSPREY TL	2024	2,328,480	-	2,328,480	2,084,200	244,280	192,981	51,299	
9	Rsf DR3	12th Line to Grand Crescent	2025	657,045	-	657,045	588,100	68,945	54,467	14,478	
10	Rsf DR3	Grand Crescent to 13th Line	2025	461,700	-	461,700	413,300	48,400	38,236	10,164	
11	Rsf DR3	13th Line to Dufferin County Road 24	2025	786,510	-	786,510	704,000	82,510	65,183	17,327	
12	Rsf DR124	HWY 89 to 5TH SDRD	2026	1,718,145	-	1,718,145	1,537,900	180,245	142,394	37,851	
13	Rsf DR124	CTY RD 17 to CTY RD 21	2026	5,334,660	-	5,334,660	4,774,900	559,760	442,210	117,550	
14	Rsf DR3	Dufferin County Road 11 to Dufferin County Road 109	2027	797,715	-	797,715	714,000	83,715	66,135	17,580	
15	Rsf DR11	Dufferin County Road 3 to Dufferin County Road 109	2027	416,610	-	416,610	372,900	43,710	34,531	9,179	
16	Rsf DR109	2nd Line to Dufferin County Road 3	2027	184,680	-	184,680	165,300	19,380	15,310	4,070	
17	Recon DR109	Dufferin County Road 3 to Riddell Road	2027	2,130,300	-	2,130,300	1,906,800	223,500	176,565	46,935	
18	Rsf DR16	Riddell Road to Dufferin County Road 16 (Veteran's Way)	2028	353,160	-	353,160	316,100	37,060	29,277	7,783	
19	Rsf DR16	5 Sideroad to Blind Line	2028	493,965	-	493,965	442,100	51,865	40,973	10,892	
20	Rsf DR16	Hawthorne Crescent, East Leg to Highway 10	2028	181,845	-	181,845	162,800	19,045	15,046	3,999	
21	Rsf DR25	CTY RD 15 to HWY 89	2028	1,979,100	-	1,979,100	1,771,400	207,700	164,083	43,617	
22	Rsf DR25	FIFE RD to MT HAVEN CRES NORTH LEG	2028	1,204,200	-	1,204,200	1,077,800	126,400	99,856	26,544	
23	Rsf DR109	East-West Luther Townline to East-West Garafraxa Townline	2028	477,495	-	477,495	427,400	50,095	39,575	10,520	
24	Rsf DR25	MT HAVEN CRES NORTH LEG to CTY RD 15	2029	2,562,300	-	2,562,300	2,293,400	268,900	212,431	56,469	
25	Rsf DR16	Broadway to Hanson Boulevard	2031	135,000	-	135,000	120,800	14,200	11,218	2,982	
26	Rsf DR11	Dufferin Road 109 to 15 Sideroad	2031	1,555,200	-	1,555,200	1,392,000	163,200	128,928	34,272	
27	Rsf DR11	30th Sideroad to Highway 89	2031	195,750	-	195,750	175,200	20,550	16,235	4,316	



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

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2031		Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to	Total	Residential Share 79%	Non- Residential Share 21%
	Paved Shoulders										
28	Rsf DR18	125m North of Highway 9 to Dufferin County Road 7	2022	1,276,631	-	1,276,631	1,142,700		133,931	105,805	28,125
29	Recon DR21	6TH LINE NE to 350M SW OF 5TH LINE	2022	146,475	-	146,475	131,100		15,375	12,146	3,229
30	Rsf DR21	4TH LINE NE to 350M SW OF 5TH LINE	2023	542,707	-	542,707	485,800		56,907	44,956	11,950
31	Rsf DR12	Dufferin County Road 109 to South Limit of Laurel	2024	1,057,330	-	1,057,330	946,400		110,930	87,635	23,295
32	Rsf DR24	Erin-Garafraxa Townline to Dufferin County Road 3	2025	509,794	-	509,794	456,300		53,494	42,260	11,234
33	Rsf DR18	280M NORTH OF HIGHWAY 89 to 9TH SDRD MULMUR	2027	1,084,752	-	1,084,752	970,900		113,852	89,943	23,909
34	Rsf DR17	4TH LINE SW to HWY 10	2029	795,099	-	795,099	711,700		83,399	65,886	17,514
35	Rsf DR18	N LIMIT MANSFIELD to 20TH SDRD MULMUR	2029	1,212,604	-	1,212,604	1,085,400		127,204	100,491	26,713
36	Rsf DR17	HWY 89 to 4TH LINE SW	2030	581,880	-	581,880	520,800		61,080	48,253	12,827
37	Rsf DR18	CTY RD 21 to SIMCOE BOUNDARY	2030	888,685	-	888,685	795,400		93,285	73,695	19,590
38	Rsf DR7	2nd Line EHS to Dufferin County Road 18	2030	1,135,320	-	1,135,320	1,016,200		119,120	94,105	25,015
39	Rsf DR5	10th Line to Dufferin County Road 109	2030	939,988	-	939,988	841,400		98,588	77,885	20,704
40	Rsf DR5	East-West Garafraxa Townline to 10th Line	2031	828,907	-	828,907	741,900		87,007	68,735	18,271
41	Rsf DR18	Hockley Road to Hwy 89	2031	2,249,711	-	2,249,711	2,013,700		236,011	186,449	49,562
42	Rsf DR7	Dufferin Road 18 to Limit of Hockley Village	2031	528,039	-	528,039	472,600		55,439	43,797	11,642
43	Rsf DR7	Limit of Hockley Village to Mono/Adjala Townline	2031	43,646	-	43,646	39,100		4,546	3,591	955
	<b>Studies</b>	<b>Studies</b>		-	-	-	-		-	-	-
44	Transportation Master Plan Update		2027	100,000	-	100,000	25,000		75,000	59,250	15,750
45	Orangveville EA/Secondary Plan		2022-2031	350,000	-	350,000	87,500		262,500	207,375	55,125
				-	-	-	-		-	-	-
	Reserve Fund Adjustment			-	-	-	-		(5,094,838)	(4,024,922)	(1,069,916)
	<b>Total</b>	<b>Total</b>		<b>56,448,757</b>	<b>2,910,300</b>	<b>53,538,457</b>	<b>42,350,100</b>	<b>-</b>	<b>6,093,519</b>	<b>4,813,880</b>	<b>1,279,639</b>



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031									79%	21%
1	Net Present Value of Principal Payments for Orangeville Facility, incl. FFE (Dufferin County Share)	2022-2031	679,350	-		679,350	132,556		546,794	431,967	114,827
2	Net Present Value of Interest Payments for Orangeville Facility, incl. FFE (Dufferin County Share)	2022-2031	144,989	-		144,989	132,556		12,433	9,822	2,611
3	Net Present Value of Principal Payment Guelph Facility, incl. FFE (Dufferin County Share)	2022-2031	1,391,564	-		1,391,564	344,957		1,046,607	826,819	219,787
4	Net Present Value of Interest Payment Guelph Facility, incl. FFE (Dufferin County Share)	2022-2031	296,992	-		296,992	132,000		164,992	130,343	34,648
	Reserve Fund Adjustment								(80,740)	(63,785)	(16,955)
	<b>Total</b>		<b>2,512,894</b>	<b>-</b>	<b>-</b>	<b>2,512,894</b>	<b>742,069</b>	<b>-</b>	<b>1,690,085</b>	<b>1,335,167</b>	<b>354,918</b>



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031									79%	21%
1	Provision for New Satellite Station (incl. Land)	2022-2031	588,000	-		588,000	-		588,000	464,520	123,480
2	2 Ambulances	2022-2031	614,600	211,956		402,644	-		402,644	318,089	84,555
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(12,182)	(9,624)	(2,558)
			-	-		-	-		-	-	-
	<b>Total</b>		<b>1,202,600</b>	<b>211,956</b>	<b>-</b>	<b>990,644</b>	<b>-</b>	<b>-</b>	<b>978,462</b>	<b>772,985</b>	<b>205,477</b>



**Table 5-4**  
**Infrastructure Costs Covered in the D.C. Calculation – Child Care and Early Years Programs Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031									100%	0%
1	Net Present Value of Principal Payment for Edelbrock Facility	2022-2031	1,832,447	-	635,859	1,196,588	682,100		514,488	514,488	-
2	Net Present Value of Interest Payment for Edelbrock Facility	2022-2031	410,745	-	142,528	268,216	152,900		115,316	115,316	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	<b>Total</b>		<b>2,243,192</b>	<b>-</b>	<b>778,388</b>	<b>1,464,804</b>	<b>835,000</b>	<b>-</b>	<b>629,804</b>	<b>629,804</b>	<b>-</b>



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031									100%	0%
1	Net Present Value of Principal Payments for 40 Lawrence Ave.	2022-2031	2,002,701	-		2,002,701	-		2,002,701	2,002,701	-
2	Net Present Value of Interest Payments for 40 Lawrence Ave.	2022-2031	492,333	-		492,333	-		492,333	492,333	-
3	Net Present Value of Principal Payments for 54 Lawrence Ave.	2022-2029	896,639	-		896,639	-		896,639	896,639	-
4	Net Present Value of Interest Payments for 54 Lawrence Ave.	2022-2029	92,618	-		92,618	-		92,618	92,618	-
5	Net Present Value of Principal Payments for Dynes-Gray Facility	2022-2031	1,495,452	-		1,495,452	-		1,495,452	1,495,452	-
6	Net Present Value of Interest Payments for Dynes-Gray Facility	2022-2031	464,049	-		464,049	-		464,049	464,049	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		1,017,340	1,017,340	-
	<b>Total</b>		<b>5,443,791</b>	<b>-</b>	<b>-</b>	<b>5,443,791</b>	<b>-</b>	<b>-</b>	<b>6,461,131</b>	<b>6,461,131</b>	<b>-</b>



**Table 5-6  
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development  2022-2031	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
1	Net Present Value of Annual Capital Costs of Waste Diversion Contract (SSO and Yard Waste)	2022-2031	123,000	-		123,000	-		123,000	97,170	25,830
2	Additional greenbins and green carts	2022-2031	67,000	-		67,000	-		67,000	52,930	14,070
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		92,689	73,224	19,465
	<b>Total</b>		<b>190,000</b>	<b>-</b>	<b>-</b>	<b>190,000</b>	<b>-</b>	<b>-</b>	<b>282,689</b>	<b>223,324</b>	<b>59,365</b>



**Table 5-7  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	<b>2022-2031</b>								
1	Development Charges Background Study	2022	40,000	-		40,000	-		40,000
2	Development Charges Background Study	2024	40,000	-		40,000	-		40,000
3	Development Charges Background Study	2029	40,000	-		40,000	-		40,000
4	Strategic Plan	2022	100,000	-	10,000	90,000	45,000		45,000
5	Growth Management Review	2022	120,000	-	12,000	108,000	27,000		81,000
6	5-Year Growth Management Review	2027	180,000	-	18,000	162,000	40,500		121,500
7	Community Services Needs Assessment	2022-2031	100,000	-	10,000	90,000	22,500		67,500
	Reserve Fund Adjustment			-		-	-		(280,044)
	<b>Total</b>		<b>620,000</b>	<b>-</b>	<b>50,000</b>	<b>570,000</b>	<b>135,000</b>	<b>-</b>	<b>154,956</b>





Table 5-8  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Service	2022-2031	Residential Share	Non-Residential Share
Services Related to a Highway	33,027	26,092	6,936
Long-term Care Services	33,750	30,375	3,375
Child Care and Early Years Programs	3,414	3,414	-
Public Health Services	9,160	7,237	1,924
Ambulance	5,303	4,190	1,114
Housing Services	68,770	68,770	-
Waste Diversion	1,532	1,210	322
<b>Total</b>	<b>154,956</b>	<b>141,287</b>	<b>13,670</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Table 6-1 shows the D.C. calculation municipal-wide services assessed over the 9-year forecast period (i.e. 2022-2031). The total D.C.-eligible costs in Table 6-1 includes the attribution of growth-related studies by service area identified in Table 5-8. The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, other multiples, stacked townhouses). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis.

Table 6-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for County-wide services. Tables 6-3 and 6-4 compare the existing charges to the charges proposed herein (Table 6-2), for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.

In total, the calculated charge for a single detached unit within the County would increase by 27% (+ \$1,062). For non-residential development the calculated D.C. would decrease by 2% (- \$0.02 per sq.ft. of G.F.A.).



**Table 6-1  
Municipal-wide Services  
2022-2031**

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Services Related to a Highway	\$ 4,813,880	\$ 1,279,639	\$ 1,710	\$ 0.58
2. Long-term Care Services	-	-	-	-
3. Child Care and Early Years Programs	629,804	-	224	-
4. Public Health Services	1,335,167	354,918	474	0.16
5. Ambulance	772,985	205,477	275	0.09
6. Housing Services	6,461,131	-	2,294	-
7. Waste Diversion	223,324	59,365	79	0.03
<b>TOTAL</b>	<b>\$14,236,292</b>	<b>\$1,899,399</b>	<b>\$5,056</b>	<b>\$0.86</b>
Growth Related Studies	\$141,287	\$13,670		
D.C.-Eligible Capital Cost	\$14,377,578	\$1,913,068		
10-Year Gross Population/GFA Growth (sq.ft.)	9,126	2,227,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,575.45</b>	<b>\$0.86</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.209	\$5,056		
Other Multiples	2.464	\$3,882		
Apartments - 2 Bedrooms +	1.523	\$2,399		
Apartments - Bachelor and 1 Bedroom	1.100	\$1,733		
Stacked Townhouse	1.523	\$2,399		

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

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Stacked Townhouses	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	1,693	1,300	803	803	580	0.57
Long-term Care Services	-	-	-	-	-	-
Child Care and Early Years Programs	221	170	105	105	76	-
Public Health Services	469	360	223	223	161	0.15
Ambulance	272	209	129	129	93	0.09
Housing Services	2,272	1,744	1,078	1,078	779	-
Waste Diversion	79	61	37	37	27	0.03
Growth-Related Studies	50	38	24	24	17	0.02
<b>Total Municipal Wide Services/Class of Services</b>	<b>5,056</b>	<b>3,882</b>	<b>2,399</b>	<b>2,399</b>	<b>1,733</b>	<b>0.86</b>



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

<b>Residential (Single Detached) Comparison</b>				
<b>Service/Class of Service</b>	<b>Current</b>	<b>Calculated</b>	<b>Change (%)</b>	<b>Change (\$)</b>
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	1,483	1,693	14%	210
Long-term Care Services	-	-		-
Child Care and Early Years Programs	2,239	221	11%	254
Housing Services		2,272		
Public Health Services	195	469	141%	274
Ambulance	-	272		272
Waste Diversion	77	79	3%	2
Growth-Related Studies	-	50		50
<b>Total Municipal Wide Services/Classes</b>	<b>3,994</b>	<b>5,056</b>	<b>27%</b>	<b>1,062</b>

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

<b>Non-Residential (per sq.ft.) Comparison</b>				
<b>Service/Class of Service</b>	<b>Current</b>	<b>Calculated</b>	<b>Change (%)</b>	<b>Change (\$)</b>
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	0.74	0.57	-23%	(0.17)
Long-term Care Services	-	-		-
Child Care and Early Years Programs	-	-		-
Housing Services		-		
Public Health Services	0.10	0.15	53%	0.05
Ambulance	-	0.09		0.09
Waste Diversion	0.04	0.03	-23%	(0.01)
Growth-Related Studies	-	0.02		0.02
<b>Total Municipal Wide Services/Classes</b>	<b>0.88</b>	<b>0.86</b>	<b>-2%</b>	<b>(0.02)</b>



# Chapter 7

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



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

### 7.1 Introduction

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

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

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

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

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

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

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



## 7.2 D.C. By-law Structure

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It is recommended that:

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

## 7.3 D.C. By-law Rules

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

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

### 7.3.1 *Payment in any Particular Case*

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

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

### 7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 20 years. Costs allocated to non-residential uses will be assigned to





industrial and non-industrial (commercial and institutional) uses based on the forecast G.F.A. constructed.

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

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

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

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

The credit can, in no case, exceed the amount of development charges that would otherwise be payable. Furthermore, no credit will be available if the existing land use is exempt under the by-law or if the existing use is not capable of being occupied in accordance with the municipal by-laws and codes as determined by the County.

### **7.3.4 Exemptions (full or partial)**

#### **Statutory exemptions**

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)). The exemption for an existing industrial building provided shall be applied to a maximum of fifty percent (50%)



of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98). To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:
  - A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of August 24, 2022, and which was not exempt from the payment of D.C.s pursuant to Section 2(3)(b) of the Act; or
  - The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after August 24, 2022, and for which D.C.s were paid.
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O. Reg. 82/98.
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

### **Non-statutory exemptions**

- A place of worship exempt under the Assessment Act;
- A public hospital under the Public Hospitals Act;
- Farm Buildings; and
- Temporary Buildings.



### **7.3.5 Phase in Provision(s)**

The proposed D.C. By-law will come into effect on August 24, 2022, approximately five weeks after by-law passage.

### **7.3.6 Timing of Collection**

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

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

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges as outlined in the County's Interest Rate Policy.

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

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

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

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



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

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

- a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

### **7.3.7 Indexing**

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

### **7.3.8 D.C. Spatial Applicability**

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



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

- The ten-year service level from all applicable services across the County 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 County, potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
- County-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 County.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a County-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 County. Whereas another part of the municipality that has experienced significant growth which required substantial capital investments, benefitted from the capital investments being financed by County-wide D.C.s. The implementation of area specific D.C.s could result in varying D.C.s across the County, which may impact the ability to attract investment into parts of the community.
- Services are generally available across the County, used often by all residents and are not restricted to one specific geographic area. The use of a County-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 County-wide property tax rates, etc.).

Based on the foregoing and discussions with County staff, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to continue to apply County-wide D.C.s.

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

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

It is recommended that the County's D.C. collections be contributed into seven (7) separate reserve funds, including:

- Services Related to a Highway;
- Child Care and Early Years Programs;
- Public Health Services;
- Ambulance Services;
- Housing Services;
- Waste Diversion; and
- Growth-Related Studies

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

The proposed by-law will come into force on August 24, 2022

### ***7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing***

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O. Reg. 82/98).



## 7.5 Other Recommendations

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**It is recommended that Council:**

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 13, 2022, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 13, 2022, as amended”

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

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



# Chapter 8

## Asset Management Plan





## 8. Asset Management Plan

### 8.1 Introduction

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

**The A.M.P. shall,**

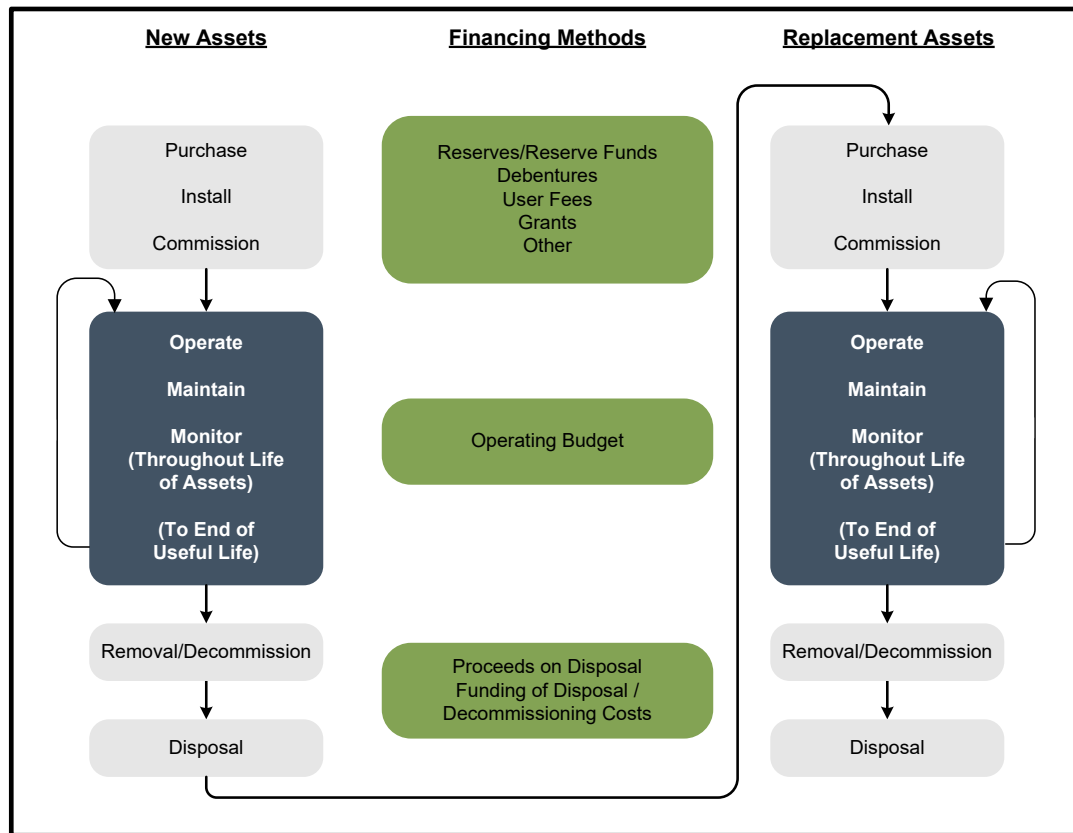
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

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



In recognition to the schematic in Section 8.1, the following table (presented in 2022\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from County financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2022 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$6.3 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$7.2 million. This amount, totalled with the existing operating revenues of \$94.0 million, provides annual revenues of \$101.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1  
Asset Management – Future Expenditures and Associated Revenues (2022\$)

	2031 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$ 3,107,917
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$ 229,741
<b>Lifecycle:</b>	
Annual Lifecycle - Municipal-wide Services	<b>\$ 270,620</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	\$ 2,736,026
<b>Total Expenditures</b>	<b>\$ 6,344,304</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$ 93,977,962
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 7,223,069
<b>Total Revenues</b>	<b>\$ 101,201,031</b>

<sup>1</sup> Non-Growth Related component of Projects including 10% mandatory deduction on soft services

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of 2020 FIR



# Chapter 9

## By-Law Implementation



## 9. By-law Implementation

### 9.1 Public Consultation Process

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#### **9.1.1 Introduction**

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

#### **9.1.2 Public Meeting of Council**

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

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

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

#### **9.1.3 Other Consultation Activity**

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



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

## 9.2 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other County 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

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### 9.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

### 9.3.2 Notice of Passage

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

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

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

### 9.3.3 By-law Pamphlet

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

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





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

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

The County 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 County Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

### **9.3.5 Complaints**

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

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

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of County 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 County and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the municipality to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

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

### **9.3.8 Severance and Subdivision Agreement Conditions**

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

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”

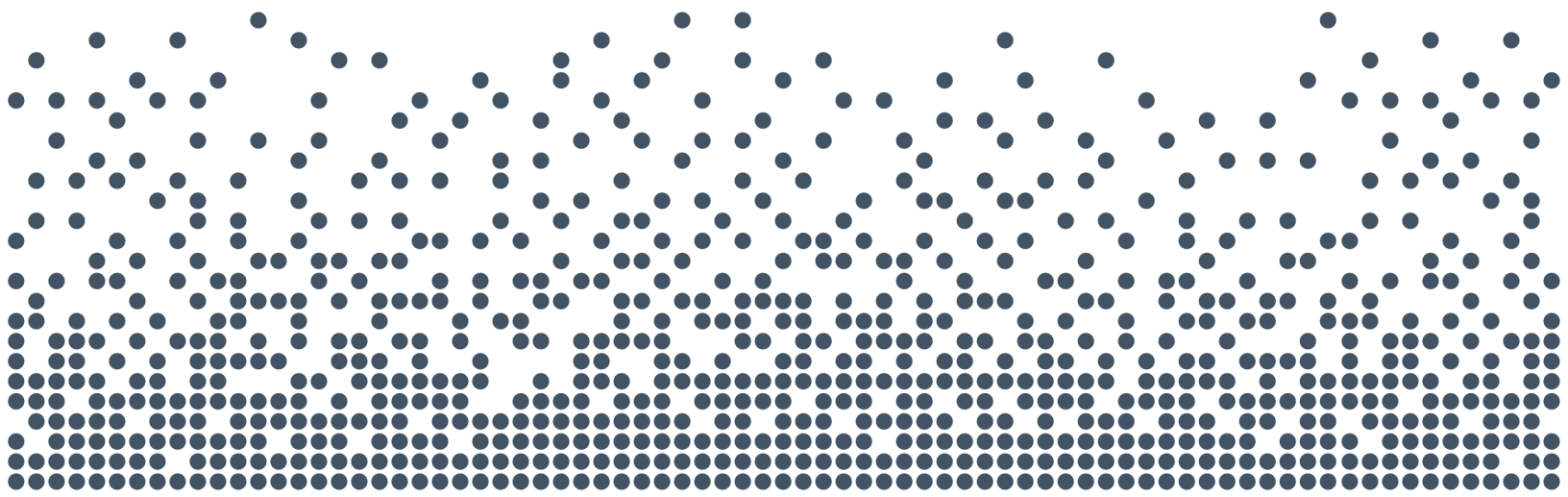
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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



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

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

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



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 County of Dufferin Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Persons Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	58,700	56,881	801	56,080	16,704	1,300	1,994	75	20,073	728	2.834
	Mid 2016	63,710	61,735	890	60,845	18,065	1,695	2,105	55	21,920	809	2.816
	Mid 2021	68,370	66,257	955	65,302	19,150	1,825	2,290	55	23,320	868	2.841
Forecast	Mid 2022	68,960	66,822	962	65,860	19,302	1,837	2,391	55	23,585	875	2.833
	Mid 2031	77,000	74,617	1,102	73,515	21,107	2,685	3,254	55	27,101	1,002	2.753
	Mid 2036	81,000	78,495	1,132	77,363	22,016	3,207	3,757	55	29,036	1,029	2.703
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>5,010</b>	<b>4,854</b>	<b>89</b>	<b>4,765</b>	<b>1,361</b>	<b>395</b>	<b>111</b>	<b>-20</b>	<b>1,847</b>	<b>81</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>4,660</b>	<b>4,522</b>	<b>65</b>	<b>4,457</b>	<b>1,085</b>	<b>130</b>	<b>185</b>	<b>0</b>	<b>1,400</b>	<b>59</b>	
	<b>Mid 2021 - Mid 2022</b>	<b>590</b>	<b>565</b>	<b>7</b>	<b>558</b>	<b>152</b>	<b>12</b>	<b>101</b>	<b>0</b>	<b>265</b>	<b>7</b>	
	<b>Mid 2022 - Mid 2031</b>	<b>8,040</b>	<b>7,795</b>	<b>140</b>	<b>7,655</b>	<b>1,805</b>	<b>848</b>	<b>863</b>	<b>0</b>	<b>3,516</b>	<b>127</b>	
	<b>Mid 2022 - Mid 2036</b>	<b>12,040</b>	<b>11,673</b>	<b>170</b>	<b>11,503</b>	<b>2,714</b>	<b>1,370</b>	<b>1,366</b>	<b>0</b>	<b>5,451</b>	<b>154</b>	

[1] Census undercount estimated at approximately 3.2%.

[2] Includes Townhouses and apartments in duplexes.

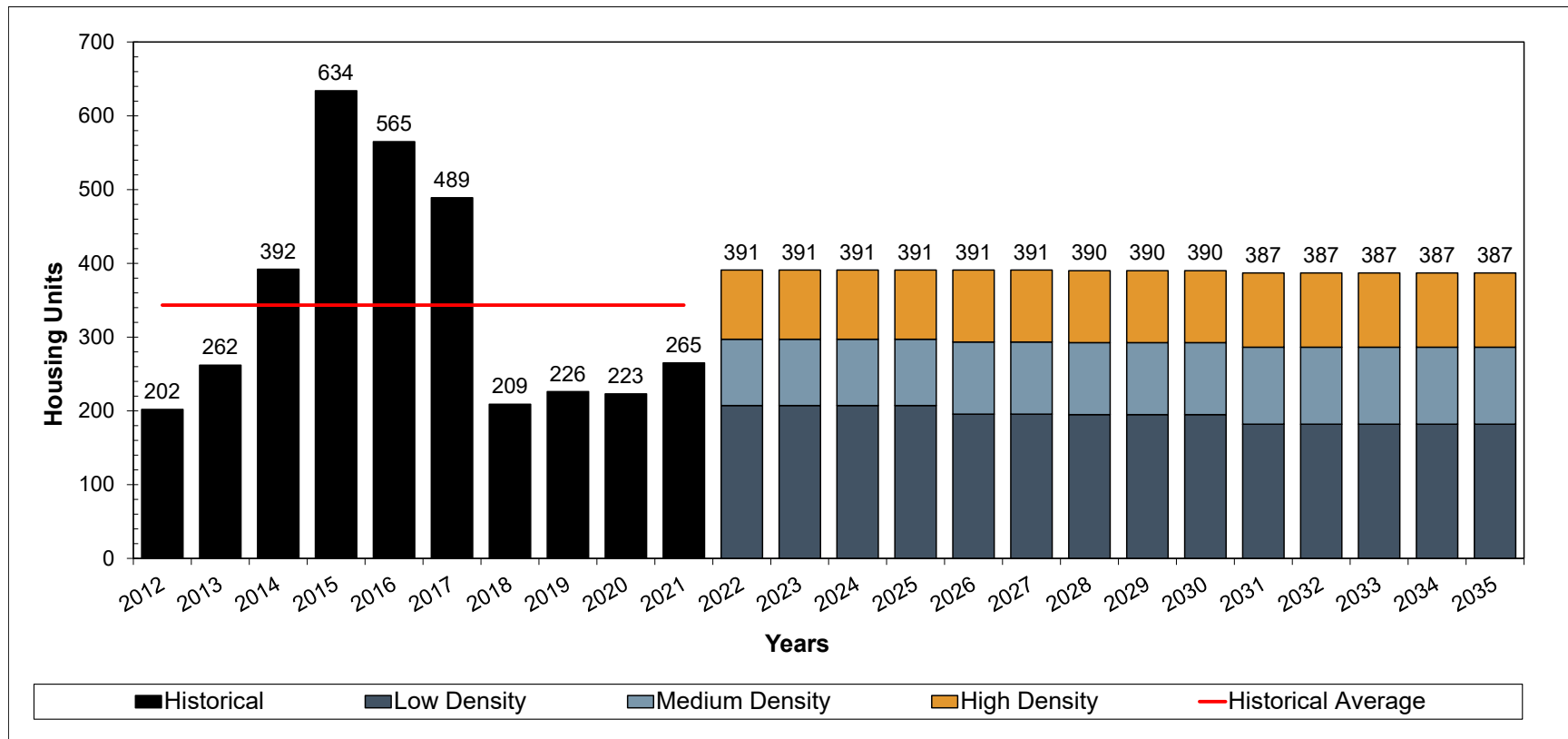
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Population including the Census undercount has been rounded.

Source: Derived from the Dufferin County Official Plan, July 17, 2017, by Watson & Associates Economists Ltd.



Figure A-1  
County of Dufferin  
Annual Housing Forecast<sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the County of Dufferin, 2012-2021.



Schedule 2  
County of Dufferin  
Current Year Growth Forecast  
Mid-2021 to Mid-2022

		Population
Mid 2021 Population		66,257
Occupants of New Housing Units, Mid 2021 to Mid 2022	<i>Units (2)</i>	265
	<i>multiplied by P.P.U. (3)</i>	2.586
	<i>gross population increase</i>	685
		685
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2022	<i>Units</i>	7
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	7
		7
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2022	<i>Units (4)</i>	23,320
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.005
	<i>total decline in population</i>	-127
		-127
Population Estimate to Mid 2022		66,822
<i>Net Population Increase, Mid 2021 to Mid 2022</i>		565

- (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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.338	57%	1.914
<i>Multiples (6)</i>	2.524	5%	0.114
<i>Apartments (7)</i>	1.462	38%	0.557
<b>Total</b>		100%	2.586

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> 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  
County of Dufferin  
2031 Growth Forecast  
Mid-2022 to Mid-2031**

		Population
<b>Mid 2022 Population</b>		<b>66,822</b>
Occupants of New Housing Units, Mid 2022 to Mid 2031	<i>Units (2)</i>	3,516
	<i>multiplied by P.P.U. (3)</i>	2,596
	<i>gross population increase</i>	9,126
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2031	<i>Units</i>	127
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	140
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2031	<i>Units (4)</i>	23,585
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.062
	<i>total decline in population</i>	-1,471
<b>Population Estimate to Mid 2031</b>		<b>74,617</b>
<i>Net Population Increase, Mid 2022 to Mid 2031</i>		<i>7,795</i>

(1) Mid 2022 Population based on:

2021 Population (66,257) + Mid 2021 to Mid 2022 estimated housing units to beginning of forecast period (265 x 2.586 = 685) + (7 x 1.1 = 7) + (23,320 x -0.005 = -127) = 66,822

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.209	51%	1.647
<i>Multiples (6)</i>	2.464	24%	0.594
<i>Apartments (7)</i>	1.443	25%	0.354
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.523		
<b>Total</b>		100%	2.596

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2022 households based upon 2021 Census (23,320 units) + Mid 2021 to Mid 2022 unit estimate (685 units) = 23,585 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  
County of Dufferin  
Long-Term Growth Forecast  
Mid-2022 to Mid-2036

		Population
Mid 2022 Population		66,822
Occupants of New Housing Units, Mid 2022 to Mid 2036	<i>Units (2)</i>	5,451
	<i>multiplied by P.P.U. (3)</i>	2,579
	<i>gross population increase</i>	14,058
		14,058
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2036	<i>Units</i>	154
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	169
		169
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2036	<i>Units (4)</i>	23,585
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.108
	<i>total decline in population</i>	-2,554
		-2,554
Population Estimate to Mid 2036		78,495
<i>Net Population Increase, Mid 2022 to Mid 2036</i>		11,673

(1) Mid 2022 Population based on:

2021 Population (66,257) + Mid 2021 to Mid 2022 estimated housing units to beginning of forecast period (265 x 2.586 = 685) + (7 x 1.1 = 7) + (23,320 x -0.005 = -127) = 66,822

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.209	50%	1.598
<i>Multiples (6)</i>	2.464	25%	0.619
<i>Apartments (7)</i>	1.443	25%	0.362
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.523		
<b>Total</b>		100%	2.579

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2022 households based upon 2021 Census (23,320 units) + Mid 2021 to Mid 2022 unit estimate (685 units) = 23,585 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5  
County of Dufferin  
Historical Residential Building Permits  
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2012	158	43	1	202
2013	236	23	3	262
2014	355	37	0	392
2015	453	172	9	634
2016	445	101	19	565
Sub-total	1,647	376	32	2,055
<b>Average (2012 - 2016)</b>	<b>329</b>	<b>75</b>	<b>6</b>	<b>411</b>
% Breakdown	80.1%	18.3%	1.6%	100.0%
2017	264	187	38	489
2018	154	55	0	209
2019	129	9	88	226
2020	184	37	2	223
2021	152	12	101	265
Sub-total	883	300	229	1,412
<b>Average (2017 - 2021)</b>	<b>177</b>	<b>60</b>	<b>46</b>	<b>282</b>
% Breakdown	62.5%	21.2%	16.2%	100.0%
2012 - 2021				
Total	2,530	676	261	3,467
<b>Average</b>	<b>253</b>	<b>68</b>	<b>26</b>	<b>347</b>
% Breakdown	73.0%	19.5%	7.5%	100.0%

[1] Includes Townhouses and apartments in duplexes.

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

Source: Source: Historical housing activity derived from Statistics Canada building permit data for the County of Dufferin, 2012-2021.



Schedule 6  
County of Dufferin  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.931	3.242	5.194	<b>3.338</b>		
6-10	-	-	2.067	3.150	4.268	<b>3.214</b>		
11-15	-	-	1.909	3.193	4.600	<b>3.282</b>		
16-20	-	-	1.778	3.094	4.897	<b>3.202</b>	3.259	3.209
20-25	-	-	2.273	3.119	4.263	<b>3.130</b>		
25-35	-	-	1.667	2.914	3.768	<b>2.906</b>		
35+	-	1.647	1.894	2.721	3.832	<b>2.679</b>		
<b>Total</b>	-	<b>1.500</b>	<b>1.882</b>	<b>2.939</b>	<b>4.225</b>	<b>2.947</b>		

Age of Dwelling	Multiples <sup>[1]</sup>						20 Year Average	20 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.516	-	<b>2.524</b>		
6-10	-	-	-	-	-	-		
11-15	-	-	-	2.708	-	<b>2.808</b>		
16-20	-	-	-	2.818	-	<b>2.469</b>	2.600	2.464
20-25	-	-	-	2.303	-	<b>2.541</b>		
25-35	-	-	2.059	2.854	-	<b>2.727</b>		
35+	-	1.385	2.125	2.857	-	<b>2.383</b>		
<b>Total</b>	-	<b>1.080</b>	<b>2.071</b>	<b>2.693</b>	-	<b>2.525</b>		

Age of Dwelling	Apartments <sup>[2]</sup>						20 Year Average	20 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	1.417	-	-	<b>1.462</b>		
11-15	-	-	-	-	-	<b>1.688</b>		
16-20	-	-	-	-	-	<b>1.333</b>	1.494	1.443
20-25	-	-	1.667	-	-	<b>1.450</b>		
25-35	-	1.310	1.596	-	-	<b>1.537</b>		
35+	-	1.226	1.700	2.448	-	<b>1.496</b>		
<b>Total</b>	<b>0.600</b>	<b>1.233</b>	<b>1.643</b>	<b>2.341</b>	-	<b>1.505</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.882	3.112	5.222	<b>3.190</b>
6-10	-	-	1.633	3.142	4.238	<b>3.107</b>
11-15	-	-	1.913	3.149	4.500	<b>3.176</b>
16-20	-	-	1.839	3.067	4.867	<b>3.085</b>
20-25	-	-	1.933	3.028	4.350	<b>2.958</b>
25-35	-	1.342	1.740	2.909	3.893	<b>2.718</b>
35+	-	1.297	1.877	2.708	3.809	<b>2.497</b>
<b>Total</b>	-	<b>1.299</b>	<b>1.840</b>	<b>2.909</b>	<b>4.230</b>	<b>2.776</b>

[1] Includes Townhouses and apartments in duplexes.

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

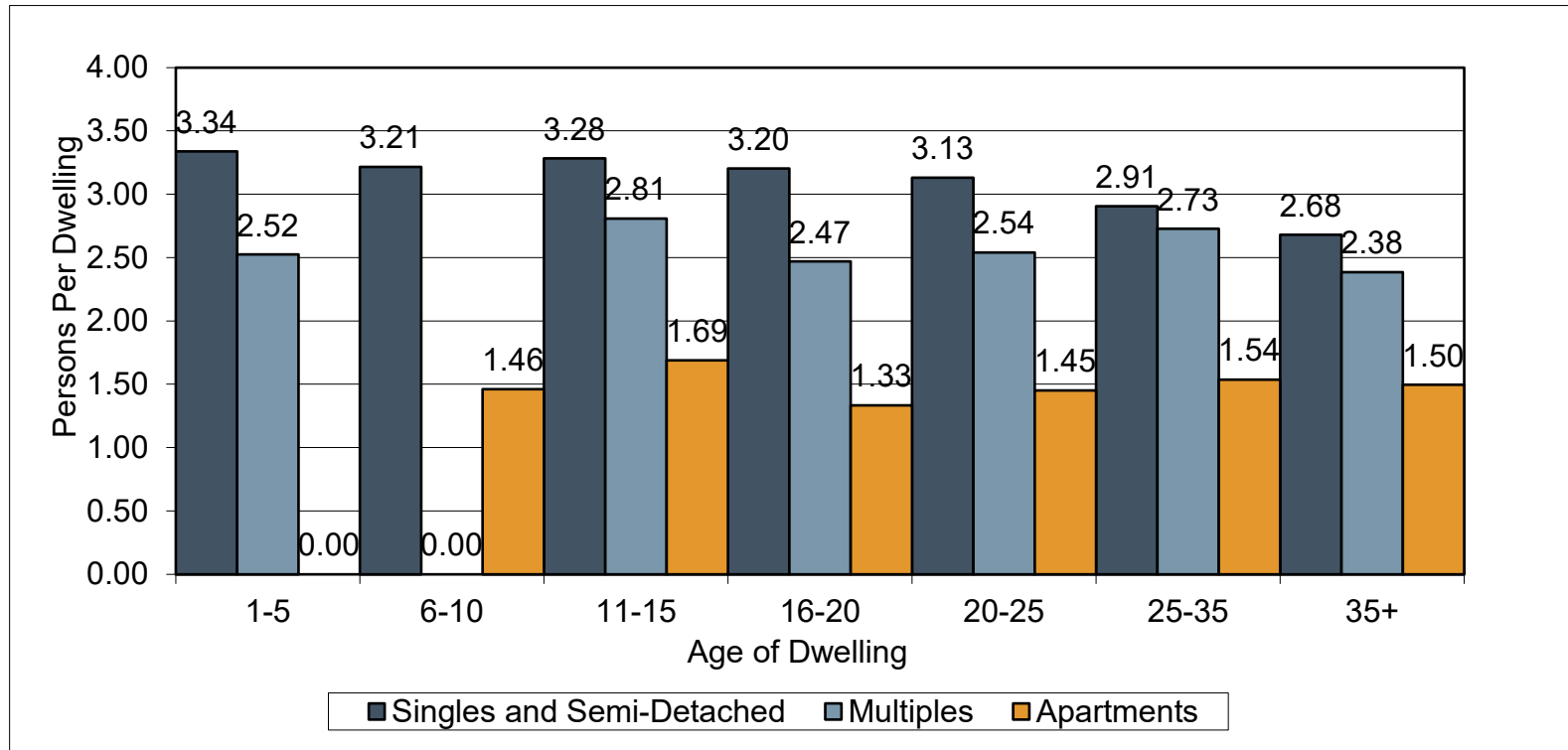
[3] Adjusted based on 2001 to 2016 historical trends.

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

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



Schedule 7  
County of Dufferin  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)





**Schedule 8a  
County of Dufferin  
Employment Forecast, 2022 to 2036**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	54,436	0.006	0.051	0.087	0.140	0.064	0.348	0.063	0.411	300	2,780	4,750	7,595	3,510	18,935	3,445	22,380	16,155
Mid 2011	56,881	0.004	0.041	0.058	0.137	0.075	0.315	0.060	0.375	255	2,325	3,288	7,783	4,250	17,900	3,435	21,335	15,575
Mid 2016	61,735	0.005	0.050	0.063	0.130	0.069	0.317	0.072	0.390	310	3,105	3,863	8,028	4,290	19,595	4,455	24,050	16,490
Mid 2022	66,822	0.005	0.052	0.069	0.126	0.069	0.322	0.073	0.395	360	3,494	4,627	8,429	4,586	21,495	4,889	26,384	18,001
Mid 2031	74,617	0.006	0.053	0.074	0.123	0.066	0.322	0.073	0.395	426	3,957	5,536	9,169	4,956	24,043	5,426	29,469	20,086
Mid 2036	78,495	0.006	0.053	0.076	0.121	0.065	0.322	0.073	0.395	459	4,186	5,987	9,537	5,140	25,308	5,692	31,000	21,122
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	2,445	-0.0010	-0.0102	-0.0295	-0.0027	0.0102	-0.0331	-0.0029	-0.0360	-45	-455	-1,463	188	740	-1,035	-10	-1,045	-580
Mid 2011 - Mid 2016	4,854	0.0005	0.0094	0.0048	-0.0068	-0.0052	0.0027	0.0118	0.0145	55	780	575	245	40	1,695	1,020	2,715	915
Mid 2016 - Mid 2022	5,087	0.0004	0.0020	0.0067	-0.0039	-0.0009	0.0043	0.0010	0.0053	50	389	764	401	296	1,900	434	2,334	1,511
Mid 2022 - Mid 2031	7,795	0.0003	0.0007	0.0049	-0.0033	-0.0022	0.0005	-0.0004	0.0001	66	463	909	740	370	2,548	537	3,085	2,085
Mid 2022 - Mid 2036	11,673	0.0005	0.0010	0.0070	-0.0046	-0.0031	0.0007	-0.0006	0.0001	99	692	1,360	1,108	554	3,813	803	4,616	3,121
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	489	-0.0002	-0.0020	-0.0059	-0.0005	0.0020	-0.0066	-0.0006	-0.0072	-9	-91	-293	38	148	-207	-2	-209	-116
Mid 2011 - Mid 2016	971	0.0001	0.0019	0.0010	-0.0014	-0.0010	0.0005	0.0024	0.0029	11	156	115	49	8	339	204	543	183
Mid 2016 - Mid 2022	848	0.0001	0.0003	0.0011	-0.0006	-0.0001	0.0007	0.0002	0.0009	8	65	127	67	49	317	72	389	252
Mid 2022 - Mid 2031	866	0.0000	0.0001	0.0005	-0.0004	-0.0002	0.0001	0.0000	0.0000	7	51	101	82	41	283	60	343	232
Mid 2022 - Mid 2036	834	0.0000	0.0001	0.0005	-0.0003	-0.0002	0.0001	0.0000	0.0000	7	49	97	79	40	272	57	330	223

<sup>[1]</sup> 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."

Source: Derived from the Dufferin County Official Plan, July 17, 2017, by Watson & Associates Economists Ltd.



Schedule 8b  
County of Dufferin  
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2036

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	54,436	300	4,750	7,595	3,510	16,155					
Mid 2011	56,881	255	3,288	7,783	4,250	15,575					
Mid 2016	61,735	310	3,863	8,028	4,290	16,490					
Mid 2022	66,822	360	4,627	8,429	4,586	18,001					
Mid 2031	74,617	426	5,536	9,169	4,956	20,086					
Mid 2036	78,495	459	5,987	9,537	5,140	21,122					
<b>Incremental Change</b>											
Mid 2006 - Mid 2011	2,445	-45	-1,463	188	740	-580					
Mid 2011 - Mid 2016	4,854	55	575	245	40	915					
Mid 2016 - Mid 2022	5,087	50	764	401	296	1,511					
Mid 2022 - Mid 2031	7,795	66	909	740	370	2,085	198,000	1,363,500	407,000	259,000	2,227,500
Mid 2022 - Mid 2036	11,673	99	1,360	1,108	554	3,121	297,000	2,040,000	609,400	387,800	3,334,200
<b>Annual Average</b>											
Mid 2006 - Mid 2011	489	-9	-293	38	148	-116					
Mid 2011 - Mid 2016	971	11	115	49	8	183					
Mid 2016 - Mid 2022	848	8	127	67	49	252					
Mid 2022 - Mid 2031	866	7	101	82	41	232	22,000	151,500	45,222	28,778	247,500
Mid 2022 - Mid 2036	834	7	97	79	40	223	21,214	145,714	43,529	27,700	238,157

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary School	3,000
Industrial	1,500
Commercial/Population-Related	550
Institutional	700

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

Note: Numbers may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 9  
County of Dufferin  
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
	<b>Primary Industry Employment</b>						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	830	740	860	-90	120	
21	<i>Mining and oil and gas extraction</i>	25	20	15	-5	-5	
	<b>Sub-total</b>	<b>855</b>	<b>760</b>	<b>875</b>	<b>-95</b>	<b>115</b>	
	<b>Industrial and Other Employment</b>						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	140	195	195	55	0	
23	<i>Construction</i>	770	690	970	-80	280	
31-33	<i>Manufacturing</i>	3,365	1,870	2,055	-1,495	185	
41	<i>Wholesale trade</i>	470	510	455	40	-55	
48-49	<i>Transportation and warehousing</i>	445	310	530	-135	220	
56	<i>Administrative and support</i>	353	285	393	-68	108	
	<b>Sub-total</b>	<b>5,543</b>	<b>3,860</b>	<b>4,598</b>	<b>-1,683</b>	<b>738</b>	
	<b>Population Related Employment</b>						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	3,070	3,080	3,190	10	110	
51	<i>Information and cultural industries</i>	265	280	300	15	20	
52	<i>Finance and insurance</i>	505	685	685	180	0	
53	<i>Real estate and rental and leasing</i>	355	280	470	-75	190	
54	<i>Professional, scientific and technical services</i>	880	970	1,250	90	280	
55	<i>Management of companies and enterprises</i>	0	35	10	35	-25	
56	<i>Administrative and support</i>	353	285	393	-68	108	
71	<i>Arts, entertainment and recreation</i>	510	360	390	-150	30	
72	<i>Accommodation and food services</i>	1,660	1,755	1,910	95	155	
81	<i>Other services (except public administration)</i>	1,120	1,120	990	0	-130	
	<b>Sub-total</b>	<b>8,718</b>	<b>8,850</b>	<b>9,588</b>	<b>133</b>	<b>738</b>	
	<b>Institutional</b>						
61	<i>Educational services</i>	1,245	1,265	1,340	20	75	
62	<i>Health care and social assistance</i>	2,090	2,465	2,585	375	120	
91	<i>Public administration</i>	485	700	610	215	-90	
	<b>Sub-total</b>	<b>3,820</b>	<b>4,430</b>	<b>4,535</b>	<b>610</b>	<b>105</b>	
	<b>Total Employment</b>	<b>18,935</b>	<b>17,900</b>	<b>19,595</b>	<b>-1,035</b>	<b>1,695</b>	
	<b>Population</b>	<b>54,436</b>	<b>56,881</b>	<b>61,735</b>	<b>2,445</b>	<b>4,854</b>	
	<b>Employment to Population Ratio</b>						
	<b>Industrial and Other Employment</b>	<b>0.10</b>	<b>0.07</b>	<b>0.07</b>	<b>-0.03</b>	<b>0.01</b>	
	<b>Population Related Employment</b>	<b>0.16</b>	<b>0.16</b>	<b>0.16</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Institutional Employment</b>	<b>0.07</b>	<b>0.08</b>	<b>0.07</b>	<b>0.01</b>	<b>0.00</b>	
	<b>Primary Industry Employment</b>	<b>0.02</b>	<b>0.01</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total</b>	<b>0.35</b>	<b>0.31</b>	<b>0.32</b>	<b>-0.03</b>	<b>0.00</b>	

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

Source: Statistics Canada Employment by Place of Work.





# Appendix B

## Historical Level of Service Calculations



**Table B-1  
Historical Level of Service Calculation – Services Related to a Highway - Roads**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Asphalt Road	311	311	311	311	311	311	311	311	311	311	\$754,000
Gravel, Stone, or Other Road	5	5	5	5	5	5	5	5	5	5	\$490,000
<b>Total</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.0056	0.0055	0.0054	0.0053	0.0052	0.0051	0.0050	0.0049	0.0049	0.0048

10 Year Average	2012-2021
Quantity Standard	0.0052
Quality Standard	\$746,231
Service Standard	\$3,880

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$3,880
Eligible Amount	\$29,704,462



**Table B-2**  
**Historical Level of Service Calculation – Services Related to a Highway – Bridges, Culverts & Structures**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Bridges	32	32	32	32	32	32	32	32	32	32	\$2,862,000
Large Culverts	71	71	71	71	71	71	71	71	71	71	\$358,000
<b>Total</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.0018	0.0018	0.0018	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016	0.0016

10 Year Average	2012-2021
Quantity Standard	0.0017
Quality Standard	\$1,127,118
Service Standard	\$1,916

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$1,916
Eligible Amount	\$14,667,746



**Table B-3  
Historical Level of Service Calculation – Public Works – Vehicles & Equipment**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
1 Ton Truck	1	1	1	1	1	1	1	1	1	2	\$95,000
Pick up	5	5	5	5	5	6	6	6	7	7	\$60,000
Sweeper	1	1	1	1	1	1	1	1	1	1	\$10,000
Tandem Plow	11	11	11	11	11	12	12	12	12	12	\$400,000
Fendt tractor	1	1	1	1	1	1	1	1	1	1	\$360,000
Trailer 20 ton	1	1	1	1	-	-	-	-	-	-	\$55,000
Vans	1	1	1	1	1	1	1	1	-	-	\$44,800
Grader	1	1	1	1	1	1	1	1	1	1	\$600,000
Backhoe	1	1	1	1	1	1	1	1	1	1	\$165,000
Loader	2	2	2	2	2	2	2	2	2	2	\$360,000
Other Equipment	1	1	1	1	1	1	1	1	1	1	\$18,700
Thompson Steamer	-	-	-	-	1	1	1	1	1	1	\$20,000
Small Trailers 6 x 12	1	1	1	1	1	1	1	1	1	1	\$3,000
30-Ton Flat bed float trailer	-	-	-	-	1	1	1	1	1	1	\$50,000
Sign Truck						-	-	-	1	1	\$140,000
Flat bed single axel						1	1	1	1	1	\$6,000
Snow Blower	1	1	1	1	1	1	1	1	1	1	\$55,000
Excavator		1	1	1	1	1	1	1	1	1	\$250,000
Flail mower							-	1	1	1	\$22,000
Forklift									-	1	\$40,000
Shouldering machine						1	1	1	1	1	\$60,000
Varriable message signs					2	2	2	2	2	6	\$25,000
Winter liquid storage	1	1	1	1	1	1	1	1	1	1	\$40,000
Kubota Lawn Mower							1	1	1	1	\$20,000
Scissor lift						1	1	1	1	1	\$25,000
<b>Total</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>33</b>	<b>38</b>	<b>39</b>	<b>40</b>	<b>41</b>	<b>47</b>	

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0007

10 Year Average	2012-2021
Quantity Standard	0.0006
Quality Standard	\$203,467
Service Standard	\$122

D. C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$122
Eligible Amount	\$934,522



**Table B-4  
Historical Level of Service Calculation – Public Works – Facilities**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Primrose Operations Centre	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	12,867	\$350	\$413
Salt Domes	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	18,424	\$137	\$178
Primrose Storage Garage	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$132	\$172
New Salt Dome with Amaranth (5,000 sq. ft. total)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$137	\$178
Office Trailers (each)									2	2	\$32,461	\$35,815
<b>Total</b>	<b>41,291</b>	<b>41,291</b>	<b>41,291</b>	<b>41,291</b>	<b>41,291</b>	<b>41,291</b>	<b>41,291</b>	<b>41,291</b>	<b>41,293</b>	<b>41,293</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.7294	0.7222	0.7124	0.6982	0.6786	0.6609	0.6477	0.6424	0.6380	0.6324

10 Year Average	2012-2021
Quantity Standard	0.6762
Quality Standard	\$250
Service Standard	\$169

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$169
Eligible Amount	\$1,296,527



**Table B-5  
Historical Level of Service Calculation – Recreation Facilities**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Corbetton Church Event Space	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$330	\$391
<b>Total</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.0177	0.0175	0.0173	0.0169	0.0164	0.0160	0.0157	0.0156	0.0155	0.0153

10 Year Average	2012-2021
Quantity Standard	0.0164
Quality Standard	\$390
Service Standard	\$6

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$6
Eligible Amount	\$48,992



**Table B-6  
Historical Level of Service Calculation – Public Health - Facilities**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fergus Main Office	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	11,525	\$311	\$370
Guelph: Main - Chancellors Way	-	-	49,753	49,753	49,753	49,753	49,753	49,753	49,753	49,753	\$311	\$370
Guelph: Shelldale	3,097	3,097	3,097	3,097	3,097	3,097	3,097	3,097	3,097	3,097	\$311	\$370
Orangeville (New Facility) - Broadway	-	-	24,289	24,289	24,289	24,289	24,289	24,289	24,289	24,289	\$311	\$370
Shelburne	666	666	666	666	666	666	666	666	666	666	\$367	\$431
Mount Forest	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$311	\$370
<b>Total</b>	<b>17,988</b>	<b>17,988</b>	<b>92,030</b>	<b>92,030</b>	<b>92,030</b>	<b>92,030</b>	<b>92,030</b>	<b>92,030</b>	<b>92,030</b>	<b>92,030</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.3178	0.3146	1.5877	1.5561	1.5125	1.4730	1.4435	1.4319	1.4219	1.4094

10 Year Average	2012-2021
Quantity Standard	1.2468
Quality Standard	\$371
Service Standard	\$462

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$462
Eligible Amount	\$3,536,610



**Table B-7  
Historical Level of Service Calculation – Ambulance Facilities**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station 1 - Orangeville	7,857	7,857	7,857	7,857	7,857	7,857	7,857	7,857	7,857	7,857	\$311	\$370
Station 2 - Shelburne	1,800	1,800	3,510	3,510	3,510	3,510	3,510	3,510	3,510	3,510	\$311	\$370
Station 3 - Grand Valley	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	\$311	\$370
<b>Total</b>	<b>11,337</b>	<b>11,337</b>	<b>13,047</b>	<b>13,047</b>	<b>13,047</b>	<b>13,047</b>	<b>13,047</b>	<b>13,047</b>	<b>13,047</b>	<b>13,047</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.2003	0.1983	0.2251	0.2206	0.2144	0.2088	0.2046	0.2030	0.2016	0.1998

10 Year Average	2012-2021
Quantity Standard	0.2077
Quality Standard	\$370
Service Standard	\$77

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$77
Eligible Amount	\$588,134





**Table B-8  
Historical Level of Service Calculation – Ambulance Vehicles & Equipment**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Item)
Ambulances	8	8	8	8	8	8	8	9	9	9	\$200,000
Community Paramedic Vehicle (Includes ERUs)	3	3	4	4	4	4	4	4	4	4	\$83,000
Trailer	1	1	1	1	1	1	1	1	1	1	\$19,500
Defibrillators	12	12	12	12	12	12	12	13	13	13	\$35,000
Power Stretchers	9	9	9	9	9	9	9	10	10	10	\$60,000
Stair Chairs	9	9	9	9	9	9	9	10	10	10	\$2,000
Stair Chairs (Skid)	9	9	9	9	9	9	9	10	10	10	\$5,000
Suction Units	13	13	13	13	13	13	13	14	14	14	\$2,100
Patient Care Bags	14	14	14	14	14	14	14	15	15	15	\$3,200
<b>Total</b>	<b>78</b>	<b>78</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>86</b>	<b>86</b>	<b>85</b>	

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.0014	0.0014	0.0014	0.0013	0.0013	0.0013	0.0012	0.0013	0.0013	0.0013

10 Year Average	2012-2021
Quantity Standard	0.0013
Quality Standard	\$39,223
Service Standard	\$51

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$51
Eligible Amount	\$390,328



**Table B-9  
Historical Level of Service Calculation – Long-term Care Facilities**

Service: Long-term Care Facilities  
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
New Dufferin Oaks	101,253	101,253	101,253	101,253	101,253	101,253	101,253	101,253	101,253	101,253	\$367	\$431
<b>Total</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>	<b>101,253</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	1.7887	1.7709	1.7468	1.7121	1.6641	1.6206	1.5882	1.5754	1.5645	1.5506

10 Year Average	2012-2021
Quantity Standard	1.6582
Quality Standard	\$431
Service Standard	\$715

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$715
Eligible Amount	\$5,470,875



**Table B-10  
Historical Level of Service Calculation – Long-term Care Vehicles and Equipment**

Service: Long-term Care Vehicles and Equipment  
 Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Regular Van	2	2	3	3	3	3	3	3	3	3	\$39,800
Wheelchair Van	2	2	2	2	3	3	3	3	3	3	\$68,500
Bus	1	1	1	1	1	1	1	1	1	1	\$112,000
Truck	1	1	1	1	1	1	1	1	1	1	\$37,300
<b>Total</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

10 Year Average	2012-2021
Quantity Standard	0.0001
Quality Standard	\$71,500
Service Standard	\$7

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$7
Eligible Amount	\$54,733



**Table B-11**  
**Historical Level of Service Calculation – Child Care and Early Years Programs - Facilities**

Service: Child Care and Early Years Programs - Facilities  
 Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
<b>Child Care Facilities</b>												
Jean Hamlyn Day Care Centre	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500			\$311	\$370
OEYC - Arena, Grand Valley	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$311	\$370
OEYC - Mel Lloyd Centre (Bouwhuis Basement)(1)	12,280	12,280	12,280	12,280	12,280	12,280	12,280	12,280	12,280	12,280	\$156	\$199
<b>Shared Facilities</b>												
Edelbrock Centre (Ground Floor), Orangeville	-	-	2,583	2,583	2,583	2,583	2,583	2,583	2,583	2,583	\$336	\$397
<b>Total</b>	<b>18,780</b>	<b>18,780</b>	<b>21,363</b>	<b>21,363</b>	<b>21,363</b>	<b>21,363</b>	<b>21,363</b>	<b>21,363</b>	<b>15,863</b>	<b>15,863</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	0.3318	0.3285	0.3686	0.3612	0.3511	0.3419	0.3351	0.3324	0.2451	0.2429

10 Year Average	2012-2021
Quantity Standard	0.3239
Quality Standard	\$267
Service Standard	\$86

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$86
Eligible Amount	\$660,933



**Table B-12  
Historical Level of Service Calculation – Housing Services**

Service: Housing Services  
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
43 Bythia Street - Orangeville - Senior	60,486	60,486	60,486	60,486	60,486	60,486	60,486	60,486	60,486	60,486	\$336	\$397
56 Bythia Street - Orangeville	5,867	5,867	5,867	5,867	5,867	5,867	5,867	5,867	5,867	5,867	\$227	\$277
22 Third Ave - Orangeville	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$336	\$397
250 Simon Street - Shelburne - Senior	42,768	42,768	42,768	42,768	42,768	42,768	42,768	42,768	42,768	42,768	\$336	\$397
207 William Street - Shelburne	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	3,356	\$227	\$277
227 William Street - Shelburne	13,536	13,536	13,536	13,536	13,536	13,536	13,536	13,536	13,536	13,536	\$227	\$277
71 Emma Street South - Grand Valley - Senior	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	\$336	\$397
Single Family Units - Orangeville	9,600	9,600	9,600	9,600	9,600	9,600	9,600				\$227	\$277
40 Lawrence Avenue - Orangeville	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	\$336	\$397
301 First Avenue - Shelburne	-	-	-	28,000	28,000	28,000	28,000	28,000	28,000	28,000	\$336	\$397
54 Lawrence Avenue	-	-	-				30,000	30,000	30,000	30,000	\$227	\$277
McKelvie Burnside Village Apts	336	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	20,400	\$336	\$397
<b>Total</b>	<b>197,749</b>	<b>217,813</b>	<b>217,813</b>	<b>245,813</b>	<b>245,813</b>	<b>245,813</b>	<b>275,813</b>	<b>266,213</b>	<b>266,213</b>	<b>266,213</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	3.4934	3.8095	3.7577	4.1564	4.0400	3.9343	4.3262	4.1419	4.1132	4.0768

10 Year Average	2012-2021
Quantity Standard	3.9849
Quality Standard	\$374
Service Standard	\$1,489

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$1,489
Eligible Amount	\$11,398,678



**Table B-13**  
**Historical Level of Service Calculation – Waste Diversion – Facilities – Stations/Depots**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Dufferin Transfer	-	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	\$93	\$129
Dufferin Scalehouse	-	800	800	800	800	800	800	800	800	800	\$25	\$54
19 Commerce Road	-	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$81	\$116
<b>Total</b>	-	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
<b>Total Eligible Portion of Facilities</b>	-	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>	<b>19,300</b>		

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	-	0.3375	0.3330	0.3263	0.3172	0.3089	0.3027	0.3003	0.2982	0.2956

10 Year Average	2012-2021
Quantity Standard	0.2820
Quality Standard	\$122
Service Standard	\$34

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$34
Eligible Amount	\$263,026



**Table B-14  
Historical Level of Service Calculation – Waste Diversion – Vehicles & Equipment**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Single Stream Rear Loaders	-	-	1	1	1	1	1	1	1	1	\$367,200
Dual Stream Rear Loaders	-	9	9	9	9	9	9	9	9	9	\$392,100
Dual Stream Side Loaders	-	1	1	1	1	1	1	1	1	1	\$388,400
Front End Loader	-	6	6	6	6	6	6	6	6	6	\$383,400
Single stream Side Load	-	1	1	1	1	1	1	1	1	1	\$219,100
Large Truck	-	1	1	1	1	1	1	1	1	1	\$105,800
Small Truck	-	1	1	1	1	1	1	1	1	1	\$56,000
Fork lift	-	2	2	2	2	2	2	2	2	2	\$59,100
Pick-up Truck	-	1	1	1	1	1	1	1	1	1	\$308,700
Roll-Off Truck	-	1	1	1	1	1	1	1	1	1	\$40,200
Vans	-										
<b>Total</b>	-	<b>23</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>Total Eligible Portion of Facilities</b>	-	<b>23</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	

Population	56,606	57,177	57,964	59,141	60,845	62,479	63,754	64,273	64,721	65,299
Per Capita Standard	-	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

10 Year Average	2012-2021
Quantity Standard	0.0004
Quality Standard	\$269,875
Service Standard	\$108

D.C. Amount (before deductions)	9 Year
Forecast Population	7,655
\$ per Capita	\$108
Eligible Amount	\$826,357



# 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 County's 2020 Financial Information Return.

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

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



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

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway	293,419	302,000	595,419
2. Long-term Care Services	-	-	-
3. Child Care and Early Years Programs	-	-	-
4. Public Health Services	-	-	-
5. Ambulance	58,679	1,157,730	1,216,410
6. Housing Services	-	-	-
7. Waste Diversion	7,001	917,197	924,198
8. Growth-Related Studies	-	-	-
<b>Total</b>	<b>359,099</b>	<b>2,376,927</b>	<b>2,736,026</b>



# Appendix D

## Draft D.C. By-law

# **CORPORATION OF THE COUNTY OF DUFFERIN**

## **BY-LAW NUMBER 2022-XX**

### **A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION OF THE COUNTY OF DUFFERIN.**

WHEREAS subsection 2(1) of the *Development Charges Act, 1997, S.O. 1997, c. 27* (hereinafter called the "Act") provides that the council of a municipality may pass by-laws for the imposition of Development Charges against land for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

AND WHEREAS the Council of The Corporation of the County of Dufferin (the "County") has given Notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the County has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on June 9, 2022;

AND WHEREAS the Council of the County had before it a report entitled Development Charge Background Study, dated May 13, 2022, prepared by Watson & Associated Economists Ltd., (the "Study") wherein it is indicated that the Development of any land within the County will increase the need for services as defined herein;

AND WHEREAS the Council of the County has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS Council has further considered the Study and the by-law in light of any further written representations received;

AND WHEREAS by this by-law Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met as set out in the Capital Programs contained in the Study;

AND WHEREAS by this by-law Council has determined that no further public meetings are required under section 12 of the Act.

NOW THEREFORE THE COUNCIL OF THE COUNTY OF DUFFERIN ENACTS AS FOLLOWS:

## **DEFINITIONS**

1. In this by-law,
  - (1) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;
  - (2) "Assessment Act" means the *Assessment Act, 1990*, R.S.O. 1990, c. A.31, as amended;
  - (3) "Building Code Act, 1992" means the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended;
  - (4) "Capital cost" means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of, and as authorized by, the County 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, lease, construct or improve facilities including,
      - (i) rolling stock with an estimated useful life of seven years or more,
      - (ii) furniture and equipment, other than computer equipment, and
      - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in

the *Public Libraries Act, 1990* , R.S.O. 1990, c. P.44,  
and

- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- (f) to complete the development charge background study under section 10 of the Act;
- (g) as interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the County;

- (5) “Council” means the Council of The Corporation of the County of Dufferin;
- (6) “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (7) “Development charge” means a charge imposed pursuant to this By-law;
- (8) “District school board” means a board defined in subsection 1(1) of the *Education Act, 1990*, R.S.O. 1990, c. e.2;
- (9) “Dwelling unit” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (10) “Existing Residential Building/Dwelling” means a residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of the August 24, 2022 and which was not exempt from the payment of D.C.s pursuant to Section 2(3)(b) of the Act or the first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after the date of by-law passage, and for which D.C.s were paid.

- (11) “Farm building” means a building or structure actually used as part of or in connection with a *bona fide* farming operation and includes barns, silos and other buildings or structures ancillary to a *bona fide* farming operation, but excluding a residential use. Notwithstanding the foregoing, a farm building does not include retail sales activities including, but not limited to restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; services related to grooming, boarding or breeding of household pets; and marijuana and alcohol processing or production facilities;
- (12) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (13) “Gross floor area” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (14) “Industrial building” means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something,
  - (b) research or development in connection with the manufacturing, producing or processing something,
  - (c) retail sales by a manufacturer, producer or processor of goods they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place,
  - (d) office or administrative purposes, if they are,
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

- (15) “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 institution of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
    - (ii) a college or university federated or affiliated with a university described in subclause (i); 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;
- (16) “Local board” means a public utility commission, public library board, local board of health, or any other board, commission, committee or 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 of the County or any part or parts thereof;
- (17) “Local services” means those services or facilities which are under the jurisdiction of the County and are related to a plan of subdivision or within the area to which the plan relates, required as



a condition of approval under s.51 of the *Planning Act* or as a condition of approval under s.53 of the *Planning Act*;

- (18) “non-profit housing development” means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
  - (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (19) “Non-residential uses” means a building or structure used for other than a residential use;
- (20) “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;
- (21) “Places of worship” means that part of the building or structure that is exempt from taxation as a place of worship under the *Assessment Act*;
- (22) “Planning Act” means the *Planning Act, 1990*, R.S.O. 1990, c. P.13, as amended;
- (23) “Protracted” means in relation to a temporary building or structure, the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;
- (24) “Regulation” means any regulation made pursuant to the Act;
- (25) “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;

- (26) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a row or other multiple dwelling, an apartment dwelling, a stacked townhouse, and the residential portion of a mixed-use building or structure;
- (27) "Row or other multiple dwelling" means all dwelling units other than single detached dwellings, semi-detached dwellings, and apartment dwellings;
- (28) "Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (29) "Services" means services set out in Schedule "A" to this By-law;
- (30) "Single detached dwelling" means a completely detached building containing only one dwelling unit;
- (31) "Stacked Townhouses" means a building containing at least 3 dwelling units each dwelling unit separated vertically and/or horizontally and each dwelling unit having a separate entrance to grade;
- (32) "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;

## **CALCULATION OF DEVELOPMENT CHARGES**

- 2. (1) Subject to the provisions of this By-law, development charges against land in the County shall be imposed, calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:

- (a) in the case of residential development or redevelopment, or a residential portion of a mixed-use development or redevelopment, the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule “B”;
  - (b) in the case of non-residential development or redevelopment, or a non-residential portion of a mixed-use development or redevelopment, the development charge shall be the gross floor area of such area multiplied by the corresponding total dollar amount per square foot of gross floor area, as set out in Schedule “B”.
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule “A”.

### **PHASE-IN OF DEVELOPMENT CHARGES AND TRANSITION PROVISIONS**

3. (1) The development charges imposed pursuant to this by-law are not being phased in and are payable in full, subject to the exemptions herein, from the effective date of this by-law, subject to subsection 4(2).

### **APPLICABLE LANDS**

4. (1) Subject to sections 5 and 6, this by-law applies to all lands in the County, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a district school board;
  - (b) any municipality or local board thereof;
  - (c) a place of worship exempt under s.3 of the *Assessment Act*;
  - (d) a public hospital under the *Public Hospitals Act, 1990*, R.S.O. 1990, c. P. 40;

- (e) farm buildings as defined herein; or
- (f) 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.

### **TEMPORARY BUILDINGS OR STRUCTURES**

- 5. (1) Subject to Subsections (2) and (3), temporary buildings or structures shall be exempt from the payment of development charges.
- (2) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been, a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- (3) Prior to the issuance of a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge that would be required by Subsection (2) if the temporary building or structure became protracted, to be paid. The terms of such agreement shall then prevail over the provisions of this By-law.

### **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- 6. (1) Notwithstanding section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
  - (a) the enlargement of an existing residential dwelling unit;
  - (b) the creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional

dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling

- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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

- (2) In addition to the restrictions outlined in Subsection 6. (1) (e), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.
- (3) Notwithstanding subsection 5(1)(b), development charges shall be calculated and collected in accordance with Schedule “B” where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5(1)(c), development charges shall be calculated and collected in accordance with Schedule “B” where the

additional dwelling unit has a residential gross floor area greater than,

- (a) in the case of a semi-detached house or multiple dwelling, the gross floor area of the smallest existing dwelling unit, and
- (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

### **RULES WITH RESPECT TO INDUSTRIAL ENLARGEMENT**

- 7. If the gross floor area of an industrial building is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.
- 8. Where the gross floor area of an industrial building is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable, multiplied by the fraction which results from the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
- 9. For the purposes of calculating the floor area of the existing industrial building, floor area created by a previous enlargement that was exempt from the payment of D.C.s shall not be included

### **RULES WITH RESPECT TO REDEVELOPMENT**

- 10. Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
  - (1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Subsection 2. (2) (a) by the

number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- (2) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 2. (2) (b), by the gross floor area that has been or will be demolished or converted to another principal use;
11. A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.
  12. No credit shall be given with respect to demolitions or conversion where the existing use was not capable of being occupied in accordance with municipal by-laws and codes as determined by the County.

#### **DEVELOPMENT CHARGES IMPOSED**

13. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential use, where, the development requires,
  - (i) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act, 1998*, S.O. 1998, c. 19; or



- (vii) the issuing of a permit under the *Building Code Act, 1992*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
  - (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*;
  - (b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

### **LOCAL SERVICE INSTALLATION**

- 14. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

### **MULTIPLE CHARGES**

- 15. (1) Where two or more of the actions described in Subsection 13(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 13(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

### **SERVICES IN LIEU**

- 16. (1) Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the

agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the County in respect of the development to which the agreement relates.

- (2) In any agreement under subsection 16(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

#### **TIMING OF CALCULATION AND PAYMENT**

17. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted and defined by various references in the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsection 17. (1), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the County's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsection 17. (1), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy, and each subsequent installment, including interest as provided in the County's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.

- (5) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 17. (1), 17. (3) and 17. (4) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest as provided in the County's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under Subsections 17. (1), 17. (3) and 17. (4) shall be calculated on the rates, including interest as provided in the County's Council approved Development Charge Interest Policy, set out in Schedule "B" on the date of the later planning application.
- (6) Despite Subsections 17. (1), 17. (3), 17. (4) and 17. (5), 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.

## **RESERVE FUNDS**

18. (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the classes of service set out in Schedule "A".
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the County shall in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O.Reg. 82/98.

## **BY-LAW AMENDMENT OR APPEAL**

19. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by Council, the Treasurer of the County shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
  - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
  - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (4) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

## **DEVELOPMENT CHARGE REFUNDS**

20. If a Development Charge is paid at the time a building permit is issued and no building proceeds pursuant to the said permit and the building permit has expired, the registered owner may apply to the Treasurer of the Municipality for a refund of the Development Charge paid at the time the building permit was issued within one year of payment to the Municipality provided the building permit is surrendered with the said refund application, if not already surrendered

## **BY-LAW INDEXING**

21. The development charges set out in Schedule "B" to this by-law shall be adjusted annually as of January 1, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto.

## **SEVERABILITY**

22. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be *ultra vires*, such provision, or part

thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

#### **HEADINGS FOR REFERENCE ONLY**

23. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

#### **BY-LAW REGISTRATION**

24. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

#### **BY-LAW ADMINISTRATION**

25. This by-law shall be administered by the Treasurer of the County.

#### **SCHEDULES TO THE BY-LAW**

26. The following Schedules to this by-law form an integral part of this by-law:
- Schedule "A" - Designated Classes of Municipal Services Under this By-Law  
Schedule "B" - Schedule of Development Charges

#### **EXISTING BY-LAW REPEAL**

27. That By-Law 2017-37 is hereby repealed effective August 24, 2022.

#### **DATE BY-LAW EFFECTIVE**

28. This By-law shall come into force and effect on August 24, 2022.

#### **SHORT TITLE**

- 2\*. This by-law may be cited as the "County of Dufferin Development Charges By-law, 2022".

READ a first, second and third time and finally passed this 14th day of July, 2022.

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Warden



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Clerk

**SCHEDULE "A"**  
**TO BY-LAW 2022-XX**

**CLASSES OF DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

1. Services Related to a Highway
2. Long-term Care Services
3. Child Care and Early Years Programs
4. Public Health Services
5. Ambulance
6. Housing Services
7. Waste Diversion
8. Growth-Related Studies

**COUNTY OF DUFFERIN**

**SCHEDULE “B”  
BY-LAW NO. 2022-XX**

**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Stacked Townhouses	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	1,693	1,300	803	803	580	0.57
Long-term Care Services	-	-	-	-	-	-
Child Care and Early Years Programs	221	170	105	105	76	-
Public Health Services	469	360	223	223	161	0.15
Ambulance	272	209	129	129	93	0.09
Housing Services	2,272	1,744	1,078	1,078	779	-
Waste Diversion	79	61	37	37	27	0.03
Growth-Related Studies	50	38	24	24	17	0.02
<b>Total Municipal Wide Services/Class of Services</b>	<b>5,056</b>	<b>3,882</b>	<b>2,399</b>	<b>2,399</b>	<b>1,733</b>	<b>0.86</b>