



Addendum to 2024 Development Charges Background Study

Town of Grand Valley

For Public Circulation and Comment

June 26, 2024

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1. Summary of Revisions to the May 17th, 2024 Development Charges Background Study

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

- May 17, 2024 – Release D.C.B.S. and draft by-law
- June 11, 2024 – Anticipated Public Meeting of Council
- July 16, 2024 – Anticipated passage of D.C. By-laws

The purpose of the addendum to the May 17, 2024 D.C.B.S. is to revise the growth-related projects within Fire Protection Services and Library Services. Furthermore, with the passage of Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) on June 6, 2024, this addendum will also address the following changes that were made to the D.C.A.:

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



- To modernize public notice requirements.

The purpose of the addendum to the May 17, 2024 D.C.B.S., as amended, is to include D.C. eligible costs for growth-related studies, reflect other changes in the D.C.A. made through Bill 185 (such as reducing the D.C. “freeze” from 2-years to 18 months and removal of the statutory phase-in of the charge in new by-law), revise the capital programs for Fire Protection Services, Parks and Recreation Services, Library Services, Water Services and Wastewater Services, and other housekeeping amendments.

The refinements to the calculation of the charge are detailed in this report and will form part of the D.C.B.S., as amended, for Council’s consideration and approval prior to adoption of the D.C. By-law.



2. Addendum

2.1 Fire Protection Services

Subsequent to the issuance of the 2024 D.C. Background Study, it was identified that the provisions included for Fire Protection Services growth related needs should be amended to reflect the anticipated plan to provide Fire Protection Services in the future. In addition, with the passing of Bill 185, studies are now eligible to be recovered through D.C.s. As such, the costs to undertake a Fire Master Plan has now been included within the capital program. These amendments to the capital plan reduce the D.C. recoverable costs included in the calculation of the charge by \$54,600.

2.2 Library Services

Library facilities within the Town are shared with the Township of Amaranth and Township of East Garafraxa. As such a deduction of \$5.7 million was made to the capital costs for the new facility space that was included within the future capital needs. This share was calculated incorrectly and included the non-growth related share of the project. This adjustment reduces the deduction to \$4.6 million. The resultant impact on the total D.C. recoverable costs for library services is a net 0 as the Town is currently exceeding their historical level of service cap for Library Services.

2.3 Water and Wastewater Services

With the passing of Bill 185 and the inclusion of growth-related studies now being eligible for inclusion in the D.C. calculation, a combined Water and Wastewater Master Plan has been included within the capital plans for Water Services and Wastewater Services. The total cost for the study is \$500,000 which has been allocated 50% to each Water and Wastewater Services. After deducting the benefit to existing share of \$125,00 total, the growth-related capital needs have increased by \$187,500 for each service area.



2.4 Growth-Related Studies

The D.C.A. now permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. These studies have either been included within Fire Protection Services, Water Services, or Wastewater Services, or within a Growth-Related Studies class of service based on each service to which the studies relate.

Table 2-1 summarizes the studies that have been included within the Growth-Related Studies Class of service, including the anticipated timing, gross capital costs, and D.C. eligible costs included in the calculation of the charge.

Table 2-1
Growth-Related Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024 to 2034								
1	OPA Review	2024	36,400	-	1,820	34,580	18,200		16,380
2	OPA Review	2028	36,400	-	1,820	34,580	18,200		16,380
3	DC Study	2029	40,000	-		40,000	-		40,000
4	DC Study	2034	40,000	-		40,000	-		40,000
	Reserve Fund Adjustment								246,383
	Total		152,800	-	3,640	149,160	36,400	-	359,143

In aggregate, the study costs that have been identified total \$152,800. After deducting \$36,400 for the benefit to existing share, \$3,600 for the benefit to non-D.C. eligible services, and adding \$246,400 for the existing D.C. reserve fund deficit for Growth-Related Studies, the D.C. eligible costs for studies that have been considered with the calculation of the charge within each service or class of service total \$359,100.

2.5 Impacts on the Calculated D.C.

Based on the changes identified, the amended schedule of charges is presented in Table 2-2.



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

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	11,098	9,667	7,249	3,603	4.25
Fire Protection Services	3,792	3,303	2,477	1,231	1.45
Parks and Recreation Services	3,129	2,726	2,044	1,016	0.50
Library Services	2,770	2,413	1,809	899	0.44
Growth Related Studies	422	368	276	137	0.18
Total Municipal Wide Services	21,211	18,477	13,855	6,886	6.82
Urban Services					
Water Services	8,399	7,316	5,486	2,727	0.96
Wastewater Services	46,226	40,267	30,195	15,008	4.99
Total Urban Services	54,625	47,583	35,681	17,735	5.95
Rural Services					
Septage Services	327	285	214	106	0.00
Total Rural Services	327	285	214	106	0.00
GRAND TOTAL URBAN AREA	75,836	66,060	49,536	24,621	12.77
GRAND TOTAL RURAL AREA	21,538	18,762	14,069	6,992	6.82

By comparison to the charges included within the previous version of the D.C.B.S., the amended charge for an urban single and semi-detached residential unit would increase by \$814 (+1.1%) from \$75,022 to \$75,836.



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

Based on the foregoing, the following revisions are made to the May 17, 2024 D.C.B.S., as amended. Accordingly, the amended pages are appended to this report:

- Table of Contents – Updated to reflect the changes summarized below.
- Executive Summary – Updated to reflect the inclusion of study costs, changes to the capital needs identified above, and legislative changes.
- Pages 1-3 to 1-8 – Updated to reflect legislative changes.
- Page 4-1 - Section 4.2 updated to reflect the eligible funding of study costs.
- Pages 4-5 to 4-12 - updated to reflect the eligible funding of study costs, reserve fund balances for growth-related studies and page numbering.
- Pages 5-2 to 5-16 – Updated to include growth-related study costs in the calculation of the charge and other changes to the capital programs discussed in Section 2.
- Chapter 6 – is reissued to reflect the inclusion of growth-related studies and other changes to the capital programs discussed in Section 2.
- Pages 7-3 to 7-7
 - Section 7.3.2 updated to include Growth-Related Studies as a class of services;
 - Section 7.3.5 removed to reflect legislative changes (removal of phase-in);
 - Section 7.3.6 updated to reflect legislative changes (decreased time for D.C. “freeze”) and renumbered to Section 7.3.5;
 - Section 7.3.7 to 7.3.8 - renumbered to reflect the removal of Section 7.3.5 as identified above.
 - Section 7.4.1 updated to include Growth-Related Studies as class of service; and
 - Updated page numbering
- Pages 8-3 to 8-4
 - Section 8.2 updated to changes identified in Section 2.2
- Page C-3 – updated to reflect the changes in annual operating expenditures as a result of the changes to the capital plan as identified in Section 2.
- Appendix E – Updated by-law to reflect the changes to the capital needs and inclusion of growth-related studies and other legislative changes.



Chapter 4

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



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

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

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

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



Appendices



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Executive Summary



Executive Summary

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

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



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

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.5.

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

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.6 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;



- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

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

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

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);



- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
 - Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
 - To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
 - To modernize public notice requirements.
4. The Town is undertaking a D.C. public process and anticipates passing new by-laws for the eligible services. The mandatory public meeting has been set for June 11, 2024, with an additional public meeting on July 16, 2024 and adoption of the by-law anticipated for July 16, 2024, with an effective date of July 17, 2024 in advance of the expiry of the current by-law on August 7, 2024.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2024 to 2034) period, an urban buildout period (2024 to urban buildout), a rural buildout period (2024 to rural buildout) and a municipal-wide buildout period (2024 to municipal-wide buildout).



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2024 to 2034	Urban Buildout	Municipal- wide Buildout
(Net) Population Increase	2,208	2,456	2,479
Residential Unit Increase	803	862	902
Non-Residential – Gross Floor Area Increase (sq.m.)	247,300	385,600	385,600

Source: Watson & Associates Economists Ltd. forecast 2024.

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

- Parks and recreation services;
- Library services; and
- Growth-Related Studies.

The following Town-wide services are calculated based on a buildout period forecast:

- Fire protection services; and
- Services related to a highway.

The following urban area-specific services are calculated based on a buildout period forecast:

- Water services; and
- Wastewater services.

The following rural area-specific service is calculated based on a buildout period forecast:

- Septage services.



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

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

Summary of Expenditures Anticipated Over the Life of the By-laws	Expenditure Amount
Total Gross Capital Costs	\$160,100,000
Less: Benefit to Existing Development	\$17,561,000
Less: Post Planning Period Benefit	\$64,644,000
Less: Other Deductions	\$8,447,000
Less: Grants, Subsidies and Other Contributions	\$37,000
Less: Existing D.C. Reserve Funds	\$3,993,000
Net Costs to be Recovered from Development Charges	\$65,418,000

Based on the above table, the Town plans to spend \$160.1 million over the various planning periods of which \$65.4 million (41%) is recoverable from D.C.s. Of the net \$65.4 million included in the calculation, \$60.7 million is recoverable from residential development and \$4.7 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$94.6 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs presented in Table ES-2. Charges have been provided on a Town-wide basis and area specific basis. The corresponding single detached unit charge in the serviced area is \$75,836. The non-residential charge in the serviced area is \$12.77 per square foot of building area. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	11,098	9,667	7,249	3,603	4.25
Fire Protection Services	3,792	3,303	2,477	1,231	1.45
Parks and Recreation Services	3,129	2,726	2,044	1,016	0.50
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Growth Related Studies	422	368	276	137	0.18
Total Municipal Wide Services	21,211	18,477	13,855	6,886	6.82
Urban Services					
Water Services	8,399	7,316	5,486	2,727	0.96
Wastewater Services	46,226	40,267	30,195	15,008	4.99
Total Urban Services	54,625	47,583	35,681	17,735	5.95
Rural Services					
Septage Services	327	285	214	106	0.00
Total Rural Services	327	285	214	106	0.00
GRAND TOTAL URBAN AREA	75,836	66,060	49,536	24,621	12.77
GRAND TOTAL RURAL AREA	21,538	18,762	14,069	6,992	6.82



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

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of two years after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Non-Statutory Deductions:
 - an accessory use not exceeding 15 square metres;
 - non-residential farm buildings; and



- places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended.
 - Redevelopment credits provided where building permit issuance occurs within three years for conversion or demolitions of existing structures
 - Charges to be indexed annually on the date the by-law comes in to force, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-laws; and
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Process Steps	Dates
6. D.C. By-law passage (anticipated)	July 16, 2024
7. D.C. By-Law effective date	July 17, 2024
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since 2021, when the Town last amended their D.C. by-law, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *More Homes for Everyone Act, 2022* (Bill 109)
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97);
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

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

1.3.1 *More Homes for Everyone Act, 2022 (Bill 109)*

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



the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

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

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

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

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

1.3.2.1 Additional Residential Unit Exemption

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

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



- A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
- Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*), extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.

1.3.2.2 *Removal of Housing as an Eligible D.C. Service*

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

1.3.2.3 *New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments will be exempt from the payment of D.C.s, as follows:

- Affordable Rental Units:
 - The rent is no greater than the lesser of,
 - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.



- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.2.4 New Statutory Exemption for Non-Profit Housing

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

1.3.2.5 Rental Housing Discount

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

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

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

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

1.3.2.7 Revised Definition of Capital Costs

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



1.3.2.8 Mandatory Phase-in of a D.C.

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

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

1.3.2.9 D.C. By-law Expiry

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

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

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

1.3.2.11 Requirement to Allocate Funds Received

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



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

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

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



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

A number of these services are not listed as eligible services for inclusion in a D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-2. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	<p>Ineligible</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>13.1 Acquisition of land for parks, woodlots and E.S.A.s</p> <p>13.2 Development of municipal parks</p> <p>13.3 Parks rolling stock¹ and yards</p> <p>13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc.</p> <p>13.5 Recreation vehicles and equipment¹</p>
14. Services Related to Public Health	<p>n/a</p> <p>n/a</p>	<p>14.1 Public Health department space</p> <p>14.2 Public Health department vehicles¹</p>
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	<p>n/a</p> <p>n/a</p>	<p>15.1 Childcare space</p> <p>15.2 Vehicles¹</p>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	<p>n/a</p> <p>n/a</p>	<p>16.1 P.O.A. space, including by-law enforcement and municipally administered court services</p> <p>16.2 Vehicles¹</p>
17. Services Related to Emergency Preparedness	<p>No</p> <p>No</p>	<p>17.1 Emergency Preparedness Space</p> <p>17.2 Equipment</p>
18. Services Related to Airports	<p>n/a</p> <p>Ineligible</p>	<p>18.1 Airports (in the Regional Municipality of Waterloo)</p> <p>18.2 Other Airports</p>

¹ with a 7+ year useful life



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

4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer



equipment), materials acquired for library circulation, reference, or information purposes;

- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, municipal Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Town’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

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

Outstanding credit obligations have been included in the calculation of the charge for water and wastewater services.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the



anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.8 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The Town’s D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2023 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2019 to 2023 and internal D.C. credits granted against all services for water infrastructure. These balances have been applied against future spending requirements for all services.

Table 4-3
Town of Grand Valley
Estimated D.C. Reserve Funds Balances

Service	Totals
Roads and Related	2,189,868
Fire Protection Services	(105,996)
Parks and Recreation Services	724,565
Library Services	566,933
Water Services	(504,213)
Wastewater Services	1,315,151
Septage Services	53,311
Growth Related Studies	(246,383)
Total	3,993,236



4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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



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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Town-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform Town-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential



development and between one type of development and another, to arrive at a schedule of charges.



attributable the Township of Amaranth and Township of East Garafaxa and \$22.6 million has been deducted as a post period benefit for the additional ice pad. After deducting \$724,600 to account for the current D.C. reserve fund balance, \$2.5 million has been included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Library Services

The Town provides Library Services utilizing a 4,356 sq.ft. facility. This facility is shared with the Township of Amaranth and Township of East Garafaxa and, as such, only the portion of the facility the Town is responsible for has been included in the historical levels of service (i.e., 2,831 square feet on average over the last 15-year period). The collection materials that the Town is responsible for equates to approximately 15,421 collection items and subscriptions in 2023. These assets produce an average per capita level of investment of \$1,240 which, when applied to the anticipated 10-year population growth of 2,208, results in a maximum of \$2.7 million that could be included in the calculation of the charge.

To service growth in the next 10-year period, a provision for new facility space and collection materials have been identified. The gross capital costs of these projects are \$18.9 million from which the following deductions have been made

- \$8.1 million for post period benefits;
- \$4.6 million for the recognition of the share of the facility the Township of Amaranth and Township of East Garafaxa will be responsible for;
- \$3.5 million for the benefit to existing development; and
- \$566,900 recognizing the existing reserve fund balance.

This results in \$2.2 million being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-2.



5.2.3 Growth-Related Studies

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7 (3) of the D.C.A. states that:

For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class is comprised of the following municipal-wide services:

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

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

- D.C. Background Studies (2029 & 2034); and
- Official Plan Amendment Review (2024 & 2028)

Future D.C. background studies and official plan amendment reviews have been allocated to the services in the following manner:

- Services Related to a Highway – 56.7%
- Fire Protection Services – 19.4%
- Parks and Recreation Services – 12.7%
- Library Services – 11.3%

The total cost of these studies is \$152,800 of which \$36,400 is a benefit to existing development and \$3,600 is a benefit to non-D.C. eligible services. After including



\$246,400 to account for the current D.C. reserve fund deficit, \$359,100 of D.C.-eligible costs are included in the calculation of the charge as presented in Table 5-3.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-4 below.



**Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Addition to Community Centre (4,000 sq.ft.)	2024-2034	3,492,000	-	1,332,520	2,159,480	-		2,159,480	2,051,506	107,974
2	Future Park Development South East Quadrant (Moco)	2024-2034	200,000	-		200,000	-		200,000	190,000	10,000
3	Future Park in South West Quadrant (Upper Grand Trailway)	2024-2034	200,000	-		200,000	-		200,000	190,000	10,000
4	Future Park in North West Quadrant (River's Edge)	2024-2034	485,000	-		485,000	-		485,000	460,750	24,250
5	Pickup Truck (2)	2024-2034	114,000	-		114,000	-		114,000	108,300	5,700
6	Additional Ice Pad	2024-2034	22,607,200	22,607,200		-	-		-	-	-
7	Trails Network	2024-2034	17,600	-		17,600	-		17,600	16,720	880
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(724,565)	(688,337)	(36,228)
	Total		27,115,800	22,607,200	1,332,520	3,176,080	-	-	2,451,515	2,328,939	122,576



**Table 5-2
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 (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2034									95%	5%
1	Provision for Additional Space	2024-2034	18,152,800	8,075,997	4,619,553	5,457,251	3,484,800		1,972,451	1,873,828	98,623
2	Provision for Collection Materials	2024-2034	764,940	-	-	764,940	-		764,940	726,693	38,247
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(566,933)	(538,586)	(28,347)
	Total		18,917,740	8,075,997	4,619,553	6,222,190	3,484,800	-	2,170,457	2,061,934	108,523



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	OPA Review	2024	36,400	-	1,820	34,580	18,200		16,380
2	OPA Review	2028	36,400	-	1,820	34,580	18,200		16,380
3	DC Study	2029	40,000	-		40,000	-		40,000
4	DC Study	2034	40,000	-		40,000	-		40,000
	Reserve Fund Adjustment								246,383
	Total		152,800	-	3,640	149,160	36,400	-	359,143

Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Residential Share	Non-Residential Share
Roads and Related	203,481	172,959	30,522
Fire Protection Services	69,520	59,092	10,428
Parks and Recreation Services	45,690	43,406	2,285
Library Services	40,452	38,429	2,023
Total	359,143	313,886	45,257
Residential/Non-Residential %		87%	13%



5.3 Service Levels and Buildout Capital Costs for Municipal-Wide Services D.C. Calculations

This section evaluates the development-related capital requirements for select municipal-wide services over the buildout forecast period.

5.3.1 Services Related to a Highway

The Town currently provides services related to a highway utilizing an inventory of 129 km of roads and 17 bridges and culverts. The services are also managed through the use of 13,620 sq.ft. of facility space and 16.1 vehicles and equipment items. This total historical level of investment results in an average level of service of \$12,312 per capita over the past 15-years. When applied against the anticipated population growth over the municipal-wide buildout forecast period (i.e., 2,479 persons), this results in a maximum D.C. eligible amount of \$30.5 million that could be included in the calculation of the charge.

The capital needs, which have been factored into the calculation of the charge over the buildout forecast period, were determined through review of the Town's 2019 D.C. Background Study and Transportation Master Plan and discussions with staff. In total, \$32.8 million in gross capital costs of growth-related projects have been identified. \$10.4 million has been deducted as a benefit to existing development and \$9.3 million removed for growth-related costs that benefit growth beyond the buildout forecast period. After deducting \$2.1 million to account for the current D.C. reserve fund surplus, \$10.9 million is included in the calculation of the charge.

These D.C. eligible costs are then attributed 85% to residential development and 15% to non-residential development based on the relationship of population to employment growth anticipated over the buildout forecast period (i.e., 2,479 population and 421 employment). These growth-related projects and costs are detailed in Table 5-5.

5.3.2 Fire Protection Services

Fire protection services in the Town are provided in a similar fashion to other services where they are shared with the Township of Amaranth and Township of East Garafaxa. The portion of the assets that the Town is responsible for includes 6,789 square feet of facility space, 5.6 vehicles and 87.8 pieces of equipment. This total historical level of



investment results in an average level of service of \$1,497 per capita over the past 15-years. When applied against the anticipated population growth over the buildout forecast period (i.e., 2,479 persons), this results in a maximum D.C. eligible amount of \$3.7 million that could be included in the calculation of the charge.

To provide service to new development over the forecast period, \$9.6 million in gross capital costs have been identified. From this the following deductions have been made:

- \$412,900 for post period benefits;
- \$2.5 million for the recognition of the share of the facility the Township of Amaranth and Township of East Garafaxa will be responsible for;
- \$3.1 million to recognize the benefits that existing development will receive.

After adding \$106,000 to account for the current D.C. reserve fund deficit, \$3.7 million is included in the calculation of the charge.

These D.C. eligible costs are then attributed 85% to residential development and 15% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 2,479 population and 421 employment). These growth-related projects and costs are detailed in Table 5-6.



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

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
2024 to Buildout - Municipal Wide											
Northwest Quadrant											
1	Northwest of Town - Upgrade to Collector	Post Buildout	1,843,800	1,843,800	-	-	-	-	-	-	-
Southwest Quadrant											
2	Oversizing to Collector (1,000m)	2024-Buildout	1,356,200	1,057,800	-	298,400	298,400	-	-	-	-
3	Oversizing to Collector in Mayberry 3	2024-Buildout	135,000	19,500	-	115,500	29,700	-	85,800	72,930	12,870
4	Collector (80m) from Greenfield	2024-Buildout	457,700	66,000	-	391,700	100,700	-	291,000	247,350	43,650
5	Oversizing to Collector in Corseed Plan	2024-Buildout	609,800	88,000	-	521,800	134,200	-	387,600	329,460	58,140
Northeast Quadrant											
6	Northeast of Town - Upgrade to Collector	2024-Buildout	1,233,900	178,000	-	1,055,900	271,500	-	784,400	666,740	117,660
Southeast Quadrant											
7	Southeast of Town - Box Culvert	2024-Buildout	1,054,800	152,200	-	902,600	232,100	-	670,500	569,925	100,575
8	Southeast of Town - Collector	2024-Buildout	2,290,100	330,400	-	1,959,700	503,800	-	1,455,900	1,237,515	218,385
9	Upgrade Industrial Drive Local to Collector	2024-Buildout	602,700	86,900	-	515,800	132,600	-	383,200	325,720	57,480
10	130m of Greenfield Construction through Buffer Lands for WWTP	2024-Buildout	744,900	107,500	-	637,400	163,900	-	473,500	402,475	71,025
11	Oversizing through Moco (400m)	2024-Buildout	543,000	78,300	-	464,700	119,500	-	345,200	293,420	51,780
12	Oversizing through Current Employment Lands (750m)	2024-Buildout	1,016,400	508,200	-	508,200	223,600	-	284,600	241,910	42,690
13	Intersection Upgrades - Signals (3)	2024-Buildout	1,130,100	163,000	-	967,100	248,600	-	718,500	610,725	107,775
14	Intersection Upgrades - Left Turn Lanes (3)	2024-Buildout	2,260,300	326,100	-	1,934,200	497,300	-	1,436,900	1,221,365	215,535
Along East Luther Townline - Upgrade and Hard Surface											
15	Highway 109 to E/W Collector	2024-Buildout	949,600	137,000	-	812,600	208,900	-	603,700	513,145	90,555
16	E/W Collector to Amaranth	2024-Buildout	3,194,200	798,550	-	2,395,650	1,597,100	-	798,550	678,768	119,783
17	Amaranth to Concession 5	2024-Buildout	4,294,500	2,147,300	-	2,147,200	2,147,200	-	-	-	-
18	Box Culvert	2024-Buildout	1,054,800	263,700	-	791,100	527,400	-	263,700	224,145	39,555
19	County 109/East Luther Intersection - Implement Signal	2024-Buildout	1,130,100	163,000	-	967,100	248,600	-	718,500	610,725	107,775
Amaranth Street East											
20	Bielby to Bridge	2024-Buildout	540,000	49,900	-	490,100	270,000	-	220,100	187,085	33,015
Amaranth Street West											
21	Amaranth St. W. - Main St. to Urban Boundary (reconstruction to full urban services)	2024-Buildout	\$1,394,700	193,400	-	1,201,300	348,700	-	852,600	724,710	127,890
Vehicles											
22	Single Axle Snow Plow (2)	2024-Buildout	739,200	106,600	-	632,600	162,600	-	470,000	399,500	70,500
23	One Ton	2024-Buildout	140,000	20,200	-	119,800	30,800	-	89,000	75,650	13,350
24	Sidewalk Maint Vehicle	2024-Buildout	226,600	32,700	-	193,900	49,900	-	144,000	122,400	21,600
Facilities											
25	Additional 4 Bay Facility	2024-Buildout	113,600	16,400	-	97,200	25,000	-	72,200	61,370	10,830
26	Additional Salt Storage	2024-Buildout	142,000	20,500	-	121,500	31,200	-	90,300	76,755	13,545
27	Snow Storage Facility	2024-Buildout	3,602,000	333,100	-	3,268,900	1,801,000	-	1,467,900	1,247,715	220,185
	Reserve Fund Adjustment		-	-	-	-	-	-	(2,189,868)	(1,861,388)	(328,480)
	Total		32,800,000	9,288,050	-	23,511,950	10,404,300	-	10,917,782	9,280,115	1,637,667



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

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024 to Buildout - Municipal Wide	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
1	Provision for Additional Facility Space	2024-Buildout	7,000,000	412,940	1,484,622	5,102,437	3,109,400		1,993,037	1,694,082	298,956
2	Provision for Additional Vehicles	2024-Buildout	2,500,000	-	953,980	1,546,020	-		1,546,020	1,314,117	231,903
3	Provision for Additional Firefighters & Equipment	2024-Buildout	107,504	-	41,023	66,481	-		66,481	56,509	9,972
4	Fire Master Plan	2034	40,000	-	11,448	28,552	10,000		18,552	15,769	2,783
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		105,996	90,097	15,899
	Total		9,647,504	412,940	2,491,073	6,743,490	3,119,400	-	3,730,086	3,170,573	559,513



5.4 Buildout Capital Costs for Urban Services D.C. Calculation

This D.C. Background Study provides for the uniform application of water and wastewater services within the municipally serviced urban area. The anticipated development-related capital requirements for these services have been considered over the build-out forecast period (i.e. current urban boundary).

5.4.1 Water Services

Capital needs forecast for water services include an elevated water storage facility, watermains, water masterplan and D.C. credits related to the funding of Well #5. The capital costs for these projects total \$21.9 million. After deducting \$15.3 to recognize the benefits development beyond the forecast period will receive, deducting the benefit to existing development of study costs of \$62,500 and including existing reserve fund deficits of \$504,200, the growth-related included in the calculation amounts to \$7.1 million.

The allocation of this cost to residential and non-residential development is 95% and 5% respectively, based on forecast incremental growth in daily residential and non-residential water flows over the forecast period.

5.4.2 Wastewater Services

The forecast needs for Wastewater services include the outstanding principle and interest debt payments associated with the Wastewater Treatment Plant, expansions to the Water Pollution Control Plant, a sewer pumping station, various sewer upgrades, a wastewater masterplan and outstanding D.C. credits for work that was undertaken by a developer on behalf of the municipality. In total, the gross capital cost estimate amounts to \$49.4 million. After applying deductions in recognition of the benefits to growth beyond the forecast period (\$8.9 million), benefits to existing development (\$453,400) and existing reserve fund balances (\$1.3 million), the net capital costs identified for inclusion in the calculation of the charge total \$38.7 million.

The allocation of this cost to residential and non-residential development is 95% and 5% respectively, based on forecast incremental growth in daily wastewater flows over the forecast period.



**Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Water Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to Buildout - Urban	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Elevated Water Storage	2024-Buildout	17,000,000	13,131,900	3,868,100	-		3,868,100	3,666,104	201,996
2	Employment Lands Watermain	Post Buildout	2,200,000	2,200,000	-	-		-	-	-
3	Production Well 5 Credits	2024-Buildout	2,494,696	-	2,494,696	-		2,494,696	2,364,420	130,276
4	Water/Wastewater Masterplan	2024-2026	250,000	-	250,000	62,500		187,500	177,709	9,791
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		504,213	477,883	26,331
	Total		21,944,696	15,331,900	6,612,796	62,500	-	7,054,509	6,686,116	368,394



**Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to Buildout - Urban	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Wastewater Treatment Plant - Debt Principal	2024-2033	1,717,652	316,500	1,401,152	-		1,401,152	1,331,518	69,634
2	Wastewater Treatment Plant - Debt Interest	2024-2033	320,431	59,000	261,431	-		261,431	248,438	12,992
3	Complete Schedule C EA for WPCP Expansion to Design, Tender, and Build	2024-Buildout	37,670,000	6,941,400	30,728,600	-		30,728,600	29,201,460	1,527,140
4	SPS in Southeast Quadrant	2024-Buildout	5,123,000	944,000	4,179,000	-		4,179,000	3,971,313	207,687
5	Upgrade Sewer Trunk North Bielby St to Emma St. SPS	2024-Buildout	2,990,000	495,900	2,494,100	299,000		2,195,100	2,086,009	109,091
6	Emma St Sewer	2024-Buildout	920,000	152,600	767,400	92,000		675,400	641,834	33,566
			-	-	-	-		-	-	-
7	Outstanding Credits - Moco Farms Ltd.	2024-Buildout	408,222	-	408,222	-		408,222	387,934	20,288
8	Water/Wastewater Masterplan	2024-2026	250,000	-	250,000	62,500		187,500	178,182	9,318
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(1,315,151)	(1,249,791)	(65,360)
	Total		49,399,305	8,909,400	40,489,905	453,500	-	38,721,254	36,796,898	1,924,356



5.5 Buildout Capital Costs for Rural Services D.C. Calculation

This D.C. Background Study provides for the application of septage treatment services within rural areas of the Town. The anticipated development-related capital requirements for this service have been considered over the buildout forecast period.

5.5.1 Septage Services

The capital costs related to Septage Services relates entirely to outstanding principal and interest payments related to the Septage Receiving Facility. Gross capital costs remaining for this project are \$122,500 of which \$18,900 relates to benefits outside of the forecast period. Further deductions were made in relation to external septage (\$37,200) and existing reserve fund balances (\$53,300) resulting in \$13,140 being included in the calculation of the charge.

These costs are allocated 100% to residential development based on the demand of the service being entirely related to residents.



**Table 5-9
Infrastructure Costs Covered in the D.C. Calculation – Septage Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024 to Buildout - Rural	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	Septage Receiving Facility - Principal	2024-Buildout	103,262	15,900	87,362	-	37,174	50,187	50,187	-
2	Septage Receiving Facility - Interest	2024-Buildout	19,264	3,000	16,264	-		16,264	16,264	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(53,311)	(53,311)	-
	Total		122,525	18,900	103,625	-	37,174	13,140	13,140	-



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for Water and Wastewater Services in the municipally serviced area. Table 6-2 present the calculation of the D.C. to be imposed for Septage Treatment Services in the rural area. Table 6-3 shows the proposed D.C.s for Services Related to a Highway, and Fire Protection Services to be imposed on development in the Town over the municipal-wide buildout forecast period. Similarly, the calculation of the D.C.s for all remaining services over the 2024-2034 forecast period are presented in Table 6-4.

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.

Table 6-5 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 6-6 compares the Town's existing charges to the charges proposed herein (Table 6-5), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development.

The calculated charges for developments in the urban serviced area are \$75,836 for a single detached residential dwelling unit and \$12.77 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent an 82% increase (+\$34,069) over the current charges of \$41,767. The non-residential charges per sq.ft. of G.F.A. represent a 22% decrease (-\$3.50) from the current charges of \$16.27 per sq.ft. of G.F.A.



**Table 6-1
Urban Area Services D.C. Calculation
2024 to Buildout (Urban)**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Parks and Recreation Services	\$ 2,328,939	\$ 122,576	\$ 3,129	\$ 0.50
7. Library Services	2,061,934	108,523	2,770	0.44
8. Growth Related Studies	313,886	45,257	422	0.18
TOTAL	4,704,759	276,356	6,321	1.12
D.C.-Eligible Capital Cost	\$4,704,759	\$276,356		
10-Year Gross Population/GFA Growth (sq.ft.)	2,522	247,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,865.49	\$1.12		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.388	\$6,320		
Other Multiples	2.951	\$5,506		
Apartments - 2 Bedrooms +	2.213	\$4,128		
Apartments - Bachelor and 1 Bedroom	1.100	\$2,052		

**Table 6-2
Rural Area Services D.C. Calculation
2024 to Buildout (Rural)**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Septage Services	13,140	-	327	-
TOTAL	\$13,140	\$0	\$327	-
D.C.-Eligible Capital Cost	\$13,140	\$0		
Buildout Gross Population/GFA Growth (sq.ft.)	136	-		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$96.62	\$0.00		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.388	\$327		
Other Multiples	2.951	\$285		
Apartments - 2 Bedrooms +	2.213	\$214		
Apartments - Bachelor and 1 Bedroom	1.100	\$106		



**Table 6-3
Municipal-Wide Services D.C. Calculation
2024 to Buildout (Municipal-Wide)**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. Roads and Related	9,280,115	1,637,667	11,098	4.25
5. Fire Protection Services	3,170,573	559,513	3,792	1.45
TOTAL	\$12,450,688	\$2,197,180	\$14,890	5.70
D.C.-Eligible Capital Cost	\$12,450,688	\$2,197,180		
Buildout Gross Population/GFA Growth (sq.ft.)	2,833	385,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,394.88	\$5.70		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.388	\$14,890		
Other Multiples	2.951	\$12,971		
Apartments - 2 Bedrooms +	2.213	\$9,726		
Apartments - Bachelor and 1 Bedroom	1.100	\$4,834		

**Table 6-4
Municipal-Wide Services D.C. Calculation
2024 to 2034**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Parks and Recreation Services	\$ 2,328,939	\$ 122,576	\$ 3,129	\$ 0.50
7. Library Services	2,061,934	108,523	2,770	0.44
8. Growth Related Studies	313,886	45,257	422	0.18
TOTAL	4,704,759	276,356	6,321	1.12
D.C.-Eligible Capital Cost	\$4,704,759	\$276,356		
10-Year Gross Population/GFA Growth (sq.ft.)	2,522	247,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,865.49	\$1.12		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.388	\$6,320		
Other Multiples	2.951	\$5,506		
Apartments - 2 Bedrooms +	2.213	\$4,128		
Apartments - Bachelor and 1 Bedroom	1.100	\$2,052		



**Table 6-5
Schedule of Calculated D.C.s**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	11,098	9,667	7,249	3,603	4.25
Fire Protection Services	3,792	3,303	2,477	1,231	1.45
Parks and Recreation Services	3,129	2,726	2,044	1,016	0.50
Library Services	2,770	2,413	1,809	899	0.44
Growth Related Studies	422	368	276	137	0.18
Total Municipal Wide Services	21,211	18,477	13,855	6,886	6.82
Urban Services					
Water Services	8,399	7,316	5,486	2,727	0.96
Wastewater Services	46,226	40,267	30,195	15,008	4.99
Total Urban Services	54,625	47,583	35,681	17,735	5.95
Rural Services					
Septage Services	327	285	214	106	0.00
Total Rural Services	327	285	214	106	0.00
GRAND TOTAL URBAN AREA	75,836	66,060	49,536	24,621	12.77
GRAND TOTAL RURAL AREA	21,538	18,762	14,069	6,992	6.82



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

Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	9,157	11,098	1,941	21%
Fire Protection Services	743	3,792	3,049	410%
Parks and Recreation Services	1,055	3,129	2,074	197%
Library Services	2,356	2,770	414	18%
Growth Related Studies		422	422	n/a
Total Municipal Wide Services	13,311	21,211	7,900	59%
Urban Services				
Water Services	6,865	8,399	1,534	22%
Wastewater Services	21,136	46,226	25,090	119%
Total Urban Services	28,001	54,625	26,624	95%
Rural Services				
Septage Services	2,207	327	(1,880)	-85%
Total Rural Services	2,207	327	(1,880)	-85%
Class of Service for Growth-Related Studies				
Municipal Wide	162		(162)	n/a
Rural	23		(23)	n/a
Urban	293		(293)	n/a
Grand Total - Rural Area	15,703	21,538	5,835	37%
Grand Total - Urban Area	41,767	75,836	34,069	82%

Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	3.76	4.25	0.49	13%
Fire Protection Services	0.31	1.45	1.14	368%
Parks and Recreation Services	0.35	0.50	0.15	43%
Library Services	0.76	0.44	(0.32)	-42%
Growth Related Studies		0.18	0.18	n/a
Total Municipal Wide Services	5.18	6.82	1.64	32%
Urban Services				
Water Services	2.72	0.96	(1.76)	-65%
Wastewater Services	8.37	4.99	(3.38)	-40%
Total Urban Services	11.09	5.95	(5.14)	-46%
Rural Services				
Septage Services	-	-	-	
Total Rural Services	-	-	-	
Class of Service for Growth-Related Studies				
Municipal Wide	0.04		(0.04)	-100%
Rural	-		-	
Urban	0.12		(0.12)	-100%
Grand Total - Rural Area	5.18	6.82	1.64	32%
Grand Total - Urban Area	16.27	12.77	(3.50)	-22%



- 1) -Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 15-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Parks and Recreation Services, and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - For Fire Protection Services, and Services Related to a Highway an 85% residential and 15% non-residential attribution has been made based on a population vs. employment growth ratio over the Town-wide forecast period.
 - For Septage Services a 100% residential attribution has been made;
 - For Water Services a 95% residential and 5% non-residential attribution has been made based on a residential vs non-residential water flows over the 2024 to Urban Buildout forecast period; and
 - For Wastewater Services a 95% residential and 5% non-residential attribution has been made based on a residential vs non-residential wastewater flows over the 2024 to Urban Buildout forecast period.
 - For Growth-Related Studies, an 87% residential and 13% non-residential attribution has been made based on the allocations summarized in Table 5-7.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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



The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 36 months (3 years) prior to the issuance of a building permit.

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

7.3.4 Exemptions (full or partial)

Statutory

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

Non-Statutory

- an accessory use not exceeding 15 square metres;
- non-residential farm buildings; and
- places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended.



7.3.5 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on August 7th each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period commencing in 2025.

7.3.7 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect

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



different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and discussions with Town staff, area-specific D.C.s are suitable for urban (water and wastewater) and rural (septage) services. The recommendations are:

- to continue to apply municipal-wide D.C.s for services related to a highway, fire protection, parks and recreation, and library; and.
- to continue to apply area-specific D.C.s for water, wastewater, and septage services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Town's D.C. collections be contributed into eight (8) separate reserve funds, including:

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

7.4.2 By-law In-force Date

The by-law will come into force on July 17, 2024.



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

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

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 17, 2024, as amended, subject to further annual review during the capital budget process”.

“Approve the D.C. Background Study dated May 17, 2024, as amended.”

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

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



The asset management requirement for this D.C. Background Study has been undertaken independently of any Town A.M.P.s.

8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Town 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 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$8.6 million. Of this total, \$1.9 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$3.7 million. This amount, totalled with the existing operating revenues of \$10.1 million, provides annual revenues of \$13.8 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2024\$)

	2034 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,899,969
Annual Debt Payment on Post Period Capital ²	2,766,599
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	683,950
Annual Lifecycle - Area-specific Services ³	630,990
Sub-Total - Annual Lifecycle	\$1,314,940
Incremental Operating Costs (for D.C. Services)	\$2,619,212
Total Expenditures	\$8,600,720
Revenue (Annualized)	
Total Existing Revenue ⁴	\$10,059,577
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$3,698,828
Total Revenues	\$13,758,405

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads and Related	272,526	741,111	1,013,637
2. Fire Protection Services	196,466	373,086	569,552
3. Parks and Recreation Services	85,314	61,932	147,246
4. Library Services	129,644	545,538	675,182
5. Water Services	-	184,665	184,665
6. Wastewater Services	630,990	712,880	1,343,870
Total	1,314,940	2,619,212	3,934,152



Appendix E

Proposed Development Charge By-law

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NO. 2024-__

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Town of Grand Valley will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Grand Valley;

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 Town of Grand Valley 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 Town 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 Town of Grand Valley has given notice of and held a public meeting on the 11th day of June, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAND VALLEY 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;

"accessory use" means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in

purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

"apartment unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Notwithstanding the foregoing an apartment unit includes a stacked townhouse dwelling unit;

"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 larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

"benefiting area" means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

"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;

"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 Town or a local board thereof directly or by others on behalf of and as authorized by the Town or local board,

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (a) furniture and equipment other than computer equipment, and

- (b) 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
 - (c) rolling stock with an estimated useful life of seven years or more,
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (4) above, including the development charge background study,

required for the provision of services designated in this by-law within or outside the Town, including interest on borrowing for those expenditures under clauses (1) to (4) above that are growth-related;

"commercial" means any non-residential development not defined under "industrial" or "institutional";

"Council" means the Council of the Town;

"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;

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

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

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

“farm building” means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming, as defined by the *Farming and Food Production Protection Act, 1998*, 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. Examples include encompassing barns, silos and other ancillary development to an agricultural use. For greater clarity, farm buildings exclude:

- (1) 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 or cannabis production or processing facilities;

"gross floor area" means:

- (1) in the case of a residential building or structure, the total area of all floors above the average level of finished ground 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
- (2) 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:
 - (a) 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;
 - (b) loading facilities above or below grade; and

- (c) 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;

"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 development of a building or structure intended for use:

- (1) as a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (2) as a retirement home within the meaning of Subsection 2 (1) of the Retirement Homes Act, 2010.
- (3) By any institution of the following post-secondary institutions for the objects of the institution:
 - (a) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (b) a college or university federated or affiliated with a university described in subclause (a); or
 - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act*, 2017;
- (4) As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (5) As a hospice to provide end of life care;

"Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the

affairs or purposes, including school purposes, of the Town of Grand Valley or any part or parts thereof;

"local services" means those services, facilities or things which are under the jurisdiction of the Town 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;

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

"non-profit housing development" means development of a building or structure intended for use as residential premises by:

- (1) a corporation to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,
- (2) a corporation without share capital to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing, or
- (3) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*;

"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 Town, as amended and approved;

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

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

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

"regulation" means any regulation made pursuant to the Act;

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

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

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

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

"semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the residential units 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 Town relative to the provision of municipal services to specified land within the Town;

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

"stacked townhouse dwelling" means a building, other than a 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

"Town" means the area within the geographic limits of the Town of Grand Valley; and "Town" also means the Corporation of the Town of Grand Valley.

2. **DESIGNATION OF SERVICES**

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

- (1) Road and Related Services;
- (2) Fire Protection Services;
- (3) Parks and Recreation Services;
- (4) Library Services;
- (5) Septage Treatment Services (within the Rural Serviced Area only);
- (6) Wastewater Services (within the Urban Serviced Area only);
- (7) Water Services (within the Urban Serviced Area only); and
- (8) Growth-Related Studies.

3. **APPLICATION OF BY-LAW RULES**

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

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

3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Grand Valley 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:

- (1) the Town or a local board thereof;

- (2) a board of education; or
- (3) the Corporation of the County of Dufferin or a local board thereof;

Approvals for Development

3.4 Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (1) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (2) the approval of a minor variance under section 45 of the *Planning Act*;
- (3) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (4) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (5) a consent under section 53 of the *Planning Act*;
- (6) 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
- (7) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

No more than one development charge for each service designated in subsection 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 are required before the lands, buildings or structures can be developed.

Exemptions

3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:

- (1) The enlargement of an existing dwelling unit;
- (2) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is

permitted, if all buildings and structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;

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

3.6 Exemption for Industrial Development:

- (1) 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.
- (2) 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:
 - (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

- (b) divide the amount determined under subsection 3.6 (2) (a) by the amount of the enlargement;
- (3) that for greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged areas for persons, goods, and equipment, and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility;

3.7 Other Exemptions:

- (1) Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - (a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
 - (b) an accessory use not exceeding 15 square metres;
 - (c) non-residential farm buildings; and
 - (d) places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the Assessment Act, R.S.O. 1990, c. A31, as amended.
 - (e) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
 - (f) Affordable and attainable residential units as follows:

- (i) As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges
- (ii) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges

Amount of Charges

Residential

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

Non-Residential

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

Reduction of Development Charges for Redevelopment

3.10 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 36 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (2) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the by-law.

Time of Payment of Development Charges

- 3.11 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.
- 3.12 Notwithstanding subsection 3.11, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.13 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the Development Charges under subsections 3.11 and 3.12 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest as provided in the

Town's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "B" on the date of the later planning application.

- 3.14 Despite subsections 3.11, 3.12, and 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

Discounts for Rental Housing

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

- (1) Three or more bedrooms – 25% reduction;
- (2) Two bedrooms – 20% reduction; and
- (3) All other bedroom quantities – 15% reduction.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.8 and 3.9, 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, without amendment to this by-law, on August 7 of each year, beginning in 2025, in accordance with 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 Development Charges

7. CONFLICTS

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

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

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This by-law shall come into effect at 12:01 AM on July 17, 2024.

10. DATE BY-LAW EXPIRES

10.1 This by-law will expire at 12:01 AM on July 17, 2034 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law No. 2019-42, as amended, is hereby repealed as of the date and time of this by-law coming into effect.

ENACTED AND PASSED this 16th day of July, 2024.

Steve Soloman – Mayor

Meghan Townsend – CAO/Clerk

THE CORPORATION OF THE TOWN OF GRAND VALLEY
SCHEDULE "A" TO BY-LAW NO. 2024-__

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2(4)

TOWN-WIDE SERVICES

Roads and Related

Fire Protection Services

Parks and Recreation Services

Library Services

URBAN SERVICED AREA SERVICES

Water Services

Wastewater Services

RURAL SERVICED AREA SERVICES

Septage Treatment Services

CLASSES OF SERVICES

Growth-Related Studies

THE CORPORATION OF THE TOWN OF GRAND VALLEY
SCHEDULE "B" TO BY-LAW NO. 2024-__
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	11,098	9,667	7,249	3,603	4.25
Fire Protection Services	3,792	3,303	2,477	1,231	1.45
Parks and Recreation Services	3,129	2,726	2,044	1,016	0.50
Library Services	2,770	2,413	1,809	899	0.44
Growth Related Studies	422	368	276	137	0.18
Total Municipal Wide Services	21,211	18,477	13,855	6,886	6.82
Urban Services					
Water Services	8,399	7,316	5,486	2,727	0.96
Wastewater Services	46,226	40,267	30,195	15,008	4.99
Total Urban Services	54,625	47,583	35,681	17,735	5.95
Rural Services					
Septage Services	327	285	214	106	0.00
Total Rural Services	327	285	214	106	0.00
GRAND TOTAL URBAN AREA	75,836	66,060	49,536	24,621	12.77
GRAND TOTAL RURAL AREA	21,538	18,762	14,069	6,992	6.82