



 **Watson  
& Associates**  
ECONOMISTS LTD.

# 2019 Development Charges Background Study

Township of East Garafraxa

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For Public Circulation and Comment

June 19, 2019

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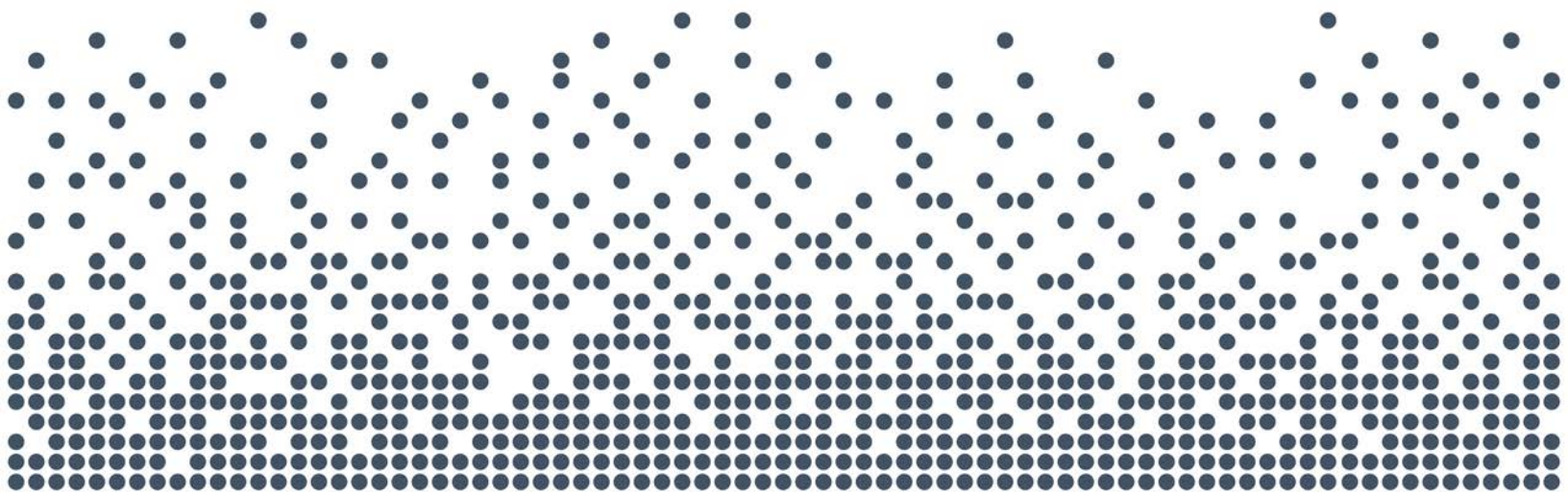
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development charge
D.C.A.	Development Charges Act, 1997
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.A.I.C.S.	North American Industry Classification System
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	square foot
sq.m.	square metre



# Development Charges Background Study



# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

---

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

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

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

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

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

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





## 1.2 Summary of the Process

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As required under Section 12 of the D.C.A., a Public Meeting will be scheduled prior to Council considering the by-law for passage. Its purpose is to present the study to the public and to solicit public input on the proposed D.C. by-law. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C. by-law. Table 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

In accordance with the legislation, the D.C. background study and proposed D.C. by-law were available for public review on June 19, 2019.

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 study and Council consideration of the by-law.

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

Process Steps	Dates
1. Project initiation meetings with Township staff	March 7, 2019
2. Data collection, staff interviews, preparation of D.C. calculations	March – May 2019
3. Review of draft findings with staff	May 15, 2019
4. Council Information Session	May 28, 2019
5. D.C. background study and proposed D.C. by-law available to public	June 19, 2019
6. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting



Process Steps	Dates
7. Public Meeting of Council	July 16, 2019
8. Council considers adoption of D.C. background study and passage of by-law	August 20, 2019
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. Township makes available D.C. pamphlet	by 60 days after in force date

### **1.3 Proposed Changes to the D.C.A.: Bill 108 – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the D.C.A. The Bill has been introduced as part of the Province's *"More Homes, More Choice: Ontario's Housing Supply Action Plan"*. The Bill received royal assent on May 6, 2019 with the proposed changes to take effect on a day to be named by proclamation of the Lieutenant Governor.

While having received royal assent, many of the changes to the D.C.A. do not come into effect until proclamation by the Lieutenant Governor. However, transitional provisions with respect to soft services are in effect as of the date of royal assent. The transitional provisions for soft services (i.e. services no longer eligible to be included in D.C. by-law once s.s. 2(4) of the Act is proclaimed) under an existing D.C. by-law can remain in effect until, even if the by-law expires, the earlier of the prescribed date, the date a Community Benefits By-law is passed, or the date the by-law is repealed. Moreover, as the new s.s. 2(4) is not yet in effect, municipalities are still permitted to pass a D.C. by-law based on the services currently eligible under the D.C.A., until the new section is



proclaimed. A summary of the changes to the D.C.A. to take effect upon proclamation by the Lieutenant Governor is provided below:

**Changes to Eligible Services** – the Bill will remove “Soft Services” from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the Planning Act. Eligible services which will remain under the D.C.A. are 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 as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be;
- Electrical power services;
- Policing services;
- Ambulance services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

**Waste Diversion and Ambulance** – the Bill will remove the mandatory 10% deduction for these services.

**Annual Installments** – the Bill proposes that Rental Housing, and Commercial/Industrial/Institutional developments pay D.C.s in six equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. Non-profit housing developments, will pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, at a prescribed rate, and any unpaid amounts may be added to the property and collected as taxes.

**When D.C. Amount is Determined** – the Bill proposes that the D.C. amount for all developments proceeding by Site Plan or requiring a Zoning By-law Amendment, shall be determined based on the D.C. charge in effect on the day of the application for Site Plan or Zoning By-law Amendment. If the development is not proceeding via these



planning approvals then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

**Soft Services to be Included in a new Community Benefit Charge under the Planning Act** – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits



# Chapter 2

## Township of East Garafraxa

### Current D.C. Policy



## 2. Township of East Garafraxa Current D.C. Policy

### 2.1 By-law Enactment

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On August 31, 2014, the Township passed By-law 23-2014 under the *Development Charges Act, 1997*, as amended (D.C.A.). The by-law came into effect on the day of its passage and expires on August 31, 2019. By-law 23-2014 imposes uniform municipal-wide for all services considered in the by-law.

### 2.2 Services Covered

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The following services are included under By-law 23-2104:

#### Municipal-wide Services

- Administration
- Transportation
- Police
- Fire
- Recreation
- Library

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

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D.C.s are due and payable in full to the Township on the date a building permit is issued for any land, buildings or structures affected by the applicable D.C. The By-law also allows the Township to enter into alternative payment agreements with owners.

### 2.4 Indexing

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The by-law provides for discretionary annual indexing of the charges on the January 1<sup>st</sup> of each year. Table 2-1 provides the charges currently in effect, for residential development, as well as the breakdown of the charges by service. No charges are currently calculated or imposed for non-residential development.



Table 2-1  
Schedule of D.C.s

Service	per Residential Dwelling Unit
Administration	794
Transportation	6,339
Police	962
Fire	507
Recreation	2,707
Library	384
<b>Total</b>	<b>11,693</b>

## 2.5 Redevelopment Credits

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The by-law provides D.C. credits for redevelopments, provided a building permit has been issued for the development within 36 months from the date the demolition permit was issued. The amount of the credit provided cannot exceed the total development charge that would otherwise be payable.

## 2.6 Exemptions

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The Township's existing D.C. by-law includes statutory exemptions from payment of D.C.s with respect to:

- 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;
- Land used for Municipal or Board of Education purposes; and
- 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).

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





# Chapter 3

## Anticipated Development in the Township of East Garafraxa



## 3. Anticipated Development in the Township of East Garafraxa

### 3.1 Requirement of the Act

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Chapter 3 provides the methodology for calculating a D.C. as per the D.C.A. Figure 3-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services, over a 10-year (mid-2019 to mid-2029) and a longer term (mid-2019 to mid-2036) time horizon.

### 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 Township over the forecast period, including:

- Official Plan for the Township of East Garafraxa (Final MMAH Modifications – October 26, 2005);
- Official Plan for Dufferin County (September 2014);
- 2006, 2011 and 2016 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2009 to 2018 period;
- Residential supply opportunities as provided by the Township; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the, and specifically in the urban serviced community of Marsville.



### 3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's population is anticipated to reach approximately 3,000 by mid-2029 and 3,090 by 2036, resulting in an increase of 390 and 480 persons, respectively, over the 10-year and longer-term forecast periods.<sup>1</sup>

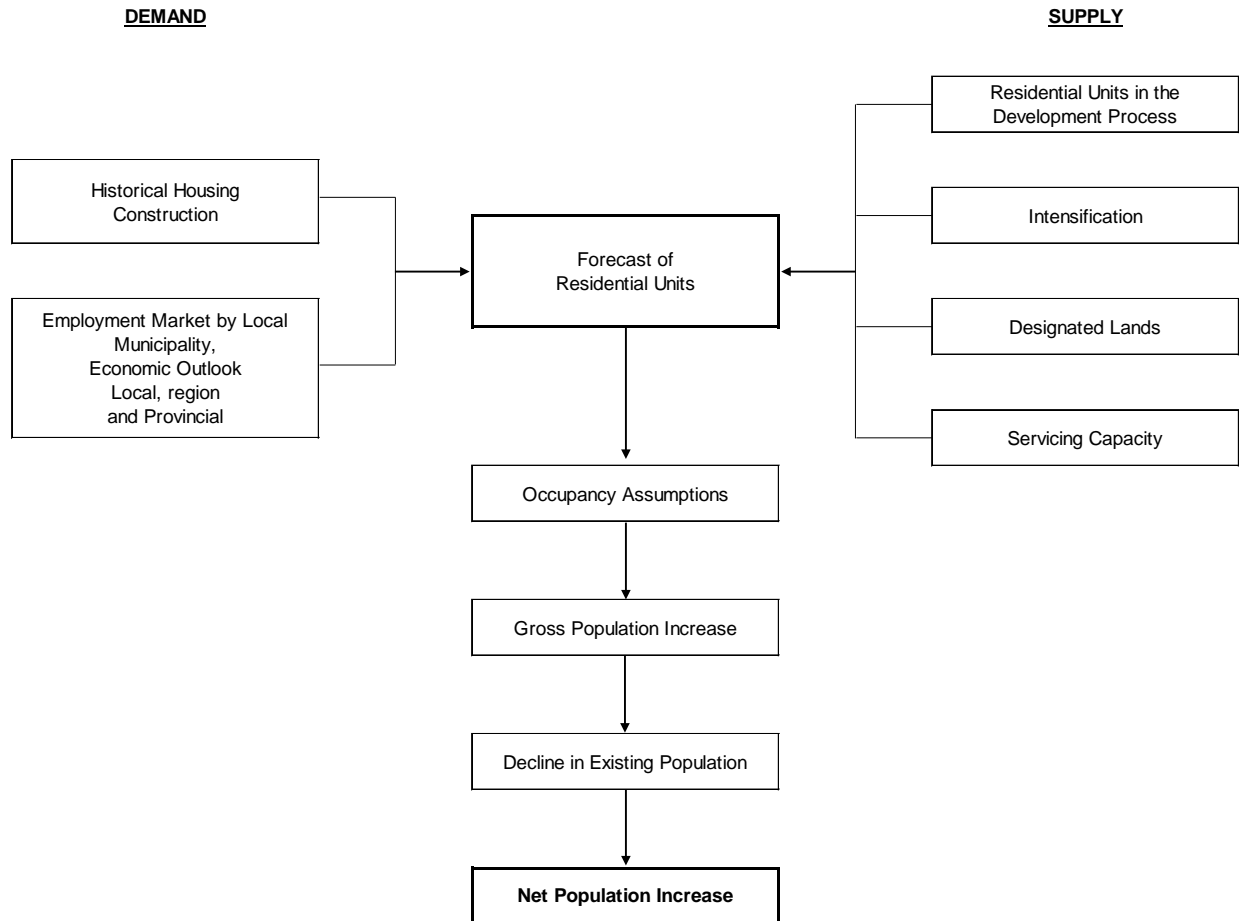
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<sup>1</sup> The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 2.9%.

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Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Township of East Garafraxa  
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	2,460	2,390	0	2,390	765	0	0	5	770	0	3.104
	Mid 2011	2,670	2,595	5	2,590	841	0	0	0	841	5	3.086
	Mid 2016	2,650	2,579	4	2,575	845	5	0	0	850	4	3.034
Forecast	Mid 2019	2,690	2,610	4	2,606	867	5	0	0	872	4	2.993
	Mid 2024	2,880	2,794	4	2,790	941	5	0	0	946	4	2.953
	Mid 2029	3,090	2,999	5	2,994	1,024	5	0	0	1,029	5	2.915
	Mid 2031	3,150	3,057	5	3,052	1,058	5	0	0	1,063	5	2.876
	Mid 2036	3,180	3,091	5	3,086	1,083	5	0	0	1,088	5	2.841
Incremental	Mid 2006 - Mid 2011	210	205	5	200	76	0	0	-5	71	5	
	Mid 2011 - Mid 2016	-20	-16	-1	-15	4	5	0	0	9	-1	
	Mid 2016 - Mid 2019	40	31	0	31	22	0	0	0	22	0	
	Mid 2019 - Mid 2024	190	184	0	184	74	0	0	0	74	0	
	Mid 2019 - Mid 2029	400	389	1	388	157	0	0	0	157	1	
	Mid 2019 - Mid 2031	460	447	1	446	191	0	0	0	191	1	
	Mid 2019 - Mid 2036	490	481	1	480	216	0	0	0	216	1	

Derived from Dufferin County Official Plan (2014) forecast for Township of East Garafraxa, by Watson & Associates Economists Ltd., 2019

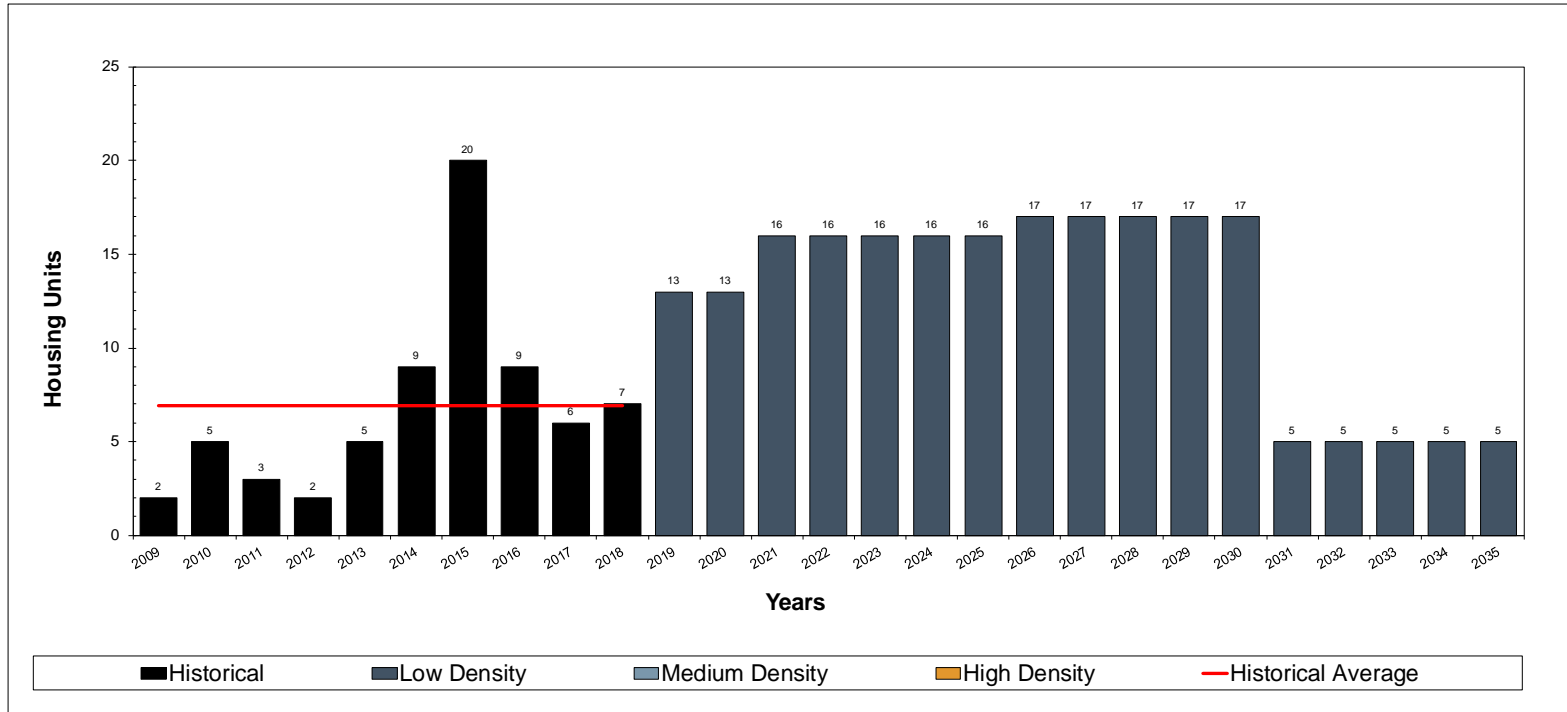
<sup>1</sup> Census undercount estimated at approximately 2.9%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2  
Township of East Garafraxa  
Annual Housing Forecast



Source: Historical housing activity derived from Dufferin County building permit data for the Township of East Garafraxa, 2009-2018.

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



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

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

- The housing unit mix for the Township was derived from a detailed review of building supply data for the Township (as per Schedule 6), and historical development activity (as per Schedule 7).
- Based on the above indicators, the 2019 to 2036 household growth forecast for the Township is comprised of a unit mix of 100% low density units (single detached and semi-detached).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development for the Township in the urban serviced area of Marsville and remaining areas.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2019 and 2036 by development location is summarized below.

Development Location	Percentage of Housing Growth, 2019 to 2036
Urban serviced area of Marsville	45%
Remaining urban and rural	55%
<b><i>Township Total</i></b>	<b><i>100%</i></b>

3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.





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

- The number of housing units to be constructed in the Township over the forecast period is presented in Figure 3-2. Over the 2019 to 2036 forecast period, the Township is anticipated to average approximately 13 new housing units per year.
- Institutional population<sup>1</sup> is anticipated to increase by only 1 person (from 4 to 5) between 2019 to 2036.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarize the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for Dufferin County. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.209
  - Medium density: 2.464
  - High density<sup>2</sup>: 1.443

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

- Existing households for mid-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2019 to 2036 forecast period is approximately 213.

#### 6. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

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<sup>1</sup> Institutional 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 these special care facilities.

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



- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality 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>1</sup> (place of work) for the Township is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 40 primary (8%);
  - 195 work at home employment (39%);
  - 88 industrial (17%);
  - 73 commercial/population related (15%); and
  - 105 institutional (21%).
- The 2016 employment by usual place of work, including work at home, is approximately 500.
- Total employment, including work at home for the Township is anticipated to reach approximately 750 by mid-2029 and 810 by mid-2036. This represents an employment increase of 230 for the 10-year forecast period and 295 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township (excluding N.F.P.O.W and work at home employment) is anticipated to reach approximately 520 by mid-2029

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



and 570 by mid-2036. This represents an employment increase of 200 and 250 over the 10-year and 17-year forecast periods, respectively.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 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 Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by approximately 234,700 sq.ft. over the 10-year forecast period and 277,700 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2019 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 76%;
  - commercial/population-related – 12%; and
  - institutional – 12%.

#### 8. Geography of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development for Township of East Garafraxa by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2036 by development location is summarized below.



<b>Development Location</b>	<b>Percentage of Non-Residential G.F.A., 2019 to 2036</b>
Urban serviced area of Marsville	20%
Other Urban and Rural Areas	80%
<b><i>Township Total</i></b>	<b><i>100%</i></b>



# Chapter 4

## Approach to the Calculation of the Charge



## 4. Approach to the Calculation of the Charge

### 4.1 Introduction

---

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

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. In addition, 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). Services which are potentially eligible for inclusion in the Township’s D.C.s are indicated with a “Yes.”

### 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 D.C. under the Act

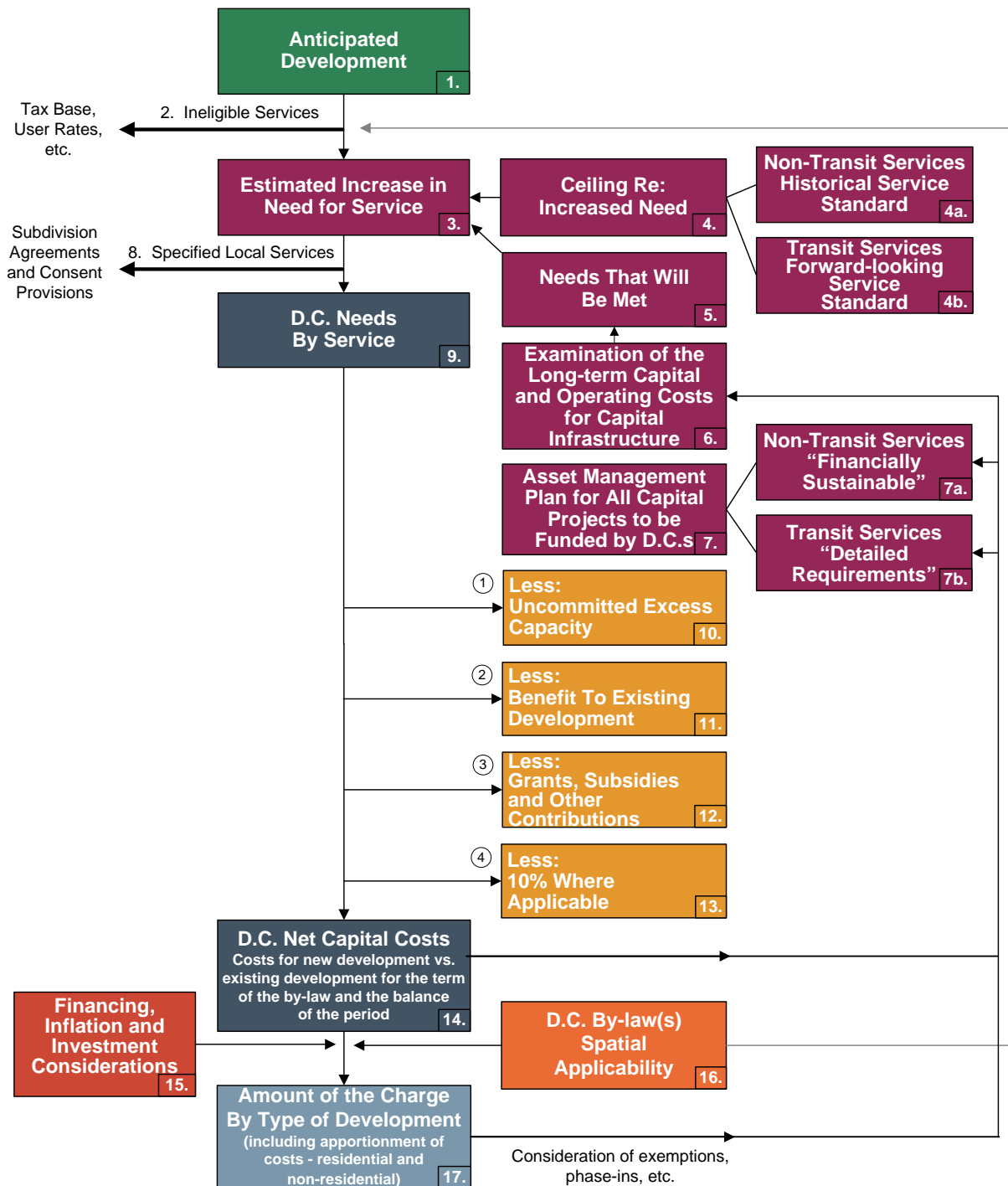






Table 4-1  
Categories of Municipal Services  
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	n/a	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100

<sup>1</sup>with 7+ year life time

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles <sup>1</sup>	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	No	10.1 Treatment plants	100
	No	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment <sup>1</sup>	100

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<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	No	11.1 Treatment plants	100
	No	11.2 Distribution systems	100
	No	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment <sup>1</sup>	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock <sup>1</sup>	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles <sup>1</sup>	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles <sup>1</sup>	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles <sup>1</sup>	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a	20.1 Ambulance station space	90
	n/a	20.2 Vehicles <sup>1</sup>	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

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<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other Services	Yes	23.1 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 23.2 Interest on money borrowed to pay for growth-related capital	0-100
	Yes		0-100

<sup>1</sup>with a 7+ year life time

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

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



## 4.4 Local Service Policy

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Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Township' Local Service Policy is included in Appendix D.

## 4.5 Capital Forecast

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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



Township's approved and proposed capital budgets and master servicing/needs studies.

## **4.6 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 Township does not currently have any outstanding D.C. credits.

## **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 Township’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. These balances have been applied against future spending requirements for all services.

Table 4-2  
Township of East Garafraxa  
D.C. Reserve Funds Balances (as at December 31, 2018)

Service	Totals
Transportation Services	\$196,311
Fire Services	\$14,542
Police Services	\$29,083
Parks and Recreation Services	\$83,614
Library Services	\$10,906
Administration Studies	\$29,083
<b>Total</b>	<b>\$363,539</b>

## 4.9 Deductions

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The D.C.A. potentially requires that five 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;
- anticipated grants, subsidies and other contributions; and
- a 10% reduction for certain services.

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

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#### **4.9.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need included in 4.2 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 Township 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 Township'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**

This step involves a further reduction to the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in section 4.9.1 is related, but is not the identical requirement.

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

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

### **4.9.4 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.



#### **4.9.5 The 10% Reduction**

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, police, and fire protection services. The primary services that the 10% reduction does apply to include services such as parks and recreation and libraries. The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure cost sheets in Chapter 5



# Chapter 5

## D.C. Eligible Cost Analysis by Service



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

### 5.1 Introduction

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This chapter outlines the basis for calculating D.C. eligible costs for the D.C.s to be applied on a uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 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 alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

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

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This section evaluates the development-related capital requirements for all services over the 10-year planning period (2019-2028). Each service component 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.

#### 5.2.1 Fire Services

Fire services within the Township are provided through agreements with neighboring municipalities. The Township's agreement with the Town of Grand Valley include capital obligations of the Township and furthermore the Town of Grand Valley has accounted for the Township's capital funding requirements in the development of their D.C. calculation and by-law. The Township's share of the facilities, vehicles and equipment used to provide services to the Township over the 2009-2018 period produces a historical average level of service of \$224 per capita. When applied to the forecast population growth (388) the historical level of investment in Fire Services provides for a maximum D.C.-eligible amount over the forecast period of approximately \$87,000.



Based on the needs identified in the Town of Grand Valley's D.C. Background Study, The Township's share of the costs towards new facility space and vehicles has been identified. The gross capital costs of the Township's proportionate share of these needs are \$127,500. Deductions of \$29,300 for the benefit to existing development and \$14,500 reflective of existing D.C. reserve funds collected towards these needs have been made. The resulting net D.C. recoverable costs included in the calculation of the charge are \$83,700.

The net growth-related costs for Fire Services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period (i.e. 66% residential/34% non-residential).

### **5.2.2 Transportation Services**

The Township has a current inventory of 146 kilometres of asphalt and grave roads, and 32 bridges and culverts. In addition to roads, the Township's public works department utilizes 7,020 sq.ft. of facility space, two salt domes, and operates a fleet of 13 vehicles and equipment in the provision of this service. This historical level of infrastructure investment equates to a \$27,400 per capita level of service resulting in a D.C.-eligible cap of 6.7 million.

Review of the Township's Transportation Services needs for the forecast period identifies \$13.1 million in gross capital costs. These capital needs include growth related improvements to specific road segments as well as provisions for future growth-related improvements to roads and bridges within the Township. Moreover, a replacement and expansion to the Public Works facility and additional vehicles are also required. Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$10.8 million has been deducted. Another \$196,000 has been deducted for the reserve fund adjustment, accounting for funds already secured towards these future needs. After witnessing these deduction, \$2.1 million in capital needs have been included in the D.C. calculation.

The net growth-related costs for Transportation Services have been allocated between future residential and non-residential development on the basis of incremental



population to employment growth over the 10-year forecast period (i.e. 66% residential and 34% non-residential).

### **5.2.3 Parks and Recreation Services**

The Township provides service through the provision of 17 parkland amenities on the 19 acres of parkland that is maintained. Indoor recreation services are provided through 1,080 sq.ft. of facility space provided by the Township as well as Grand Valley Arena and Community Centre, for which the Township has capital obligations. In total the average historical investment in infrastructure over the past 10-years (including the Township's proportionate share of facilities and equipment in the Town of Grand Valley) is \$1,272. The maximum D.C.-eligible amount for Parks and Recreation Services over the 10-year forecast period is \$494,000 based on the established level of service standards.

The 10-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$ million. These capital needs include the Township's share of an expansion to the Grand Valley Community Centre, and an expansion at Rayburn Meadows Park.

\$26,000 has been deducted as a benefit to existing development and \$32,000 for the 10% statutory deduction. After deducting \$73,600 reflective of existing reserve fund balances, \$206,000 has been included in the calculation of the charge.

As the predominant users of parks and recreation services tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

### **5.2.4 Library Services**

Similar to Fire Services, Library Services are provided in the Township through agreements with the Town of Grand Valley. Based on the Township's proportionate share of invested infrastructure, the average historical level of service equates to \$133 per capita. Based on this service standard, the Township would be eligible to collect approximately \$51,800 from D.C.s for Library Services over the ten-year forecast period.



Provisions for future facility space and collection materials have been identified totalling \$52,000 in gross capital costs. After deducting \$5,100 for the 10% statutory deduction and \$10,900 for the existing reserve fund balance, \$35,700 has been included in the calculation of the charge

Similar to Parks and Recreation services, library usage is predominately residential-based with some use of the facility and materials by non-residential users, for the purposes of research and training. To acknowledge this usage pattern, the growth-related capital costs have been allocated 95% residential and 5% non-residential.

### **5.2.5 Administration Services**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth, e.g. D.C. Background Studies, Official Plan Review and other studies.

The gross capital cost of these projects totals \$388,500,000 over the 10-year forecast period, of which \$205,400 is deducted as an existing benefit. After deducting the 10% statutory deduction, and applying the current reserve fund balance of \$29,100, the net growth-related capital costs total \$142,700

These costs have been allocated 66% to residential and 34% to non-residential development based on the incremental growth in population to employment, for the 10-year forecast period.



## Infrastructure Costs Covered in the D.C. Calculation – Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 66%	Non-Residential Share 34%
	<b>Grand Valley</b>		-	-	-	-		-	-	-
1	Provision for Additional Fire Fighters (5) (Township Share)	2019-2028	4,000	-	4,000	-		4,000	2,640	1,360
2	Provision for Additional Space (2,500 sq.ft.) (Township Share)	2019-2028	62,000	-	62,000	-		62,000	40,920	21,080
3	Provision for Additional Tanker (Township Share)	2019-2028	52,500	-	52,500	26,250		26,250	17,325	8,925
4	Water Rescue All Terrain Vehicle (Township Share)	2019-2028	6,000	-	6,000	3,000		3,000	1,980	1,020
5	Water Rescue Training & Equipment (Township Share)	2019-2028	3,000	-	3,000	-		3,000	1,980	1,020
	Reserve Fund Adjustment							(14,542)	(9,598)	(4,944)
	<b>Total</b>		<b>127,500</b>	<b>-</b>	<b>127,500</b>	<b>29,250</b>	<b>-</b>	<b>83,708</b>	<b>55,247</b>	<b>28,461</b>





## Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 66%	Non-Residential Share 34%
1	Public Works Facility Expansion	2019-2028	2,000,000	-	2,000,000	1,404,000		596,000	393,360	202,640
2	Plow Truck	2019-2028	300,000	-	300,000	-		300,000	198,000	102,000
3	A-Line Surface Upgrade & Improvements	2019-2028	778,000	-	778,000	677,177		100,823	66,543	34,280
			-	-	-	-		-	-	-
4	Road Resurfacing	2019-2028	2,687,000	-	2,687,000	2,338,785		348,215	229,822	118,393
5	Bridge Improvements	2019-2028	7,394,000	-	7,394,000	6,435,793		958,207	632,417	325,790
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(196,311)	(129,565)	(66,746)
			-	-	-	-		-	-	-
	<b>Total</b>		<b>13,159,000</b>	<b>-</b>	<b>13,159,000</b>	<b>10,855,755</b>	<b>-</b>	<b>2,106,934</b>	<b>1,390,576</b>	<b>716,358</b>



## Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028										95%	5%	
	<b>Grand Valley</b>											
1	Addition to Community Centre (4,000 sq.ft.) - Township Share	2019-2028	318,000	-	318,000	-		318,000	31,800	286,200	271,890	14,310
2	Rayburn Meadows Park Expansion	2019-2028	30,000	-	30,000	26,112		3,888	389	3,499	3,324	175
			-	-	-	-		-	-	-	-	-
	Reserve Fund Adjustment		-	-	-	-		(83,614)		(83,614)	(79,433)	(4,181)
			-	-	-	-		-	-	-	-	-
	<b>Total</b>		<b>348,000</b>	<b>-</b>	<b>348,000</b>	<b>26,112</b>	<b>-</b>	<b>238,274</b>	<b>32,189</b>	<b>206,085</b>	<b>195,781</b>	<b>10,304</b>



## Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028										95%	5%
	<b>Grand Valley</b>		-	-	-	-		-	-	-	-	-
1	Provision for Additional Space	2019-2028	36,782		36,782			36,782	3,678	33,104	31,449	1,655
2	Provision for Additional Collection Materials	2019-2028	15,027	-	15,027	-		15,027	1,503	13,525	12,848	676
	Reserve Fund Adjustment							(10,906)		(10,906)	(10,360)	(545)
	<b>Total</b>		<b>51,810</b>	<b>-</b>	<b>51,810</b>	<b>-</b>	<b>-</b>	<b>40,904</b>	<b>5,181</b>	<b>35,723</b>	<b>33,937</b>	<b>1,786</b>



## Infrastructure Costs Covered in the D.C. Calculation – Administration

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2019-2028										66%	34%
1	D.C. Background Study	2019	25,000	-	25,000	-		25,000	2,500	22,500	14,850	7,650
2	D.C. Background Study	2024	25,000	-	25,000	-		25,000	2,500	22,500	14,850	7,650
3	Roads Needs Study	2019-2028	35,000	-	35,000	17,500		17,500		17,500	11,550	5,950
4	Bridge Inspection Study	2019-2028	100,000	-	100,000	50,000		50,000		50,000	33,000	17,000
5	Asset Management Plan	2019-2028	100,000	-	100,000	87,041		12,959	1,296	11,663	7,698	3,966
6	Official Plan	2019-2028	50,000	-	50,000	25,000		25,000	2,500	22,500	14,850	7,650
7	Zoning By-Law	2019-2028	50,000	-	50,000	25,000		25,000	2,500	22,500	14,850	7,650
8	Grand Valley Fire Master Plan (Township share)	2019-2028	3,500	-	3,500	875		2,625		2,625	1,733	893
			-	-	-	-		-	-	-	-	-
	Reserve Fund Adjustment		-	-	-	-		(29,083)		(29,083)	(19,195)	(9,888)
	<b>Total</b>		<b>388,500</b>	<b>-</b>	<b>388,500</b>	<b>205,416</b>	<b>-</b>	<b>154,001</b>	<b>11,296</b>	<b>142,705</b>	<b>94,185</b>	<b>48,520</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed in the Township. The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis as well as on a residential equivalent basis for Wind Turbine development (Fire, Transportation, and Administration Studies Services only).

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

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

The calculated charges are \$11,146 for a single detached residential dwelling unit and \$3.39 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 5% decrease (-\$547) over the current charges of \$11,693. The non-residential charges per sq.ft. of G.F.A. are a \$3.39 increase compared to the Township's current policy of not imposing non-residential D.C.s.



Table 6-1  
Municipal-Wide Services D.C. Calculation  
2019-2029

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Transportation Services	\$ 1,390,576	\$ 716,358	\$ 8,758	\$ 3.02
2. Fire Services	55,247	28,461	348	0.12
3. Parks and Recreation Services	195,781	10,304	1,233	0.04
4. Library Services	33,937	1,786	214	0.01
5. Administration Studies	94,185	48,520	593	0.20
<b>TOTAL</b>	<b>\$1,769,727</b>	<b>\$805,428</b>	<b>\$11,146</b>	<b>\$3.39</b>
Surplus Police Services Reserve Funds	(\$19,195)	(\$9,888)		
D.C.-Eligible Capital Cost	\$1,750,532	\$795,540		
10-Year Gross Population/GFA Growth (sq.ft.)	504	234,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,473.28</b>	<b>\$3.39</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.209	\$11,146		
Apartments - 2 Bedrooms +	1.576	\$5,474		
Apartments - Bachelor and 1 Bedroom	0.867	\$3,011		
Other Multiples	2.464	\$8,558		

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

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)	Wind Turbines
<b>Municipal Wide Services:</b>						
Transportation Services	8,758	4,301	2,366	6,725	3.02	8,758
Fire Services	348	173	95	270	0.12	348
Parks and Recreation Services	1,233	612	337	957	0.04	
Library Services	214	106	58	166	0.01	
Administration Studies	593	295	162	461	0.20	593
<b>Total Municipal Wide Services</b>	<b>11,146</b>	<b>5,487</b>	<b>3,018</b>	<b>8,579</b>	<b>3.39</b>	<b>9,699</b>



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

**Residential (Single Detached) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Transportation Services	6,339	8,758
Fire Services	507	348
Parks and Recreation Services	2,707	1,233
Library Services	384	214
Administration Studies	794	593
Police Services	962	
<b>Total Municipal Wide Services</b>	<b>11,693</b>	<b>11,146</b>

**Non-Residential (per sq.ft.) Comparison**

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Transportation Services		3.02
Fire Services		0.12
Parks and Recreation Services		0.04
Library Services		0.01
Administration Studies		0.20
Police Services		
<b>Total Municipal Wide Services</b>	<b>-</b>	<b>3.39</b>





# Chapter 7

## D.C. Policy Recommendations and D.C. By-Law Rules



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

### 7.1 Introduction

---

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

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

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

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

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

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

### 7.2 D.C. By-law Structure

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**It is recommended that:**

- the Township uses a uniform municipal-wide D.C. calculation for all municipal services; and



- one municipal D.C. by-law 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 decade. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the 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:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 36 months prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

### **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));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3); and
- 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).

For clarity in applying the exemption for industrial building expansions described in section 4 of the D.C.A., the D.C. by-law will include provisions to reflect the following:

- "Existing" means the number, use and size that existed as of the date this by-law was passed.



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

### **Non-statutory exemptions**

- Non-residential farm buildings used for agricultural purposes. For the purpose of this exemption the following definition is proposed.
  - “Farm Building” means a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:
    - a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
    - any building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors’ shops; services related to grooming, boarding, or breeding of household pets; and alcohol and marijuana production facilities.
  - Industrial uses

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

The proposed D.C. By-law will come into effect on August 31, 2019, and no transition policy has been proposed.

### **7.3.6 Timing of Collection**

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



### **7.3.7 Indexing**

All D.C.s will be subject to mandatory indexing annually on January 1<sup>st</sup> of each year, 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 Township-wide D.C. approach is based, in part, on the following:

- The ten-year service level from all applicable services across the Township 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 Township, potentially resulting in D.C. revenue shortfalls and impacts on property taxes and user rates.
- Township-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 Township.

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

Based on the foregoing and discussions with Township 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 Township-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 Township's D.C. collections be contributed into five (5) separate reserve funds, including: Fire Services, Transportation Services, Parks and Recreation Services, Library Services, and Administration Studies.

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

The proposed by-law under D.C.A. will come into force on August 31, 2019.



### **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 June 19, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated June 19, 2019”

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

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





# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

### 8.1 Introduction

---

The changes to the D.C.A. (new section 10(c.2)) in 2016 require that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

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

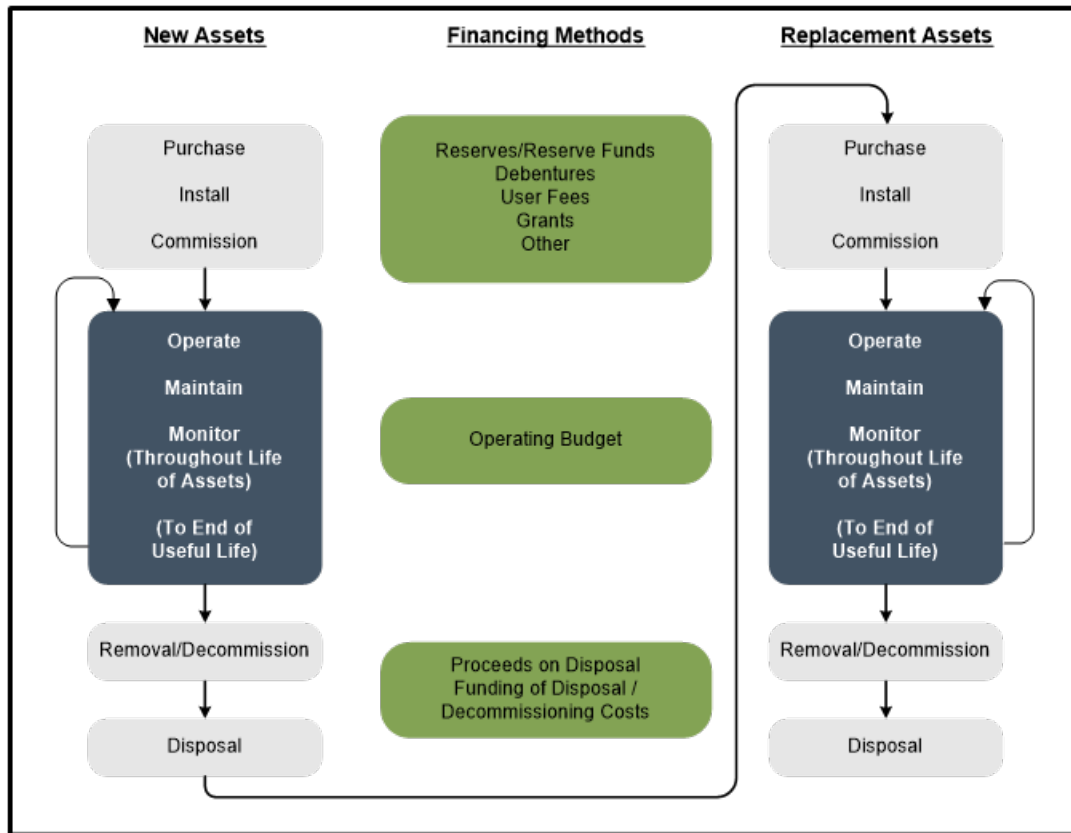
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Township completed its A.M.P. in 2016 with a subsequent updated to the plan in 2018, however, this A.M.P. did 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 2016 A.M.P., as amended.



In recognition to the schematic in Section 8.1, the following table (presented in 2019\$) 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 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 Municipality 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 2019 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 \$677,000.
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 \$416,000. This amount, totalled with the existing operating revenues of \$2.9 million, provides annual revenues of \$3.3 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  
Township of East Garafraxa  
Asset Management – Future Expenditures and Associated Revenues (2019\$)

	2029 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	152,043
Annual Debt Payment on Post Period Capital <sup>2</sup>	-
<b>Lifecycle:</b>	
Annual Lifecycle - Township Wide Services	514,705
<b>Incremental Operating Costs (for D.C. Services)</b>	\$10,446
<b>Total Expenditures</b>	<b>\$677,194</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$2,872,199
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$416,497
<b>Total Revenues</b>	<b>\$3,288,696</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 FIR



# Chapter 9

## By-Law Implementation



## 9. By-Law Implementation

### 9.1 Public Consultation

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This chapter addresses the mandatory, formal public consultation process (subsection 9.1.2), as well as the optional, informal consultation process (subsection 9.1.3). The latter is designed to seek the co-operation and involvement of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development, from a generic viewpoint.

#### ***9.1.1 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, the Council must determine whether a further meeting (under this section) is necessary. For example, if the by-law which is proposed for adoption has been changed in any respect, the Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

#### ***9.1.2 Other Consultation Activity***

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

1. 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 (e.g. in encouraging a higher non-automobile modal split).
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, G.F.A. exclusions such as basement, 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 municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.





## 9.3 Implementation Requirements

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Once the Municipality 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 following provides an overview of the requirements in each case.

### 9.3.1 *Notice of Passage*

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the municipal 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 not 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.

### 9.3.2 *By-law Pamphlet*

In addition to the "notice" information, the Municipality 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 L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

### **9.3.3 Appeals**

Sections 13 to 19 of the D.C.A. set out requirements relative to making and processing a D.C. by-law appeal and an L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the municipal 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.

### **9.3.4 Complaints**

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

- the amount of the charge was incorrectly determined;
- the credit 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 municipal council to the L.P.A.T.

### **9.3.5 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.

### **9.3.6 Front-Ending Agreements**

The Municipality 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 municipal funds being available.

### **9.3.7 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;”
- “local services to be installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.”

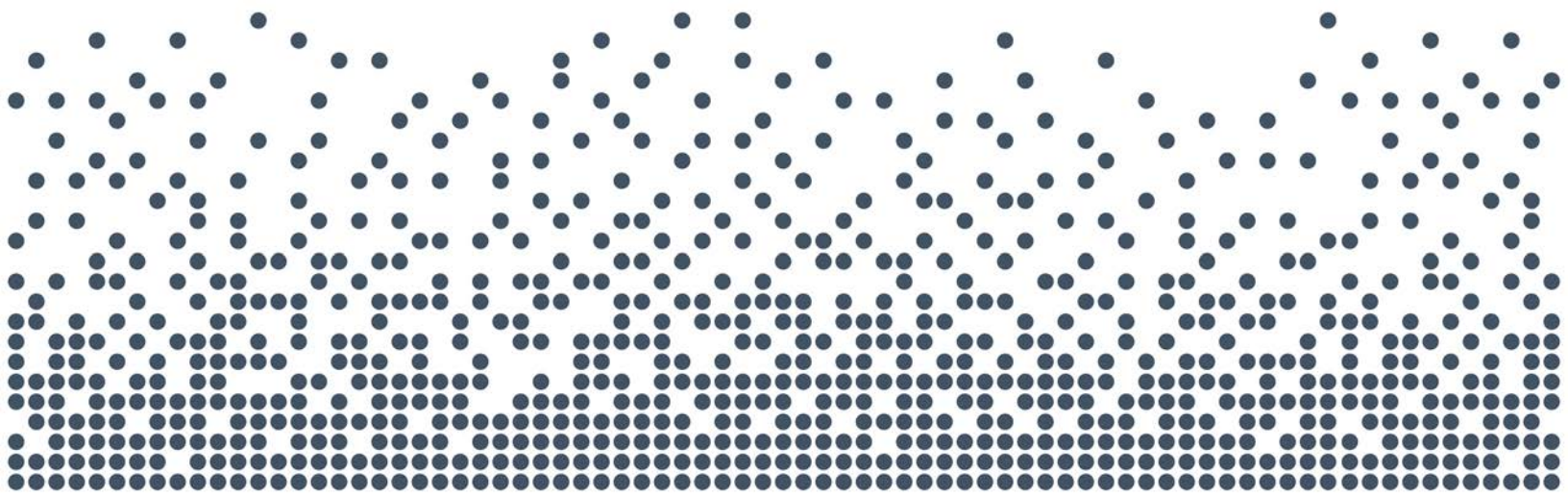
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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

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

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



# Appendices



# Appendix A

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



**Schedule 1  
Township of East Garafraxa  
Residential Growth Forecast Summary**

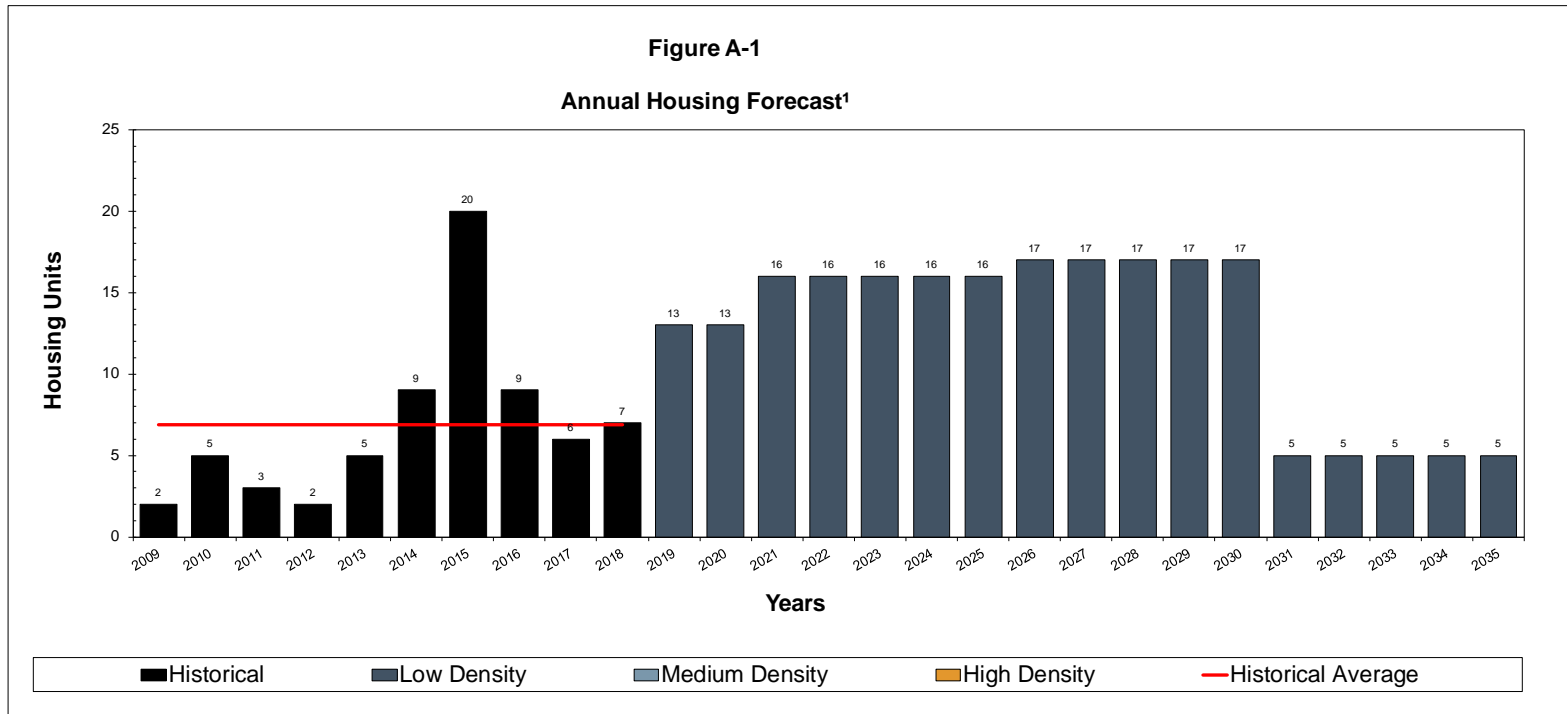
Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	2,460	2,390	0	2,390	765	0	0	5	770	0	3.104
	Mid 2011	2,670	2,595	5	2,590	841	0	0	0	841	5	3.086
	Mid 2016	2,650	2,579	4	2,575	845	5	0	0	850	4	3.034
Forecast	Mid 2019	2,690	2,610	4	2,606	867	5	0	0	872	4	2.993
	Mid 2024	2,880	2,794	4	2,790	941	5	0	0	946	4	2.953
	Mid 2029	3,090	2,999	5	2,994	1,024	5	0	0	1,029	5	2.915
	Mid 2031	3,150	3,057	5	3,052	1,058	5	0	0	1,063	5	2.876
	Mid 2036	3,180	3,091	5	3,086	1,083	5	0	0	1,088	5	2.841
Incremental	Mid 2006 - Mid 2011	210	205	5	200	76	0	0	-5	71	5	
	Mid 2011 - Mid 2016	-20	-16	-1	-15	4	5	0	0	9	-1	
	Mid 2016 - Mid 2019	40	31	0	31	22	0	0	0	22	0	
	Mid 2019 - Mid 2024	190	184	0	184	74	0	0	0	74	0	
	Mid 2019 - Mid 2029	400	389	1	388	157	0	0	0	157	1	
	Mid 2019 - Mid 2031	460	447	1	446	191	0	0	0	191	1	
	Mid 2019 - Mid 2036	490	481	1	480	216	0	0	0	216	1	

Derived from Dufferin County Official Plan (2014) forecast for Township of East Garafraxa, by Watson & Associates Economists Ltd., 2019

<sup>1</sup> Census undercount estimated at approximately 2.9%. Note: Population including the undercount has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Historical housing activity derived from Dufferin County building permit data for the Township of East Garafraxa, 2009-2018.

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





**Schedule 2**  
**Township of East Garafraxa**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Marsville	2019 - 2024	22	0	0	22	71	-3	69	0	69
	2019 - 2029	66	0	0	66	212	-6	206	1	207
	2019 - 2031	80	0	0	80	257	-8	249	1	250
	2019 - 2036	97	0	0	97	312	-11	301	1	302
Remaining Urban & Rural	2019 - 2024	52	0	0	52	166	-50	116	0	116
	2019 - 2029	91	0	0	91	292	-110	182	0	182
	2019 - 2031	111	0	0	111	355	-159	197	0	197
	2019 - 2036	119	0	0	119	381	-202	179	0	179
Township of East Garafraxa	2019 - 2024	74	0	0	74	237	-53	184	0	184
	2019 - 2029	157	0	0	157	504	-116	388	1	389
	2019 - 2031	191	0	0	191	613	-167	446	1	447
	2019 - 2036	216	0	0	216	693	-213	480	1	481

Derived from Dufferin County Official Plan (2014) forecast for Township of East Garafraxa, by Watson & Associates Economists Ltd., 2019

1. Includes townhouses and apartments in duplexes.

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

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



**Schedule 3  
Township of East Garafraxa  
Current Year Growth Forecast  
Mid 2016 to Mid 2019**

		Population
Mid 2016 Population		2,579
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	22
	<i>multiplied by P.P.U. (3)</i>	3.338
	<i>gross population increase</i>	73
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	850
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.049
	<i>total decline in population</i>	-42
Population Estimate to Mid 2019		2,610
<i>Net Population Increase, Mid 2016 to Mid 2019</i>		31

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

Structural Type	Persons Per Unit <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	100%	3.338
<i>Multiples (6)</i>	2.524	0%	0.000
<i>Apartments (7)</i>	1.494	0%	0.000
<b>Total</b>		100%	3.338

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

<sup>2</sup> Based on Building permit/completion activity

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

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



**Schedule 4a  
Township of East Garafraxa  
Five Year Growth Forecast  
Mid 2019 to Mid 2024**

		Population
Mid 2019 Population		2,610
Occupants of New Housing Units, Mid 2019 to Mid 2024	<i>Units (2)</i>	74
	<i>multiplied by P.P.U. (3)</i>	3.209
	<i>gross population increase</i>	237
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2024	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2024	<i>Units (4)</i>	872
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.061
	<i>total decline in population</i>	-53
Population Estimate to Mid 2024		2,794
<i>Net Population Increase, Mid 2019 to Mid 2024</i>		184

(1) Mid 2019 Population based on:

2016 Population (2,579) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (22 x 3.338 = 73) + (x 1.1 = ) + (850 x -0.049 = -42) = 2,610

(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	100%	3.209
<i>Multiples (6)</i>	2.464	0%	0.000
<i>Apartments (7)</i>	1.443	0%	0.000
<i>one bedroom or less</i>	0.867		
<i>two bedrooms or more</i>	1.576		
<b>Total</b>		100%	3.209

<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 2019 households based upon 2016 Census (850 units) + Mid 2016 to Mid 2019 unit estimate (22 units) = 872 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 4b  
Township of East Garafraxa  
Ten Year Growth Forecast  
Mid 2019 to Mid 2029**

		Population
Mid 2019 Population		2,610
Occupants of New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	157
	<i>multiplied by P.P.U. (3)</i>	3,209
	<i>gross population increase</i>	504
		504
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1
		1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	872
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.133
	<i>total decline in population</i>	-116
		-116
Population Estimate to Mid 2029		2,999
<i>Net Population Increase, Mid 2019 to Mid 2029</i>		389

(1) Mid 2019 Population based on:

2016 Population (2,579) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (22 x 3.338 = 73) + (x 1.1 = ) + (850 x -0.049 = -42) = 2,610

(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	100%	3.209
<i>Multiples (6)</i>	2.464	0%	0.000
<i>Apartments (7)</i>	1.443	0%	0.000
<i>one bedroom or less</i>	0.867		
<i>two bedrooms or more</i>	1.576		
<b>Total</b>		100%	3.209

<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 2019 households based upon 2016 Census (850 units) + Mid 2016 to Mid 2019 unit estimate (22 units) = 872 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 4c  
Township of East Garafraxa  
Twelve Year Growth Forecast  
Mid 2019 to Mid 2031**

		Population
Mid 2019 Population		2,610
Occupants of New Housing Units, Mid 2019 to Mid 2031	<i>Units (2)</i>	191
	<i>multiplied by P.P.U. (3)</i>	3,209
	<i>gross population increase</i>	613
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2031	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2031	<i>Units (4)</i>	872
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.192
	<i>total decline in population</i>	-167
Population Estimate to Mid 2031		3,057
<i>Net Population Increase, Mid 2019 to Mid 2031</i>		447

(1) Mid 2019 Population based on:

2016 Population (2,579) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (22 x 3.338 = 73) + (x 1.1 = ) + (850 x -0.049 = -42) = 2,610

(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	100%	3.209
<i>Multiples (6)</i>	2.464	0%	0.000
<i>Apartments (7)</i>	1.443	0%	0.000
<i>one bedroom or less</i>	0.867		
<i>two bedrooms or more</i>	1.576		
Total		100%	3.209

<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 2019 households based upon 2016 Census (850 units) + Mid 2016 to Mid 2019 unit estimate (22 units) = 872 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5  
Township of East Garafraxa  
Longer Term Growth Forecast  
Mid 2019 to Mid 2036**

		Population
Mid 2019 Population		2,610
Occupants of New Housing Units, Mid 2019 to Mid 2036	<i>Units (2)</i>	216
	<i>multiplied by P.P.U. (3)</i>	3,209
	<i>gross population increase</i>	693
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2036	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2036	<i>Units (4)</i>	872
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.244
	<i>total decline in population</i>	-213
Population Estimate to Mid 2036		3,091
<i>Net Population Increase, Mid 2019 to Mid 2036</i>		481

(1) Mid 2019 Population based on:  
2016 Population (2,579) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (22 x 3.338 = 73) + (x 1.1 =) + (850 x -0.049 = -42) = 2,610

(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	100%	3.209
<i>Multiples (6)</i>	2.464	0%	0.000
<i>Apartments (7)</i>	1.443	0%	0.000
<i>one bedroom or less</i>	0.867		
<i>two bedrooms or more</i>	1.576		
<b>Total</b>		100%	3.209

<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 2019 households based upon 2016 Census (850 units) + Mid 2016 to Mid 2019 unit estimate (22 units) = 872 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 6**  
**Township of East Garafraxa**  
**Summary of Residential Supply Housing Potential as of 2019**  
**Marsville**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	0	0	0	<b>0</b>
<i>% Breakdown</i>	0%	0%	0%	0%
Draft Plans Approved	0	0	0	<b>0</b>
<i>% Breakdown</i>	0%	0%	0%	0%
Application Under Review	46	0	0	<b>46</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Vacant lands designated for Residential	103	0	0	<b>103</b>
<i>% Breakdown</i>	100%	0%	0%	100%
<b>Total</b>	<b>149</b>	<b>0</b>	<b>0</b>	<b>149</b>
<i>% Breakdown</i>	100%	0%	0%	100%

Source: Township of East Garafraxa building supply data, as of May 2019.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 6**  
**Township of East Garafraxa**  
**Summary of Residential Supply Housing Potential as of 2019**  
**Other Urban and Rural Areas**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	26	0	0	<b>26</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	12	0	0	<b>12</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Application Under Review	25	0	0	<b>25</b>
<i>% Breakdown</i>	100%	0%	0%	100%
Vacant lands designated for Residential	5	0	0	<b>5</b>
<i>% Breakdown</i>	100%	0%	0%	100%
<b>Total</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>68</b>
<i>% Breakdown</i>	100%	0%	0%	100%

Source: Township of East Garafraxa building supply data, as of May 2019.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 6**  
**Township of East Garafraxa**  
**Summary of Residential Supply Housing Potential as of 2019**  
**Township Total**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	26	0	0	<b>26</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	12	0	0	<b>12</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	71	0	0	<b>71</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Vacant lands designated for Residential	108	0	0	<b>108</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
<b>Total</b>	<b>217</b>	<b>0</b>	<b>0</b>	<b>217</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

Source: Township of East Garafraxa building supply data, as of May 2019.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.





**Schedule 7**  
**Township of East Garafraxa**  
**Historical Residential Building Permits**  
**Years 2009 to 2018**

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2009	2	0	0	2
2010	5	0	0	5
2011	3	0	0	3
2012	2	0	0	2
2013	5	0	0	5
Sub-total	17	0	0	17
<b>Average (2009 - 2013)</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014	9	0	0	9
2015	20	0	0	20
2016	9	0	0	9
2017	6	0	0	6
2018	7	0	0	7
Sub-total	51	0	0	51
<b>Average (2014 - 2018)</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2009 - 2018				
Total	74	0	0	74
<b>Average</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%

Source: Building permit data provided by the Township of East Garafraxa

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 8  
Dufferin County  
Persons Per Unit By Age and Type of Dwelling  
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted
	< 1 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
	< 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
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	<b>1.494</b>		
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>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

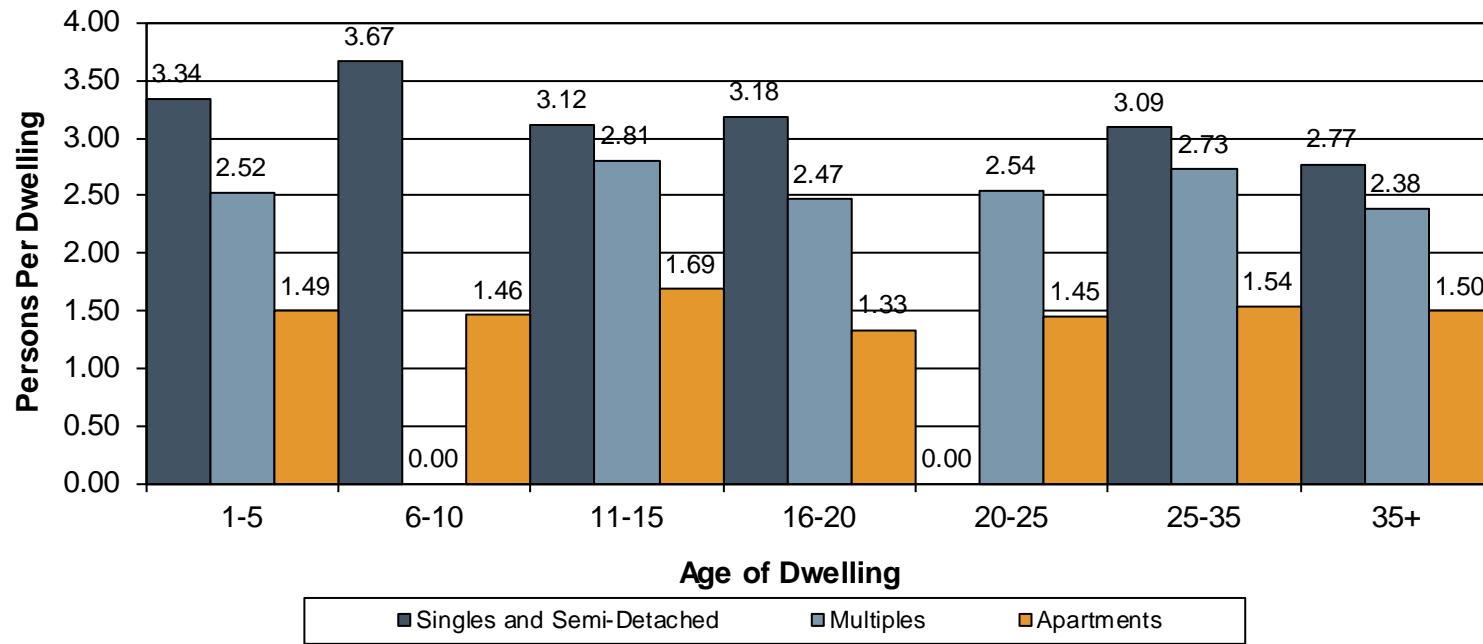
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



**Schedule 9  
Township of East Garafraxa  
Persons Per Unit By Structural Type and Age of Dwelling  
(2016 Census)**



P.P.U.s are based on Dufferin County.



**Schedule 10a  
Township of East Garafraxa  
2019 Employment Forecast**

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 NFPOW	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	2,390	0.006	0.134	0.036	0.004	0.004	0.184	0.052	0.236	15	320	85	10	10	440	123	563	120
Mid 2011	2,595	0.000	0.052	0.033	0.017	0.008	0.110	0.030	0.140	0	135	85	45	20	285	79	364	150
Mid 2016	2,579	0.016	0.076	0.034	0.028	0.041	0.194	0.059	0.253	40	195	88	73	105	501	151	652	306
Mid 2019	2,610	0.015	0.076	0.034	0.029	0.042	0.198	0.059	0.257	40	199	90	77	111	517	155	672	318
Mid 2024	2,794	0.014	0.076	0.072	0.036	0.043	0.241	0.059	0.301	40	212	201	101	120	674	166	840	462
Mid 2029	2,999	0.013	0.077	0.073	0.041	0.046	0.250	0.060	0.310	40	231	217	123	138	749	181	930	518
Mid 2031	3,057	0.013	0.077	0.073	0.043	0.049	0.255	0.062	0.317	40	235	222	131	150	778	190	968	543
Mid 2036	3,091	0.013	0.078	0.074	0.045	0.051	0.262	0.063	0.325	40	242	230	139	159	810	195	1,005	568
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	205	-0.006	-0.082	-0.003	0.013	0.004	-0.074	-0.021	-0.095	-15	-185	0	35	10	-155	-44	-199	30
Mid 2011 - Mid 2016	-16	0.016	0.024	0.001	0.011	0.033	0.084	0.028	0.113	40	60	3	28	85	216	72	288	156
Mid 2016 - Mid 2019	31	0.000	0.001	0.000	0.001	0.002	0.004	0.001	0.005	0	4	2	4	6	16	4	20	12
Mid 2019 - Mid 2024	184	-0.001	0.000	0.038	0.007	0.001	0.043	0.000	0.043	0	13	111	24	9	157	11	168	144
Mid 2019 - Mid 2029	389	-0.002	0.001	0.038	0.012	0.004	0.052	0.001	0.053	0	32	127	46	27	232	26	258	200
Mid 2019 - Mid 2031	447	-0.002	0.001	0.038	0.014	0.007	0.057	0.003	0.059	0	36	132	54	39	261	35	296	225
Mid 2019 - Mid 2036	481	-0.002	0.002	0.040	0.016	0.009	0.064	0.004	0.068	0	43	140	62	48	293	40	333	250
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	41	-0.0013	-0.0164	-0.0006	0.0026	0.0007	-0.0149	-0.0042	-0.0191	-3	-37	0	7	2	-31	-9	-40	6
Mid 2011 - Mid 2016	-3	0.0031	0.0047	0.0003	0.0022	0.0066	0.0169	0.0056	0.0225	8	12	1	6	17	43	14	58	31
Mid 2016 - Mid 2019	10	-0.0001	0.0003	0.0001	0.0004	0.0006	0.0012	0.0003	0.0015	0	1	1	1	2	5	1	7	4
Mid 2019 - Mid 2024	37	-0.0002	-0.0001	0.0075	0.0013	0.0001	0.0087	0.0000	0.0087	0	3	22	5	2	31	2	34	29
Mid 2019 - Mid 2029	39	-0.0002	0.0001	0.0038	0.0012	0.0004	0.0052	0.0001	0.0053	0	3	13	5	3	23	3	26	20
Mid 2019 - Mid 2031	37	-0.0002	0.0001	0.0032	0.0011	0.0006	0.0047	0.0002	0.0049	0	3	11	5	3	22	3	25	19
Mid 2019 - Mid 2036	28	-0.0001	0.0001	0.0024	0.0009	0.0005	0.0038	0.0002	0.0040	0	3	8	4	3	17	2	20	15

Derived from Dufferin County Official Plan (2014) forecast for Township of East Garafraxa, by Watson & Associates Economists Ltd., 2019

<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.



**Schedule 10b**  
**Township of East Garafraxa**  
**Employment & Gross Floor Area (G.F.A) Forecast, 2019 to Buildout**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	2,390	15	85	10	10	120				
Mid 2011	2,595	0	85	45	20	150				
Mid 2016	2,579	40	88	73	105	306				
Mid 2019	2,610	40	90	77	111	318				
Mid 2024	2,794	40	201	101	120	462				
Mid 2029	2,999	40	217	123	138	518				
Mid 2031	3,057	40	222	131	150	543				
Mid 2036	3,091	40	230	139	159	568				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	205	-15	0	35	10	30				
Mid 2011 - Mid 2016	-16	40	3	28	85	156				
Mid 2016 - Mid 2019	31	0	2	4	6	12	3,000	2,200	4,200	9,400
Mid 2019 - Mid 2024	184	0	111	24	9	144	167,000	13,200	6,300	186,500
Mid 2019 - Mid 2029	389	0	127	46	27	200	190,500	25,300	18,900	234,700
Mid 2019 - Mid 2031	447	0	132	54	39	225	198,000	29,700	27,300	255,000
Mid 2019 - Mid 2036	481	0	140	62	48	250	210,000	34,100	33,600	277,700
<b>Annual Average</b>										
Mid 2006 - Mid 2011	41	-3	0	7	2	6				
Mid 2011 - Mid 2016	-3	8	1	6	17	31				
Mid 2016 - Mid 2019	10	0	1	1	2	4	1,000	733	1,400	3,133
Mid 2019 - Mid 2024	37	0	22	5	2	29	33,400	2,640	1,260	37,300
Mid 2019 - Mid 2029	39	0	13	5	3	20	19,050	2,530	1,890	23,470
Mid 2019 - Mid 2031	37	0	11	5	3	19	16,500	2,475	2,275	21,250
Mid 2019 - Mid 2036	24	0	7	3	2	13	10,500	1,705	1,680	13,885

Source: Forecast for the Township of East Garafraxa, by Watson & Associates Economists Ltd., 2019.

<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 con

<sup>2</sup> Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/ Population Related	550
Institutional	700

\* Reflects Mid 2019 to 2036 forecast period

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



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

Development Location	Timing	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Marsville	2019 - 2024	-	10,600	5,000	15,600	26
	2019 - 2029	-	20,200	15,100	35,300	58
	2019 - 2031	-	23,800	21,800	45,600	74
	2019 - 2036	-	27,300	26,900	54,200	88
Remaining Urban and Rural	2019 - 2024	167,000	2,600	1,300	170,900	118
	2019 - 2029	190,500	5,100	3,800	199,400	142
	2019 - 2031	198,000	5,900	5,500	209,400	151
	2019 - 2036	210,000	6,800	6,700	223,500	162
Township of East Garafraxa	2019 - 2024	167,000	13,200	6,300	186,500	144
	2019 - 2029	190,500	25,300	18,900	234,700	200
	2019 - 2031	198,000	29,700	27,300	255,000	225
	2019 - 2036	210,000	34,100	33,600	277,700	250

Source: Forecast for the Township of East Garafraxa, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Employment Increase does not include No Fixed Place of Work.

<sup>2</sup> Square feet per employee assumptions:

Industrial	1,500
Commercial	550
Institutional	700

\*Reflects Mid 2019 to 2036 forecast period

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



**Schedule 11**  
**Township of East Garafraxa**  
**Non-Residential Construction Value**  
**Years 2007 to 2016**  
**(000's 2017 \$)**

YEAR	Industrial				Commercial				Institutional				Total				
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	
2007	825	553	0	1,378	0	0	0	0	0	12	0	0	12	825	565	0	1,390
2008	548	0	0	548	0	0	0	0	0	0	0	0	0	548	0	0	548
2009	680	57	0	737	3,250	0	0	3,250	0	0	0	0	3,930	57	0	3,987	
2010	330	0	0	330	0	0	0	0	0	669	0	669	330	669	0	999	
2012	359	197	0	556	214	80	0	295	0	0	0	0	574	278	0	851	
2013	1,006	14	0	1,019	458	210	0	668	0	842	0	842	1,463	1,066	0	2,529	
2014	1,993	206	0	2,199	0	0	0	0	0	0	0	0	1,993	206	0	2,199	
2015	912	351	0	1,262	0	0	0	0	87	0	0	87	999	351	0	1,349	
2016	475	216	0	691	326	0	0	326	0	0	0	0	801	216	0	1,017	
2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Subtotal</b>	8,011	2,045	0	10,056	4,325	291	0	4,616	87	1,522	0	1,610	12,424	3,858	0	16,282	
Percent of Total	80%	20%	0%	100%	94%	6%	0%	100%	5%	95%	0%	100%	76%	24%	0%	100%	
<b>Average</b>	801	256	#DIV/0!	1,006	865	145	#DIV/0!	923	87	507	#DIV/0!	402	1,242	429	#DIV/0!	1,628	
2007 - 2011 Period Total				4,328				3,327				681				8,336	
<b>2007 - 2011 Average</b>				866				665				136				1,667	
% Breakdown				51.9%				39.9%				8.2%				100.0%	
2012 - 2016 Period Total				5,728				1,289				929				7,946	
<b>2012 - 2016 Average</b>				1,146				258				186				1,589	
% Breakdown				72.1%				16.2%				11.7%				100.0%	
2007 - 2016 Period Total				10,056				4,616				1,610				16,282	
<b>2007 - 2016 Average</b>				1,006				462				161				1,628	
% Breakdown				61.8%				28.4%				9.9%				100.0%	
2016 - YTD Period Total				0				0				0				0	
<b>2016 - YTD Average</b>				#DIV/0!				#DIV/0!				#DIV/0!				#DIV/0!	
% Breakdown				#DIV/0!				#DIV/0!				#DIV/0!				#DIV/0!	

Source: Statistics Canada Publication, 64-001-XB  
Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



**Schedule 12  
Township of East Garafraxa**

**Employment to Population Ratio by Major Employment Sector, 2006 to 2016**

NAICS	Employment & Gross Floor Area (G.F.A) Forecast, 2016 To Buildout	Year			Change			Comments
		2006	2011	2016	96-01	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>	200	35	140		-165	105	
21	<i>Mining and oil and gas extraction</i>	0	0	0		0	0	
	<b>Sub-total</b>	<b>200</b>	<b>35</b>	<b>140</b>	<b>0</b>	<b>-165</b>	<b>105</b>	
	<b>Industrial and Other Employment</b>							Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	0	0	0		0	0	
23	<i>Construction</i>	40	35	55		-5	20	
31-33	<i>Manufacturing</i>	40	30	45		-10	15	
41	<i>Wholesale trade</i>	30	20	15		-10	-5	
48-49	<i>Transportation and warehousing</i>	35	0	10		-35	10	
56	<i>Administrative and support</i>	0	0	8		0	8	
	<b>Sub-total</b>	<b>145</b>	<b>85</b>	<b>133</b>	<b>0</b>	<b>-60</b>	<b>48</b>	
	<b>Population Related Employment</b>							Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	0	0	50		0	50	
51	<i>Information and cultural industries</i>	0	0	10		0	10	
52	<i>Finance and insurance</i>	10	0	0		-10	0	
53	<i>Real estate and rental and leasing</i>	15	0	0		-15	0	
54	<i>Professional, scientific and technical services</i>	20	25	15		5	-10	
55	<i>Management of companies and enterprises</i>	0	0	0		0	0	
56	<i>Administrative and support</i>	0	0	8		0	8	
71	<i>Arts, entertainment and recreation</i>	20	10	0		-10	-10	
72	<i>Accommodation and food services</i>	0	0	0		0	0	
81	<i>Other services (except public administration)</i>	10	20	40		10	20	
	<b>Sub-total</b>	<b>75</b>	<b>55</b>	<b>123</b>	<b>0</b>	<b>-20</b>	<b>68</b>	
	<b>Institutional</b>							
61	<i>Educational services</i>	10	0	20		-10	20	
62	<i>Health care and social assistance</i>	0	20	85		20	65	
91	<i>Public administration</i>	10	0	0		-10	0	
	<b>Sub-total</b>	<b>20</b>	<b>20</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>85</b>	
	<b>Total Employment</b>	<b>440</b>	<b>195</b>	<b>500</b>	<b>0</b>	<b>-245</b>	<b>305</b>	
	<b>Population</b>	<b>2,390</b>	<b>2,595</b>	<b>2,579</b>	<b>176</b>	<b>205</b>	<b>-16</b>	
	<b>Employment to Population Ratio</b>							
	<b>Industrial and Other Employment</b>	<b>0.06</b>	<b>0.03</b>	<b>0.05</b>	<b>0.00</b>	<b>-0.03</b>	<b>0.02</b>	
	<b>Population Related Employment</b>	<b>0.03</b>	<b>0.02</b>	<b>0.05</b>	<b>0.00</b>	<b>-0.01</b>	<b>0.03</b>	
	<b>Institutional Employment</b>	<b>0.01</b>	<b>0.01</b>	<b>0.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.03</b>	
	<b>Primary Industry Employment</b>	<b>0.08</b>	<b>0.01</b>	<b>0.05</b>	<b>-0.01</b>	<b>-0.07</b>	<b>0.04</b>	
	<b>Total</b>	<b>0.18</b>	<b>0.08</b>	<b>0.19</b>	<b>-0.01</b>	<b>-0.11</b>	<b>0.12</b>	

Source: Statistics Canada Employment by Place of Work

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





# Appendix B

## Level of Service



Service: Fire Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Grand Valley <sup>1</sup>	1,037	1,024	1,010	997	983	970	1,341	1,324	1,306	1,314	\$151	\$178
<b>Total</b>	<b>1,037</b>	<b>1,024</b>	<b>1,010</b>	<b>997</b>	<b>983</b>	<b>970</b>	<b>1,341</b>	<b>1,324</b>	<b>1,306</b>	<b>1,314</b>		

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.4131	0.4016	0.3900	0.3854	0.3804	0.3758	0.5202	0.5142	0.5031	0.5042

10 Year Average	2009-2018
Quantity Standard	0.4388
Quality Standard	\$178
Service Standard	\$78

1. Grand Valley Fire Services - Service Agreement Share (15% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$78
Eligible Amount	\$30,307



Service: Fire Vehicles  
 Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Grand Valley <sup>1</sup>	0.80	0.79	0.78	0.77	0.76	0.90	0.89	0.87	0.86	0.85	\$428,955
<b>Total</b>	<b>0.80</b>	<b>0.79</b>	<b>0.78</b>	<b>0.77</b>	<b>0.76</b>	<b>0.90</b>	<b>0.89</b>	<b>0.87</b>	<b>0.86</b>	<b>0.85</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2009-2018
Quantity Standard	0.0003
Quality Standard	\$459,100
Service Standard	\$138

1. Grand Valley Fire Services - Service Agreement Share (15% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$138
Eligible Amount	\$53,439



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Grand Valley <sup>1</sup>	3.84	3.79	3.74	4.30	4.85	4.79	4.73	4.66	4.60	4.54	\$5,100
Training Protection Equipment	-	-	-	-	-	-	-	0.15	0.14	0.14	\$7,500
<b>Total</b>	<b>3.84</b>	<b>3.79</b>	<b>3.74</b>	<b>4.30</b>	<b>4.85</b>	<b>4.79</b>	<b>4.73</b>	<b>4.81</b>	<b>4.74</b>	<b>4.68</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.0015	0.0015	0.0014	0.0017	0.0019	0.0019	0.0018	0.0019	0.0018	0.0018

10 Year Average	2009-2018
Quantity Standard	0.0017
Quality Standard	\$5,176
Service Standard	\$9

1. Grand Valley Fire Services - Service Agreement Share (15% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$9
Eligible Amount	\$3,414



Service: Roads  
 Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Road Surface - Asphalt	38	38	38	38	38	38	38	38	38	38	\$97,500
Road Surface - Gravel	108	108	108	108	108	108	108	108	108	108	\$6,200
Road Base	146	146	146	146	146	146	146	146	146	146	\$157,300
<b>Total</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	<b>291</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.1161	0.1143	0.1125	0.1126	0.1128	0.1129	0.1130	0.1132	0.1122	0.1118

10 Year Average	2009-2018
Quantity Standard	0.1131
Quality Standard	\$93,613
Service Standard	\$10,588

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$10,588
Eligible Amount	\$4,107,989



Service: Bridges, Culverts & Structures  
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges and Culverts (>3m)	32	32	32	32	32	32	32	32	32	32	\$379,100
<b>Total</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.0127	0.0125	0.0124	0.0124	0.0124	0.0124	0.0124	0.0124	0.0123	0.0123

10 Year Average	2009-2018
Quantity Standard	0.0124
Quality Standard	\$379,871
Service Standard	\$4,710

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$4,710
Eligible Amount	\$1,827,635



Service: Depots and Domes  
 Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Facility	7,020	7,020	7,020	7,020	7,020	7,020	7,020	7,020	7,020	7,020	\$200	\$224
Salt Dome (# of facilities)	1	1	1	1	1	1	1	1	1	1	\$323,751	\$356,939
Gravel Pit Storage Shed (# of facilities)	1	1	1	1	1	1	1	1	1	1	\$153,125	\$168,824
<b>Total</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>	<b>7,022</b>		

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	2.7976	2.7537	2.7112	2.7143	2.7175	2.7207	2.7238	2.7270	2.7053	2.6946

10 Year Average	2009-2018
Quantity Standard	2.7266
Quality Standard	\$299
Service Standard	\$815

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$815
Eligible Amount	\$316,111



Service: Roads and Related Vehicles  
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Grader	3	3	3	3	3	3	3	3	3	3	\$500,000
Dump Truck	3	3	3	4	4	4	4	4	4	4	\$300,000
Pick-Up Truck	2	2	2	2	2	2	3	3	3	3	\$45,000
Loader	1	1	1	1	1	1	1	1	1	1	\$301,000
Sweeper	1	1	1	1	1	1	1	1	1	1	\$44,000
Excavator		1	1	1	1	1	1	1	1	1	\$300,000
<b>Total</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.0040	0.0043	0.0042	0.0046	0.0046	0.0046	0.0050	0.0050	0.0050	0.0050

10 Year Average	2009-2018
Quantity Standard	0.0046
Quality Standard	\$281,189
Service Standard	\$1,293

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$1,293
Eligible Amount	\$501,866





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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Developed Parkland (acres)	19	19	19	19	19	19	19	19	19	19	
<b>Amenities</b>											
Fences	5	5	5	5	5	5	5	6	6	6	\$9,200
Playground Structure - Rayburn Meadows	1	1	1	1	1	1	1	1	1	1	\$49,200
Playground Structure - Tot Haven	1	1	1	1	1	1	1	1	1	1	\$27,300
Brookhave Park - Parking Lot	1	1	1	1	1	1	1	1	1	1	\$16,400
Brookhaven Park - Basketball Court	1	1	1	1	1	1	1	1	1	1	\$43,800
Brookhaven Park - Playground Structure	1	1	1	1	1	1	1	1	1	1	\$49,200
Brookhaven Park - Trail/Path	1	1	1	1	1	1	1	1	1	1	\$10,000
Marsville Park - Basketball Court	1	1	1	1	1	1	1	1	1	1	\$43,800
Marsville Park - Playground Structure	1	1	1	1	1	1	1	1	1	1	\$27,300
Orton Park Storage Building	1	1	1	1	1						\$4,300
Orton Village Park Pavillion							1	1	1	1	\$125,800
Orton Village Park Parking Lot					1	1	1	1	1	1	\$9,800
Woodland Walkway	1	1	1	1	1	1	1	1	1	1	\$27,300
<b>Total</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>17</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.0060	0.0059	0.0058	0.0058	0.0062	0.0058	0.0062	0.0066	0.0065	0.0065

10 Year Average	2009-2018
Quantity Standard	0.0061
Quality Standard	\$25,533
Service Standard	\$156

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$156
Eligible Amount	\$60,431



Service: Indoor Recreation Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Grand Valley Arena & Community Centre <sup>1</sup>	3,464	3,558	3,653	3,752	3,853	3,957	4,063	4,173	4,285	4,400	\$530	\$588
Marsville Community Centre	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$480	\$532
<b>Total</b>	<b>4,544</b>	<b>4,638</b>	<b>4,733</b>	<b>4,832</b>	<b>4,933</b>	<b>5,037</b>	<b>5,143</b>	<b>5,253</b>	<b>5,365</b>	<b>5,480</b>		

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	1.8104	1.8188	1.8274	1.8678	1.9091	1.9516	1.9950	2.0400	2.0669	2.1028

10 Year Average	2009-2018
Quantity Standard	1.9390
Quality Standard	\$576
Service Standard	\$1,117

1. Service Agreement Share (13% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$1,117
Eligible Amount	\$433,252



Service: Library Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft . with land, site works, etc.
Grand Valley <sup>1</sup>	653	639	625	611	598	584	572	559	547	535	\$338	\$412
<b>Total</b>	<b>653</b>	<b>639</b>	<b>625</b>	<b>611</b>	<b>598</b>	<b>584</b>	<b>572</b>	<b>559</b>	<b>547</b>	<b>535</b>		

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.2602	0.2506	0.2413	0.2362	0.2314	0.2263	0.2219	0.2171	0.2107	0.2053

10 Year Average	2009-2018
Quantity Standard	0.2301
Quality Standard	\$412
Service Standard	\$95

1. Service Agreement Share (14% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$95
Eligible Amount	\$36,782



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
<b>Grand Valley</b>											
Collection Materials <sup>1</sup>	2,001	1,968	1,944	1,872	1,809	2,094	2,031	1,930	1,876	1,796	\$51
Database Subscriptions <sup>1</sup>	0.15	0.15	0.14	0.14	0.14	0.13	0.13	0.13	0.13	0.12	\$8,762
<b>Total</b>	<b>2,001</b>	<b>1,968</b>	<b>1,944</b>	<b>1,872</b>	<b>1,809</b>	<b>2,094</b>	<b>2,031</b>	<b>1,930</b>	<b>1,876</b>	<b>1,796</b>	

Population	2,510	2,550	2,590	2,587	2,584	2,581	2,578	2,575	2,596	2,606
Per Capita Standard	0.7973	0.7718	0.7506	0.7237	0.7001	0.8114	0.7879	0.7496	0.7228	0.6892

10 Year Average	2009-2018
Quantity Standard	0.7504
Quality Standard	\$52
Service Standard	\$39

1. Service Agreement Share (14% average)

D.C. Amount (before deductions)	10 Year
Forecast Population	388
\$ per Capita	\$39
Eligible Amount	\$15,027



# 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 Municipality's 2017 Financial Information Return.

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

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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>Fire Services</b>	6,732	5,325	12,057
<b>Transportation Services</b>	494,464	4,769	499,233
<b>Parks and Recreation Services</b>	10,808	353	11,161
<b>Library Services</b>	2,701	-	2,701
<b>Administration Studies</b>			
<b>Total</b>	<b>514,705</b>	<b>10,446</b>	<b>525,152</b>



# Appendix D

## Local Service Policy





# Appendix D: Local Service and Developer Contribution Policy

The following provides the Township's local service and developer contribution policy.

## 1. **Collector Roads**

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

## 2. **Arterial Roads**

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

## 3. **Local Roads**

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

## 4. **Traffic Signals**

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

## 5. **Streetlights**

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



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

## 6. **Sidewalks**

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

## 7. **Land Acquisition for Road Allowances**

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

## 8. **Stormwater Management**

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

## 9. **Parkland Development**

- i. For the purpose of parkland development, local services include the requirement for the owner to provide complete fully developed parks, including but not limited to parking, park furniture, signage, landscaping and walkways and multi-purpose trails, in addition to the necessary fields, diamonds, playground equipment, lighting, and irrigation. These requirements are part of the conditions of s.51 and 53 Planning Act



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



# Appendix E

## Proposed D.C. By-Law



**THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA**

**BY-LAW NUMBER \_\_\_\_-2019**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE**

**WHEREAS** the Township of East Garafraxa will experience growth through development and re-development;

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

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

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

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

**AND WHEREAS** the Council of The Corporation of the Township of East Garafraxa has given notice of and held a public meeting on the 16<sup>th</sup> day of July, 2019 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA ENACTS AS FOLLOWS:**

1. INTERPRETATION

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

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



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

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

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

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

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

“building” means “Building” means a permanent enclosed structure occupying an area greater than ten square metres (10 m<sup>2</sup>) and, notwithstanding the generality of the foregoing, includes, but is not limited to:

- (a) An above-grade storage tank;
- (b) An air-supported structure;
- (c) An industrial tent;
- (d) A roof-like structure over a gas-bar or service station; and
- (e) An area attached to and ancillary to a retail development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them.

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



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

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

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

“Council” means the Council of the Township of East Garafraxa;

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



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

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

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

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

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

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

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and





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

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

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

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



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

“municipality” means the Corporation of the Township of East Garafraxa;

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

“Township” means the area within the geographic limits of the Township of East Garafraxa;

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



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

## 2. DESIGNATION OF SERVICES

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

- (a) Fire Services
- (b) Transportation Services;
- (c) Parks and Recreation Services;
- (d) Library Services; and
- (e) Administration Studies

## 3. APPLICATION OF BY-LAW RULES

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

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

### Area to Which By-law Applies

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

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

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



## Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4 (a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4 (b), if two or more of the actions described in subsection 3.4 (a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



## Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
  - (b) one or two additional dwelling units in an existing single detached dwelling; or
  - (c) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding subsection 3.5 (b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.
- 3.8 Exemption for Industrial Development:
- (a) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
  - (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
    - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;



- (ii) divide the amount determined under subsection (i) by the amount of the enlargement.
- (c) For the purpose of section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

### 3.9 Other Exemptions:

- (a) Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
  - (i) Industrial uses; and
  - (ii) Non-residential farm buildings constructed for bona fide farm uses

### Amount of Charges

#### Residential

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

#### Non-Residential

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

3.12 In the case of wind turbines, the sum of the number of wind turbines multiplied by the corresponding amount of each wind turbine as set out in Schedule B,



### Reduction of Development Charges for Redevelopment

3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within three (3) years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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

### Time of Payment of Development Charges

3.14 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.

3.15 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.

## 4. PAYMENT BY SERVICES





4.1 Despite the payment required under sections 3.10, 3.11, and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

## 5. INDEXING

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

## 6. SCHEDULES

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

Schedule A - Services Designated in section 2.1

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

## 7. CONFLICTS

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

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

## 8. SEVERABILITY

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



9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on August 31, 2019.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on August 31, 2024 unless it is repealed by Council at an earlier date.

PASSED THIS 20<sup>th</sup> day of August, 2019

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Mayor

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Township Clerk



SCHEDULE "A" TO BY-LAW XX-2019  
COMPONENTS OF SERVICES DESIGNATED IN SECTION 2.1

100% Eligible Services

Transportation Services

Fire Services

90% Eligible Services

Parks and Recreation Services

Library Services

Administration Studies



## SCHEDULE "B" TO BY-LAW XX-2019 SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)	Wind Turbines
<b>Municipal Wide Services:</b>						
Transportation Services	8,758	4,301	2,366	6,725	3.02	8,758
Fire Services	348	173	95	270	0.12	348
Parks and Recreation Services	1,233	612	337	957	0.04	
Library Services	214	106	58	166	0.01	
Administration Studies	593	295	162	461	0.20	593
<b>Total Municipal Wide Services</b>	<b>11,146</b>	<b>5,487</b>	<b>3,018</b>	<b>8,579</b>	<b>3.39</b>	<b>9,699</b>