



# 2019 Development Charges Background Study

Town of Grand Valley

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For Public Circulation and Comment

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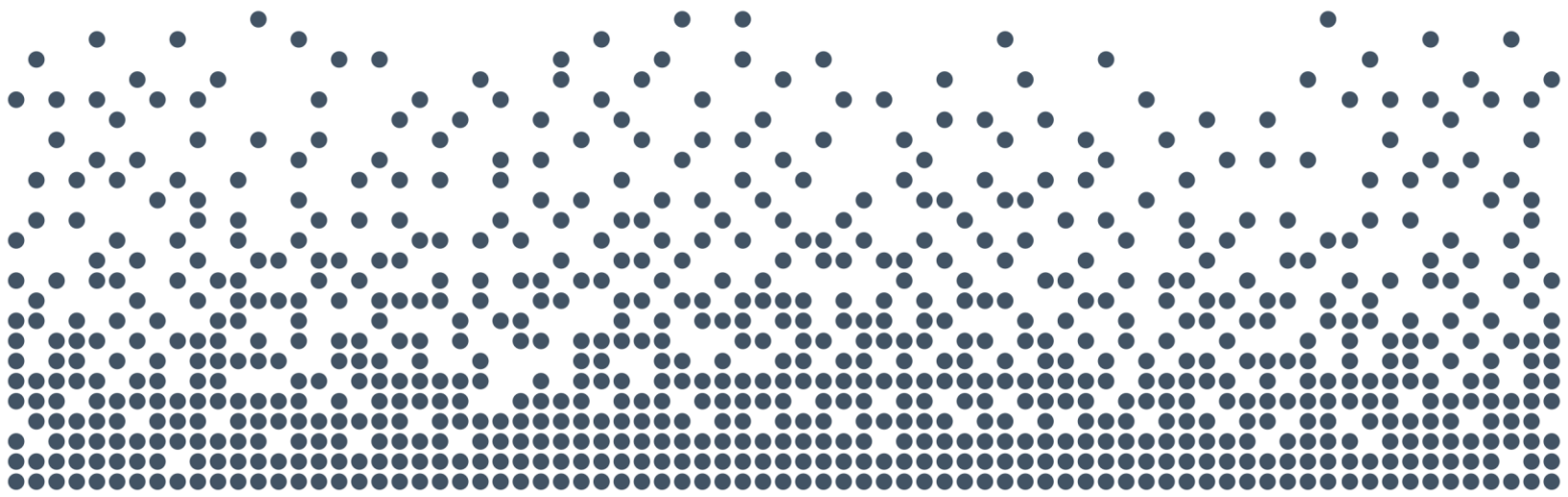
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## List of Acronyms and Abbreviations

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



# Development Charges Background Study



# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

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

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

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

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

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

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





## 1.2 Summary of the Process

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

In accordance with the legislation, the D.C. background study and proposed D.C. by-law were available for public review on June 6, 2019.

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

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

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

Process Steps	Dates
1. Project initiation meetings with Town staff	March 25, 2019
2. Data collection, staff interviews, preparation of D.C. calculations	March – May 2019
3. Preparation of draft D.C. background study and review of draft findings with staff	May – June 2019
4. D.C. background study and proposed D.C. by-law available to public	June 6, 2019
5. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting



Process Steps	Dates
6. Public Meeting of Council	July 9, 2019
7. Council considers adoption of D.C. background study and passage of by-law	August 6, 2019
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. Town makes available D.C. pamphlet	by 60 days after in force date

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

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

A summary of the proposed changes to the D.C.A. is provided below:

**Changes to Eligible Services** – the Bill removes "Soft Services" from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the Planning Act. Eligible services which will remain under the D.C.A. are as follows:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;



- Storm water drainage and control services;
- Services related to a highway as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be;
- Electrical power services;
- Policing services;
- Ambulance services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

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

**Annual Installments** – the Bill allows for Rental Housing, and Commercial/Industrial/Institutional developments pay their D.C.s in six equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. Non-profit housing developments, will pay their D.C.s in 21 equal annual payments. If payments are not made, interest may be charged (at a prescribed rate) and may be added to the property and collected as taxes.

**When D.C. Amount is Determined** – the D.C. amount for all developments proceeding by Site Plan or requiring a zoning amendment, shall be determined based on the D.C. charge in effect on the day of the application for Site Plan or zoning amendment. If the development is not proceeding via these planning approvals then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

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



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



# Chapter 2

## Town of Grand Valley Current D.C. Policy



## 2. Town of Grand Valley Current D.C. Policy

### 2.1 By-law Enactment

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On August 12, 2014, the Town passed By-law 2014-36 under the *Development Charges Act, 1997*, as amended (D.C.A.). By-law 2014-36 was amended by By-laws 2016-12 and By-law 2017-66. The by-law came into effect on the day of its passage and expires on August 12, 2019. By-law 2014-36, as amended, imposes uniform municipal-wide D.C.s for all services except water and wastewater services which are only imposed in the municipally serviced area and septage treatment service which is imposed in the rural (unserved) areas of the Town.

### 2.2 Services Covered

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The following services are included under By-law 2014-36, as amended:

#### Municipal-wide Services

- Roads and Related
- Fire Protection
- Parks and Recreation
- Library
- Administrative

#### Urban Area-Specific Services

- Water
- Wastewater

#### Rural Served Area-Specific Service

- Septage Treatment



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

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

## 2.4 Indexing

The by-law provides for mandatory annual indexing of the charges on the anniversary date of the by-law. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1  
Schedule of D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	4,464	2,391	1,498	3,544	2.62
Fire Protection Services	355	190	119	282	0.20
Parks and Recreation Services	3,503	1,875	1,175	2,780	0.87
Library Services	819	438	274	650	0.20
Administration	629	337	211	500	0.35
<b>Total Municipal Wide Services</b>	<b>9,770</b>	<b>5,231</b>	<b>3,277</b>	<b>7,756</b>	<b>4.24</b>
Rural Services					
Septage Treatment	1,411	755	473	1,120	0.00
<b>Total Rural Services</b>	<b>1,411</b>	<b>755</b>	<b>473</b>	<b>1,120</b>	<b>0.00</b>
Urban Services					
Wastewater Services	12,040	6,446	4,038	9,558	6.72
Water Services	3,829	2,050	1,284	3,039	1.72
<b>Total Urban Services</b>	<b>15,869</b>	<b>8,496</b>	<b>5,322</b>	<b>12,597</b>	<b>8.44</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,181</b>	<b>5,986</b>	<b>3,750</b>	<b>8,876</b>	<b>4.24</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>25,639</b>	<b>13,727</b>	<b>8,599</b>	<b>20,353</b>	<b>12.68</b>

## 2.5 Redevelopment Credits

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





## 2.6 Exemptions

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

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

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

- a. An accessory use not exceeding 10 square metres;
- b. Non-residential farm buildings;
- c. Industrial development; and
- d. Places of worship including lands associated with church yards, cemeteries, and burial grounds.



# Chapter 3

## Anticipated Development in the Town of Grand Valley



## 3. Anticipated Development in the Town of Grand Valley

### 3.1 Requirement of the Act

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Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services, over a 10-year (mid-2019 to mid-2029) and a twelve-year time horizon (mid-2019 to mid-2031).

### 3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

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The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Town of Grand Valley Development Charges Background Study, Watson & Associates Economists Ltd., July 15, 2014;
- Official Plan of Dufferin County (Consolidation July 17, 2017);
- 2006, 2011 and 2016 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2009 to 2018 period;
- Residential supply opportunities as provided by the Town of Grand Valley; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Grand Valley.



### 3.3 Summary of Growth Forecast

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

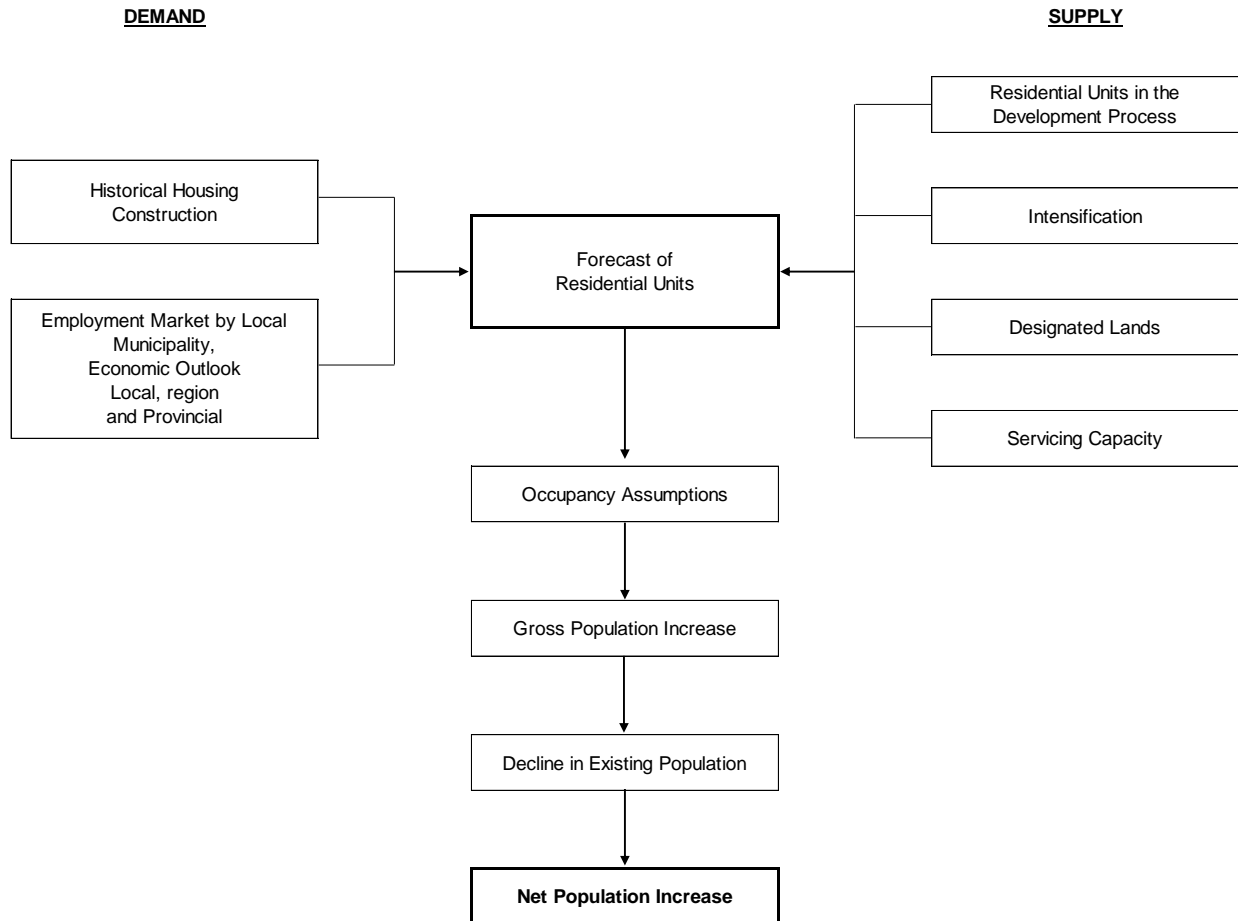
As identified in Table 3-1 and Appendix A, *Schedule 1*, the Town's population is anticipated to reach approximately 6,600 by mid-2029 and 7,270 by 2031, resulting in an increase of 2,960 and 3,630 persons, respectively, over the 10-year and longer-term forecast periods.<sup>1</sup>

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



Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Town of Grand Valley  
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	2,930	2,844	59	2,785	840	20	90	15	965	54	2.947
	Mid 2011	2,810	2,726	21	2,705	887	16	85	14	1,002	19	2.721
	Mid 2016	3,040	2,956	1	2,955	975	35	90	5	1,105	1	2.675
Forecast	Mid 2019	3,750	3,644	1	3,643	1,167	98	90	5	1,360	1	2.679
	Mid 2024	5,190	5,048	2	5,046	1,593	183	100	5	1,881	2	2.684
	Mid 2029	6,790	6,599	2	6,597	2,058	275	118	5	2,456	2	2.700
	Mid 2031	7,480	7,270	2	7,268	2,245	312	125	5	2,686	2	2.707
Incremental	Mid 2006 - Mid 2011	-120	-118	-38	-80	47	-4	-5	-1	37	-35	
	Mid 2011 - Mid 2016	230	230	-20	250	88	19	5	-9	103	-18	
	Mid 2016 - Mid 2019	710	688	0	688	192	63	0	0	255	0	
	Mid 2019 - Mid 2024	1,440	1,404	1	1,403	426	85	10	0	521	1	
	Mid 2019 - Mid 2029	3,040	2,955	1	2,954	891	177	28	0	1,096	1	
	Mid 2019 - Mid 2031	3,730	3,626	1	3,625	1,078	214	34	0	1,326	1	

Derived from Dufferin County Official Plan (Consolidated 2017) forecast for the Town of Grand Valley, by Watson & Associates Economists Ltd., 2019.

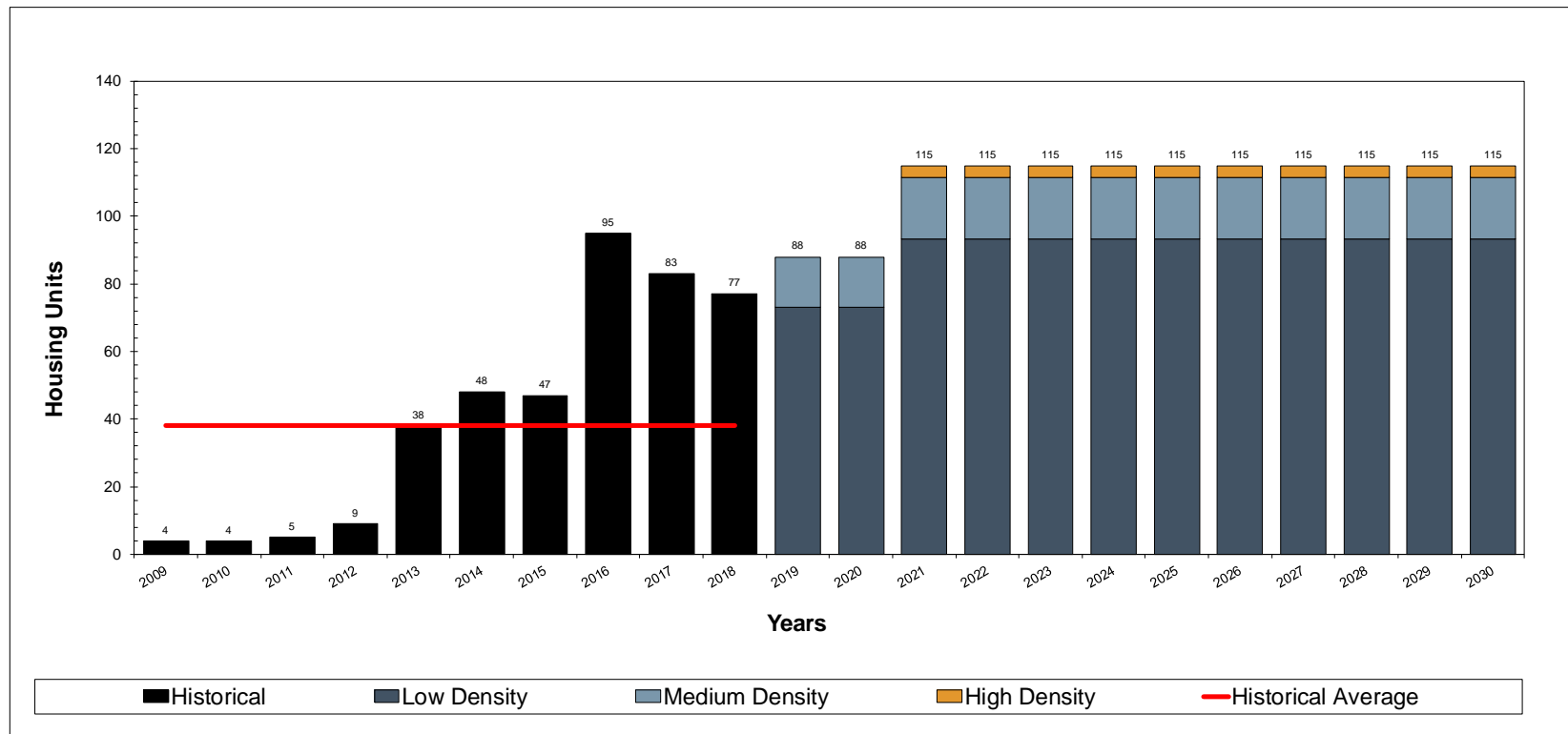
<sup>1</sup> Census undercount estimated at approximately 2.9%. Note: Population including the undercount has been rounded.

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

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



Figure 3-2  
Town of Grand Valley  
Annual Housing Forecast







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

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

- The housing unit mix for the Town was derived from a detailed review of building supply data for the total Town and historical development activity (as per Schedule 6).
- Based on the above indicators, the 2019 to 2031 household growth forecast is comprised of a unit mix of 81% low density (single detached and semi-detached), 16% medium density (multiples except apartments) and 3% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development for the Town of Grand Valley in the urban and rural areas.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Housing Growth, 2019 to 2031
Urban area	97%
Rural areas	3%
<b><i>Town Total</i></b>	<b><i>100%</i></b>

3. Planning Period

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

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



- The number of housing units to be constructed in the Town of Grand Valley during the short- and long-term periods is presented on Figure 3-2. Over the 2019 to 2031 forecast period, the Town is anticipated to average approximately 110 new housing units per year.
- Existing institutional population<sup>1</sup> within the Town is modest and anticipated to grow by 1 person between 2019 to 2031.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7 summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated 15-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.304
  - Medium density: 2.564
  - High density<sup>2</sup>: 1.436

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

- Existing households for mid-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2019 to 2031 forecast period is approximately 530.

#### 6. Employment (Appendix A, Schedules 9a, 9b, 9c, 10 and 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial,

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<sup>1</sup> Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2 or more bedroom units in these special care facilities.

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



commercial/ population-related, institutional, and work at home, which are considered individually below.

- 2016 employment data<sup>1</sup> (place of work) for the Town is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 20 primary (2%);
  - 180 work at home employment (30%);
  - 100 industrial (17%);
  - 195 commercial/population related (33%); and
  - 105 institutional (18%).
- The 2016 employment by usual place of work, including work at home, is approximately 600.
- Total employment for the Town of Grand Valley is anticipated to reach approximately 1,140 by mid-2029 and 1,190 by mid-2031. This represents an employment increase of 340 for the 10-year forecast period and 390 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. Accordingly, work at home employees and those with a fixed place of work have been removed from the DC employment forecast and calculation.
- Total employment (excluding work at home and no fixed place of work employment) is anticipated to reach approximately 790 by mid-2029 and 820 by mid-2031. This represents an employment increase of 210 and 240 over the 10-year and 12-year forecast periods, respectively.

#### 7. Non-Residential Sq.ft. Estimates (G.F.A.) Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 1,500 sq.ft. per employee for industrial;

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



- 550 sq.ft. per employee for commercial/population-related; and
- 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental G.F.A. is anticipated to increase by approximately 175,000 sq.ft. over the 10-year forecast period and 196,000 sq.ft. over the 12-year forecast period.<sup>1</sup>
- In terms of percentage growth, the 2019 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 45%;
  - commercial/population-related – 38%; and
  - institutional – 17%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development for Town of Grand Valley by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Non-Residential G.F.A., 2019 to 2031
Urban area	100%
Rural areas	0%
<b><i>Town Total</i></b>	<b><i>100%</i></b>

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<sup>1</sup> Forecast growth in institutional G.F.A. has been downwardly adjusted to account for institutional development associated with special care facilities.



# Chapter 4

## Approach to the Calculation of the Charge



## 4. Approach to the Calculation of the Charge

### 4.1 Introduction

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

### 4.2 Services Potentially Involved

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

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. In addition, two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of [less than] seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town’s D.C.s are indicated with a “Yes.”

### 4.3 Increase in Need for Service

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



Figure 4-1  
The Process of Calculating a D.C. under the Act

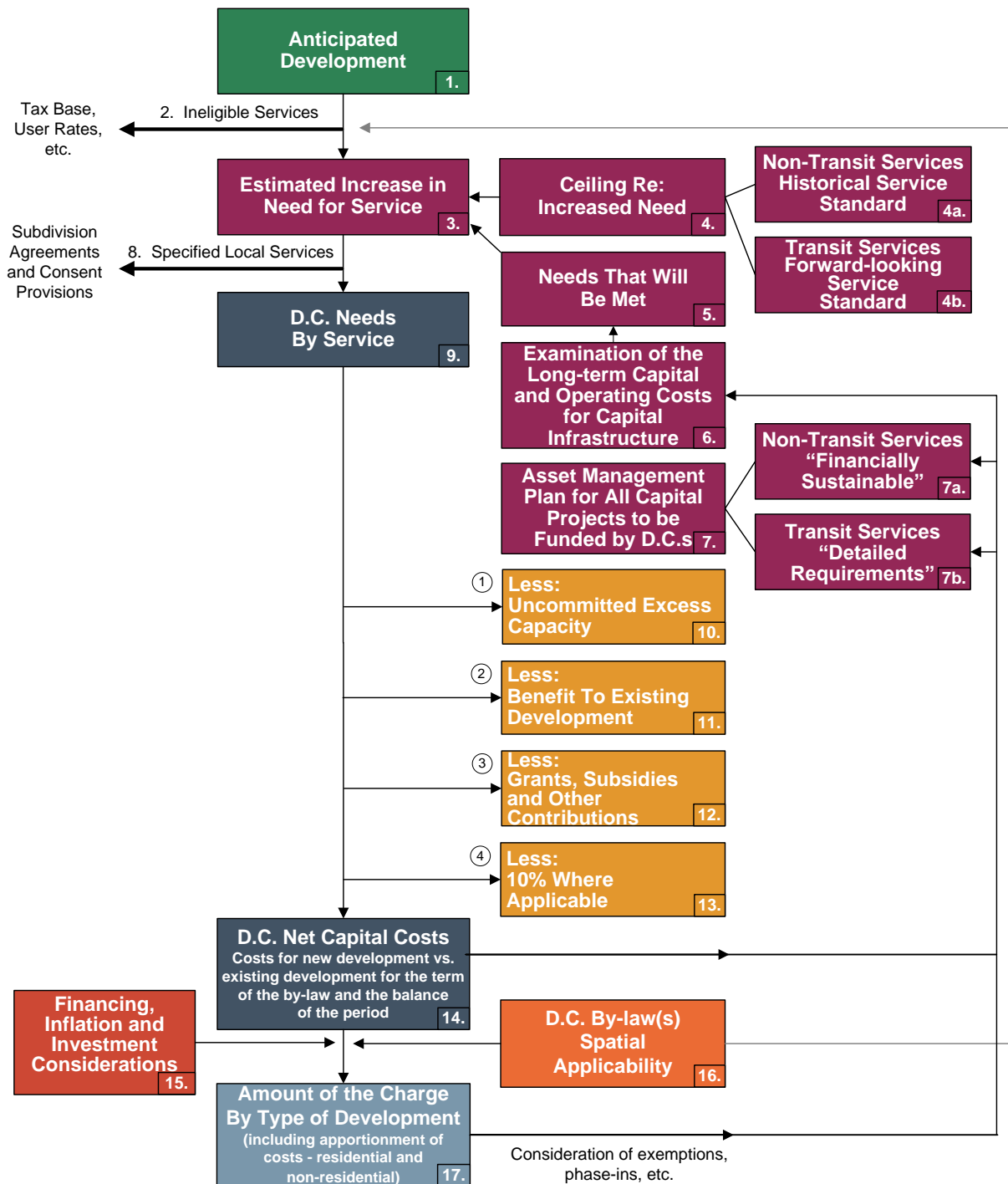






Table 4-1  
Categories of Municipal Services  
To Be Addressed as Part of the Calculation

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

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

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



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

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



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

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other Services	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	0-100
	Yes		0-100

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

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

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



## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of



Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the Town's approved and proposed capital budgets and master servicing/needs studies.

## 4.6 Treatment of Credits

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

Table 4-2 presents the Town's outstanding D.C. credit obligations

Table 4-2  
Outstanding D.C. Credits

Description	Amount (\$)
Outstanding Credits - Moco Farms	219,000
Total	219,000

## 4.7 Eligible Debt and Committed Excess Capacity

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

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.



## 4.8 Existing Reserve Funds

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

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

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

The Town’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2018 year-end reserve fund balances have been adjusted to account eligible and actual reserve funds draws occurring over the 2014-2018 period. These balances have been applied against future spending requirements for all services.

Table 4-2  
Town of Grand Valley  
Estimated D.C. Reserve Funds Balances (as at December 31, 2018)

Service	Adjusted Balance (\$)
Fire Protection Services	(193,639)
Roads and Related	120,951
Parks and Recreation	991,788
Library Services	350,875
Administration	(276,793)
Wastewater Services	-
Septage Services	-
Water Services	322,422
<b>Total</b>	<b>1,315,604</b>

## 4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;





- anticipated grants, subsidies and other contributions; and
- a 10% reduction for certain services.

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

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

This is designed to ensure that the increase in need included in 4.2 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Town over the 10-year period immediately preceding the preparation of the background study...” O.Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

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

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

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



already available, then widening would not be included as an increase in need, in the first instance.

### **4.9.3 Reduction for Benefit to Existing Development**

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

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

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

### **4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development O.Reg. 82.98, s.6. Where grant programs do not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax



revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

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

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



# Chapter 5

## D.C. Eligible Cost Analysis by Service



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

### 5.1 Introduction

---

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

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

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

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This section evaluates the development-related capital requirements for select services over the 10-year planning period (2019-2028). Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.2.1 Parks and Recreation Services

The Town currently maintains approximately 23 acres of developed parkland within its jurisdiction. Furthermore, the Town provides a variety of amenities in its parks, and operates 16,872 square feet of indoor recreation facility space. The Town's level of service over the historical 10-year period averaged \$3,650 per capita. In total, the maximum D.C.-eligible amount for parks and recreation services over the 10-year forecast period is \$9.8 million based on the established level of service standards.

The 10-year capital needs for parks and recreation services to accommodate growth have a total gross capital cost of approximately \$2.7 million. These capital needs include the development of a 14-acre park site, additional Community Centre space (4,000 sq.ft.), and a parks and recreation master plan.



The Town has agreements to provide community centre services to residents from the neighbouring municipalities of Amaranth and East Garafraxa. The municipalities' share of capital costs, \$869,200 have been deducted from the costs included in the calculation of the D.C. Deductions of \$7,500 and \$991,788 have also been provided to reflect the benefits to existing community and existing reserve fund balances, respectively. The statutory 10% deduction applicable for parks and recreation services totals \$183,430, resulting in net growth-related capital costs for inclusion in the calculation of \$650,082.

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

### **5.2.2 Library Services**

The Town provides library services through the Grand Valley Public Library, a shared facility with the Townships of Amaranth and East Garafraxa. The Town's share of the library facility space totals 2,981 square feet and contains approximately 14,639 circulation items available to the Town's residents. The historical level of service for library averages \$744 per capita over the past 10-year period. Based on this service standard, the Town would be eligible to collect approximately \$2.2 million from D.C.s for library facility space and collection materials over the ten-year forecast period.

The Town intends to expand the library facility, as well as purchase additional collection items to accommodate population growth while maintaining its current level of service. In total, the gross capital costs for the library program over the 10-year period amounts to \$2.2 million. Of this amount, \$350,875 has been deducted in recognition of the current reserve fund balance. A further \$219,770 has been deducted for the statutory 10% requirement. On a net cost basis, a total of \$1.6 million has been included in the D.C. calculation for library services based on the 10-year growth projections.

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



### **5.2.3 Administration Services**

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

The gross capital cost of these projects totals \$160,000 over the 10-year forecast period, of which \$40,000 is deducted as an existing benefit. After deducting the 10% statutory deduction, and applying the current reserve fund deficit of \$276,793, the net growth-related capital costs total \$396,793.

These costs have been allocated 93% to residential and 7% to non-residential development based on the incremental growth in population to employment, for the 10-year forecast period.









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

Prj.No	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 93%	Non-Residential Share 7%
1	OPA Review	2023	25,000	-	25,000	12,500		12,500	1,250	11,250	10,463	787
2	OPA Review	2028	25,000	-	25,000	12,500		12,500	1,250	11,250	10,463	787
3	Zoning By-law Update/Consolidation	2020	30,000	-	30,000	15,000		15,000	1,500	13,500	12,555	945
4	Urban Design Guidelines	2020	55,000	-	55,000	-		55,000	5,500	49,500	46,035	3,465
5	DC Study	2024	25,000	-	25,000	-		25,000	2,500	22,500	20,925	1,575
	Reserve Fund Balance/Unfunded Capital				276,793			276,793		276,793	257,417	19,375
	<b>Total</b>		<b>160,000</b>	<b>-</b>	<b>436,793</b>	<b>40,000</b>	<b>-</b>	<b>396,793</b>	<b>12,000</b>	<b>384,793</b>	<b>357,857</b>	<b>26,935</b>



## **5.3 Service Levels and 12-Year Capital Costs for Town-wide D.C. Calculation**

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This section evaluates the development-related capital requirements for select services over a 12-year forecast period (2014-2031).

### **5.3.1 Roads and Road Related**

The Town has a current inventory of 131.7 kilometres of rural, urban and semi-urban roads and 17 bridges and culverts. In addition to roads, the Town's public works department utilizes 13,620 square feet of facility space and operates a fleet of 17 vehicles and equipment in the provision of this service. This historical level of infrastructure investment equates to a \$8,437 per capita level of service resulting in a D.C.-eligible cap of approximately \$30.6 million.

Review of the Town's roads needs for the forecast period identifies \$19.2 million in gross capital costs. These capital needs include various road reconstruction, widening and bridge projects to facilitate future development as identified in the Town's Transportation Master Plan. Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$3.5 million has been deducted. Another \$120,951 has been deducted for the reserve fund adjustment, accounting for funds already secured towards these future needs. Other contributions of approximately \$1.2 million have also been deducted in recognition of developer's contributions towards the construction of the required infrastructure under the Town's Local Service Policy. As a result, \$13.1 million in capital needs have been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 12-year forecast period (i.e. 94% residential/6% non-residential).

### **5.3.2 Fire Protection Services**

The Town currently has one fire station which provides 9,263 square feet of floor space. In addition to the space, the fire department provides fire vehicles and equipment under a shared service arrangement with the Townships of Amaranth and East Garafraxa. As



a result, a current inventory of 3.48 vehicles and 20.88 sets of equipment for firefighter outfitting/equipment is provided by the Town. In total, the inventory of fire protection assets provides a historical average level of service of \$939 per capita. The historical level of investment in fire services provides for a maximum D.C.-eligible amount over the forecast period of approximately \$3.4 million.

Based on discussions with Town staff, the Town will require additional facility space (2,500 sq.ft.), proportionate share of a tanker and provision for 5 additional firefighters. In total, the gross capital costs for fire services over the 12-year forecast period are \$930,800. \$390,936 of the gross costs were deducted as they would be funded by the Townships of Amaranth and East Garafraxa. After deducting another \$21,112 to reflect benefit to existing development and including the reserve fund balance, the growth-related cost share for inclusion in the calculation totals \$712,391.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 12-year forecast period (i.e. 94% residential/6% non-residential).



## Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New	Total	Residential Share 94%	Non-Residential Share 6%
1	<b>Northwest Quadrant</b> Northwest of Town - Upgrade to Collector	Post 2031	1,297,000	1,297,000	-	-		-	-	-
	<b>Southwest Quadrant</b>									
2	Oversizing to Collector (1,000m)	2019-2031	954,000	858,600	95,400	95,400		-	-	-
3	Oversizing to Collector in Mayberry 3	2019-2031	95,000	-	95,000	9,500		85,500	80,370	5,130
4	Collector (80m) from Greenfield	2019-2031	322,000	-	322,000	32,200		289,800	272,412	17,388
5	Oversizing to Collector in Corseed Plan	2019-2031	429,000	-	429,000	42,900		386,100	362,934	23,166
	<b>Northeast Quadrant</b>									
6	Northeast of Town - Upgrade to Collector	2019-2031	868,000	-	868,000	86,800		781,200	734,328	46,872
	<b>Southeast Quadrant</b>									
7	Southeast of Town - Box Culvert	2019-2031	742,000	-	742,000	74,200		667,800	627,732	40,068
8	Southeast of Town - Collector	2019-2031	1,611,000	-	1,611,000	161,100		1,449,900	1,362,906	86,994
9	Upgrade Industrial Drive Local to Collector	2019-2031	424,000	-	424,000	42,400		381,600	358,704	22,896
10	130m of Greenfield Construction through Buffer Lands for WWTP	2019-2031	524,000	-	524,000	52,400		471,600	443,304	28,296
11	Oversizing through Moco (400m)	2019-2031	382,000	-	382,000	38,200		343,800	323,172	20,628
12	Oversizing through Current Employment Lands (750m)	2019-2031	715,000	357,500	357,500	71,500		286,000	268,840	17,160
13	Intersection Upgrades - Signals (3)	2019-2031	795,000	-	795,000	79,500		715,500	672,570	42,930
14	Intersection Upgrades - Left Turn Lanes (3)	2019-2031	1,590,000	-	1,590,000	159,000		1,431,000	1,345,140	85,860
	<b>Along East Luther Townline - Upgrade and Hard Surface</b>									
15	Highway 109 to E/W Collector	2019-2031	668,000	-	668,000	66,800		601,200	565,128	36,072
16	E/W Collector to Amaranth	2019-2031	2,247,000	-	2,247,000	449,400		1,797,600	1,689,744	107,856
17	Amaranth to Concession 5	2019-2031	3,021,000	-	3,021,000	1,510,500		1,510,500	1,419,870	90,630
18	Box Culvert	2019-2031	742,000	-	742,000	371,000		371,000	348,740	22,260
19	County 109/East Luther Intersection - Implement Signal	2019-2031	795,000	-	795,000	79,500		715,500	672,570	42,930
	<b>Vehicles</b>									
20	Single Axle Snow Plow (2)	2023-2024	520,000	-	520,000	-		520,000	488,800	31,200
21	One Ton	2019-2031	60,000	-	60,000	-		60,000	56,400	3,600
22	Kubota	2019-2031	51,000	-	51,000	-		51,000	47,940	3,060
	<b>Facilities</b>									
23	Additional 4 Bay Facility	2019-2031	180,800	-	180,800	-		180,800	169,952	10,848
24	Additional Salt Storage	2019-2031	96,000	-	96,000	-		96,000	90,240	5,760
	<b>Studies</b>									
25	Traffic & Parking By-law Consolidation Study	2021	60,000	-	60,000	30,000		30,000	28,200	1,800
	Reserve Fund Balance/Unfunded Capital				(120,951)			(120,951)	(113,694)	(7,257)
	<b>Total</b>		<b>19,188,800</b>	<b>2,513,100</b>	<b>16,554,749</b>	<b>3,452,300</b>	<b>-</b>	<b>13,102,449</b>	<b>12,316,302</b>	<b>786,147</b>





## **5.4 12-Year Capital Costs for Municipal Service Area D.C. Calculation**

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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. servicing capacity).

### **5.4.1 Water Services**

Capital needs forecast for water services include pump house storage upgrades, production wells, water treatment pump house, and an elevated water storage facility. The capital costs for these projects total \$6.8 million. After deducting \$131,213 reflective capacity benefiting development beyond the forecast period and existing reserve fund balances of \$322,422 the growth-related cost carried into the calculation amounts to \$6.4 million.

The allocation of this cost to residential and non-residential development is 94% and 6% respectively, based on forecast population to employment growth over the period.

### **5.4.2 Wastewater Services**

The forecast needs for Wastewater services include the outstanding principle and interest debt repayment obligations for the wastewater treatment plant. Furthermore, the capital needs also include pumping station upgrades, expanding the Wastewater Pollution Control Plant, and outstanding credits. In total, the gross capital cost estimate amounts to \$19.8 million. After applying deductions in recognition of the benefits to growth beyond the forecast period (\$378,194) and existing development (\$330,000), the net capital costs identified for inclusion in the calculation total \$19.1 million.

These costs have been allocated 94% to residential and 6% to non-residential development based on forecast incremental population to employment growth over the period.



## **5.5 12-Year Capital Costs for Rural Area D.C. Calculation**

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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 2019-2031 forecast period.

### **5.5.1 Septage Treatment**

The Town will continue to collect funds towards the outstanding debt obligations for septage receiving facility component of the Wastewater Treatment Plant. The gross capital cost estimates for this obligation amounts to \$139,789, out of which a deduction for external septage of \$50,324 has been applied. Furthermore, \$21,546 of the costs were deducted to reflect the benefit to growth beyond the forecast period.

The net capital costs identified for inclusion in the calculation total \$67,919 and are allocated to wholly to residential development based on the demand for service.











# 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 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 roads and road related services and fire protection services to be imposed on development in the Town over the 12-year (i.e. 2019-2031) forecast period. Similarly, the calculation of the D.C.s for all remaining services over the 2019-2029 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 \$32,457 for a single detached residential dwelling unit and \$12.83 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent an 27% increase (+\$6,818) over the current charges of \$25,639. The non-residential charges per sq.ft. of G.F.A. represent a 1% increase (+\$0.09) over the current charges of \$12.74 per sq.ft. of G.F.A.



Table 6-1  
Urban Area Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 17,987,894	\$ 1,148,163	\$ 14,799	\$ 5.86
2. Water Services	5,973,949	381,316	4,915	1.95
<b>TOTAL</b>	<b>23,961,843</b>	<b>1,529,479</b>	<b>\$19,714</b>	<b>7.81</b>
D.C.-Eligible Capital Cost	\$23,961,843	\$1,529,479		
12-Year Gross Population/GFA Growth (sq.ft.)	4,016	195,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,966.59</b>	<b>\$7.81</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$19,714		
Apartments - 2 Bedrooms +	1.693	\$10,101		
Apartments - Bachelor and 1 Bedroom	1.146	\$6,838		
Other Multiples	2.564	\$15,298		

Table 6-2  
Rural Area Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Septage Services	\$ 67,919	\$ -	\$ 1,580	\$ -
<b>TOTAL</b>	<b>67,919</b>	<b>-</b>	<b>\$1,580.00</b>	<b>\$0.00</b>
D.C.-Eligible Capital Cost	\$67,919	\$0		
12-Year Gross Population/GFA Growth (sq.ft.)	142	-		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$478</b>	<b>\$0.00</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$1,580		
Apartments - 2 Bedrooms +	1.693	\$810		
Apartments - Bachelor and 1 Bedroom	1.146	\$548		
Other Multiples	2.564	\$1,226		



Table 6-3  
Municipal-Wide Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. Roads and Related	\$ 12,316,302	\$ 786,147	\$ 9,787	\$ 4.01
5. Fire Protection Services	669,647	42,743	532	0.22
<b>TOTAL</b>	<b>12,985,949</b>	<b>\$828,890</b>	<b>\$10,319</b>	<b>\$4.23</b>
D.C.-Eligible Capital Cost	\$12,985,949	\$828,890		
12-Year Gross Population/GFA Growth (sq.ft.)	4,158	195,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,123</b>	<b>\$4.23</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$10,319		
Apartments - 2 Bedrooms +	1.693	\$5,287		
Apartments - Bachelor and 1 Bedroom	1.146	\$3,579		
Other Multiples	2.564	\$8,008		

Table 6-4  
Municipal-Wide Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Parks and Recreation Services	\$ 617,578	\$ 32,504	\$ 594	\$ 0.18
7. Library Services	1,545,702	81,353	1,486	0.46
8. Administration	357,857	26,935	344	0.15
<b>TOTAL</b>	<b>2,521,138</b>	<b>\$140,792</b>	<b>\$2,424</b>	<b>\$0.79</b>
D.C.-Eligible Capital Cost	\$2,521,138	\$140,792		
10-Year Gross Population/GFA Growth (sq.ft.)	3,438	175,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$733.32</b>	<b>\$0.80</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$2,423		
Apartments - 2 Bedrooms +	1.693	\$1,242		
Apartments - Bachelor and 1 Bedroom	1.146	\$840		
Other Multiples	2.564	\$1,880		



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

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	9,787	5,015	3,395	7,595	4.01
Fire Protection Services	532	273	185	413	0.22
Parks and Recreation Services	594	304	206	461	0.18
Library Services	1,486	761	515	1,153	0.46
Administration	344	176	119	267	0.15
<b>Total Municipal Wide Services</b>	<b>12,743</b>	<b>6,529</b>	<b>4,420</b>	<b>9,889</b>	<b>5.02</b>
<b>Rural Services</b>					
Septage Services	1,580	810	548	1,226	0.00
<b>Total Rural Services</b>	<b>1,580</b>	<b>810</b>	<b>548</b>	<b>1,226</b>	<b>0.00</b>
<b>Urban Services</b>					
Wastewater Services	14,799	7,583	5,133	11,484	5.86
Water Services	4,915	2,518	1,705	3,814	1.95
<b>Total Urban Services</b>	<b>19,714</b>	<b>10,101</b>	<b>6,838</b>	<b>15,298</b>	<b>7.81</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>14,323</b>	<b>7,339</b>	<b>4,968</b>	<b>11,115</b>	<b>5.02</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>32,457</b>	<b>16,630</b>	<b>11,258</b>	<b>25,187</b>	<b>12.83</b>

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

Residential (Single Detached) Comparison			Non-Residential (per sq.ft.) Comparison		
Service	Current	Calculated	Service	Current	Calculated
<b>Municipal Wide Services:</b>			<b>Municipal Wide Services:</b>		
Roads and Related	4,464	9,787	Roads and Related	2.62	4.01
Fire Protection Services	355	532	Fire Protection Services	0.20	0.22
Parks and Recreation Services	3,503	594	Parks and Recreation Services	0.87	0.18
Library Services	819	1,486	Library Services	0.20	0.46
Administration	629	344	Administration	0.35	0.15
<b>Total Municipal Wide Services</b>	<b>9,770</b>	<b>12,743</b>	<b>Total Municipal Wide Services</b>	<b>4.24</b>	<b>5.02</b>
<b>Rural Services</b>			<b>Rural Services</b>		
Septage Services	1,411	1,580	Septage Services	-	-
<b>Total Rural Services</b>	<b>1,411</b>	<b>1,580</b>	<b>Total Rural Services</b>	<b>-</b>	<b>-</b>
<b>Urban Services</b>			<b>Urban Services</b>		
Wastewater Services	12,040	14,799	Wastewater Services	6.75	5.86
Water Services	3,829	4,915	Water Services	1.75	1.95
<b>Total Area Specific Services</b>	<b>15,869</b>	<b>19,714</b>	<b>Total Area Specific Services</b>	<b>8.50</b>	<b>7.81</b>
<b>Grand Total - Rural Area</b>	<b>11,181</b>	<b>14,323</b>	<b>Grand Total - Rural Area</b>	<b>4.24</b>	<b>5.02</b>
<b>Grand Total - Urban Area</b>	<b>25,639</b>	<b>32,457</b>	<b>Grand Total - Urban Area</b>	<b>12.74</b>	<b>12.83</b>





# Chapter 7

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



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

### 7.1 Introduction

---

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

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

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

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

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

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

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

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**It is recommended that:**

- the Town uses a uniform municipal-wide D.C. calculation for all municipal services except water, wastewater, and septage services;



- the Town's D.C.s for water and wastewater services be imposed in the municipal serviced area only;
- the Town's D.C. for septage services be imposed in the unserved area of the Town; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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

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

### ***7.3.1 Payment in any Particular Case***

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

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

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

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the G.F.A. constructed.



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

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

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

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

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

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

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

#### **Statutory exemptions**

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3); and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).



## **Non-statutory exemptions**

- An accessory use not exceeding 10 square metres;
- places of worship including lands associated with church yards, cemeteries and burial grounds; and
- Non-residential farm buildings. For the purpose of this exemption the following definition is proposed.
  - “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 and that is used essentially for the housing of 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 marijuana production or processing facilities.

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

The proposed D.C. By-law will come into effect at the time of By-law passage, and no transition policy has been proposed.

### **7.3.6 Timing of Collection**

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

### **7.3.7 Indexing**

All D.C.s will be subject to mandatory indexing annually on anniversary date of the by-law, in accordance with provisions under the D.C.A.

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

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



specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. The Town's approach in prior D.C. by-laws has been to impose area-specific D.C.s for water, wastewater, and septage services, and Town-wide D.C.s for all other services. 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 administration, roads and related, fire protection, and parks and recreation, 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**

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### ***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 six (6) separate reserve funds, including: Roads and Related Services, Fire Services, Parks and Recreation Services, Library Services, Administration Studies, Water Services, Wastewater Services, and Septage Services.

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

The proposed by-law under D.C.A. will come into force on the date of by-law passage.

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

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



## 7.5 Other Recommendations

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**It is recommended that Council:**

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated June 6, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated June 6, 2019”

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

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



# Chapter 8

## Asset Management Plan





## 8. Asset Management Plan

### 8.1 Introduction

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

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

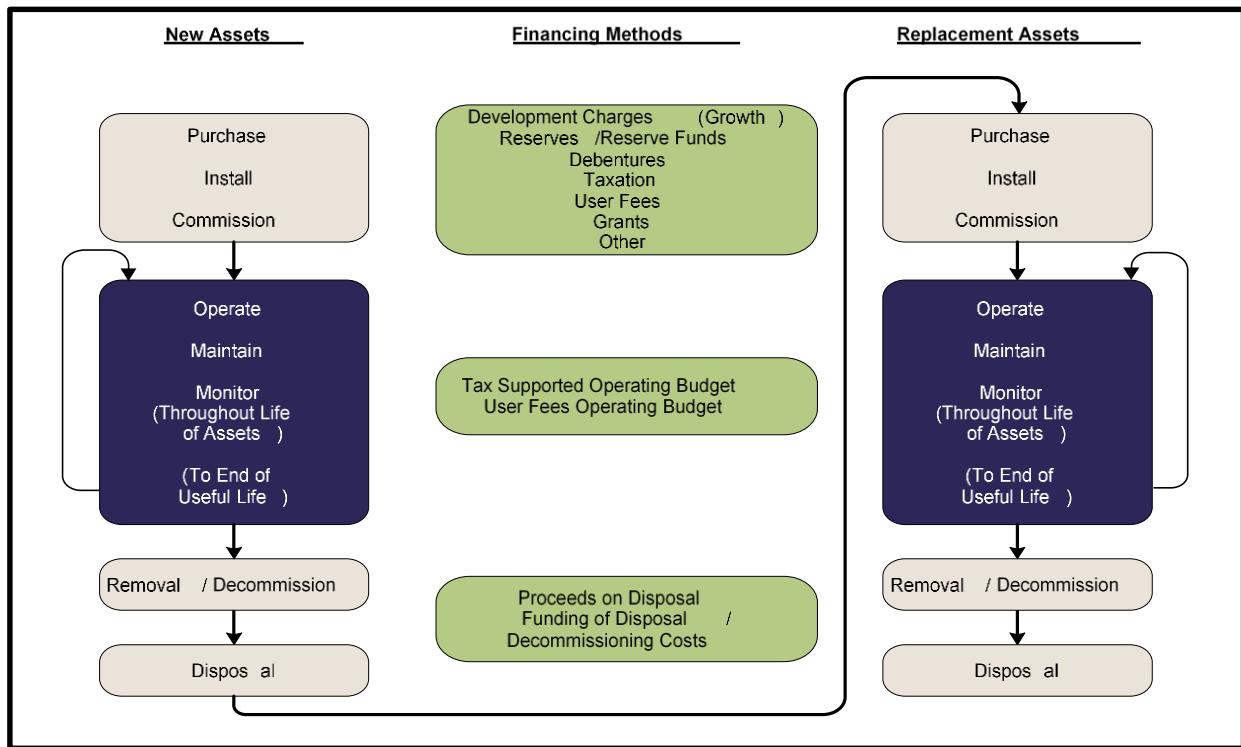
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Town completed its A.M.P. in 2018, however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2018 A.M.P.

In recognition to the schematic in Section 8.1, the following table (presented in 2019\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C.



capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Municipality financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$4.1 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$5.1 million. This amount, totalled with the existing operating revenues of \$6.9 million, provides annual revenues of \$12.0 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  
Town of Grand Valley  
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2031 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup> (2014 D.C. and 2016 updates)	196,614
Annual Debt Payment on Post Period Capital <sup>2</sup>	220,690
<b>Lifecycle:</b>	
Annual Lifecycle - Town Wide Services	\$388,138
Annual Lifecycle - Area Specific Services <sup>3</sup>	\$429,335
<b>Sub-Total - Annual Lifecycle</b>	<b>\$817,473</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$3,110,894</b>
<b>Total Expenditures</b>	<b>\$4,124,982</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$6,885,756
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,127,636
<b>Total Revenues</b>	<b>\$12,013,392</b>

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

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

<sup>3</sup> All infrastructure costs included in Area Specific by-laws have been included

<sup>4</sup> As per Sch. 10 of FIR



# Chapter 9

## By-Law Implementation



## 9. By-Law Implementation

### 9.1 Public Consultation

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

#### **9.1.1 Public Meeting of Council**

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

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

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

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

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

1. The residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the



quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy (e.g. in encouraging a higher non-automobile modal split).
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basement, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## **9.2 Anticipated Impact of the Charge on Development**

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

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.



## 9.3 Implementation Requirements

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

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

The following provides an overview of the requirements in each case.

### 9.3.1 *Notice of Passage*

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the municipal clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given not later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

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

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

### 9.3.2 *By-law Pamphlet*

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;





- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

### **9.3.3 Appeals**

Sections 13 to 19 of the D.C.A. set out requirements relative to making and processing a D.C. by-law appeal and an L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the municipal clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

### **9.3.4 Complaints**

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

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

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of municipal council to the L.P.A.T.

### **9.3.5 Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.



These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Municipality agrees to expand the credit to other services for which a D.C. is payable.

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

The Municipality and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Municipality to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

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

### **9.3.7 Severance and Subdivision Agreement Conditions**

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

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

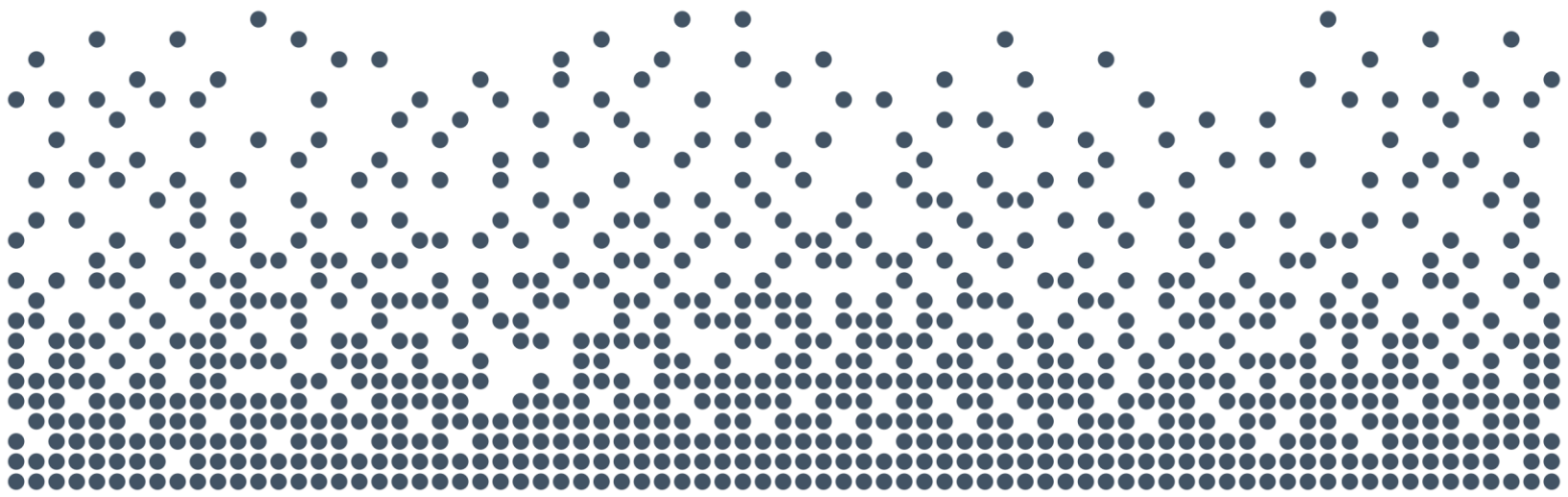
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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



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

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

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



# Appendices



# Appendix A

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



**Schedule 1  
Town of Grand Valley  
Residential Growth Forecast Summary**

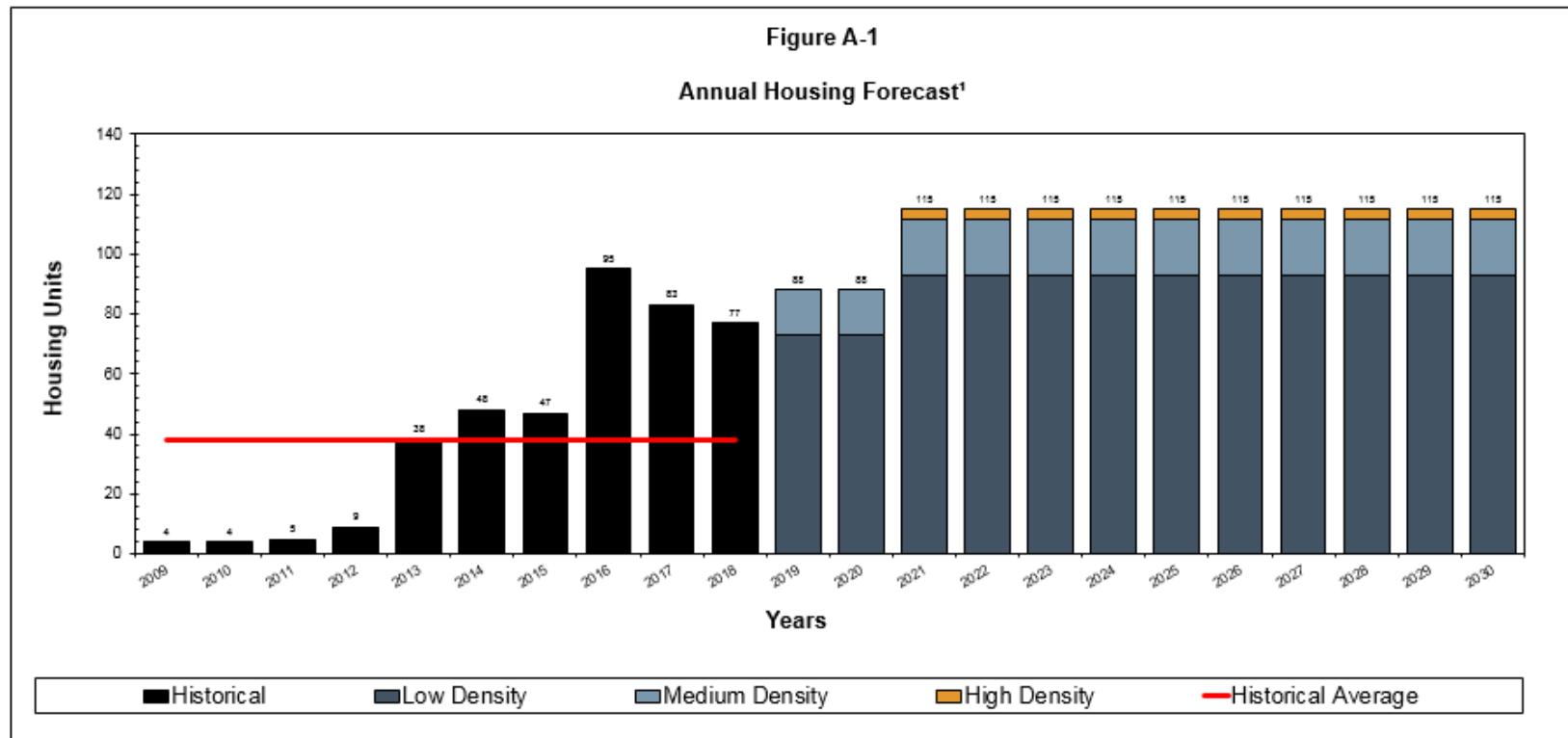
	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2006	2,930	2,844	59	2,785	840	20	90	15	965	54	2.947
	Mid 2011	2,810	2,726	21	2,705	887	16	85	14	1,002	19	2.721
	Mid 2016	3,040	2,956	1	2,955	975	35	90	5	1,105	1	2.675
Forecast	Mid 2019	3,750	3,644	1	3,643	1,167	98	90	5	1,360	1	2.679
	Mid 2024	5,190	5,048	2	5,046	1,593	183	100	5	1,881	2	2.684
	Mid 2029	6,790	6,599	2	6,597	2,058	275	118	5	2,456	2	2.700
	Mid 2031	7,480	7,270	2	7,268	2,245	312	125	5	2,686	2	2.707
Incremental	Mid 2006 - Mid 2011	-120	-118	-38	-80	47	-4	-5	-1	37	-35	
	Mid 2011 - Mid 2016	230	230	-20	250	88	19	5	-9	103	-18	
	Mid 2016 - Mid 2019	710	688	0	688	192	63	0	0	255	0	
	Mid 2019 - Mid 2024	1,440	1,404	1	1,403	426	85	10	0	521	1	
	Mid 2019 - Mid 2029	3,040	2,955	1	2,954	891	177	28	0	1,096	1	
	Mid 2019 - Mid 2031	3,730	3,626	1	3,625	1,078	214	34	0	1,326	1	

Derived from Dufferin County Official Plan (Consolidated 2017) forecast for the Town of Grand Valley, by Watson & Associates Economists Ltd., 2019.

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

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

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



Source: Historical housing activity derived from the Town of Grand Valley building permit data, 2009-2018.

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



**Schedule 2**  
**Town of Grand Valley**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2019 - 2024	409	85	10	504	1,583	(128)	1,454	1	1,455
	2019 - 2029	856	177	28	1,060	3,320	(263)	3,057	1	3,058
	2019 - 2031	1,034	214	34	1,283	4,016	(290)	3,726	1	3,727
Rural	2019 - 2024	17	0	0	17	56	(108)	(52)	0	(52)
	2019 - 2029	36	0	0	36	118	(221)	(103)	0	(103)
	2019 - 2031	43	0	0	43	142	(243)	(101)	0	(101)
Town of Grand Valley	2019 - 2024	426	85	10	521	1,639	(236)	1,403	1	1,404
	2019 - 2029	891	177	28	1,096	3,438	(484)	2,954	1	2,955
	2019 - 2031	1,078	214	34	1,326	4,158	(533)	3,625	1	3,626

Derived from Dufferin County Official Plan (Consolidated 2017) forecast for the Town of Grand Valley, by Watson & Associates Economists Ltd., 2019.

1. Includes townhouses and apartments in duplexes.

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

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





**Schedule 3  
Town of Grand Valley  
Current Year Growth Forecast  
Mid 2016 to Mid 2019**

		Population
Mid 2016 Population		2,956
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	255
	<i>multiplied by P.P.U. (3)</i>	3.071
	<i>gross population increase</i>	783
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	1,105
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.086
	<i>total decline in population</i>	-95
Population Estimate to Mid 2019		3,644
<i>Net Population Increase, Mid 2016 to Mid 2019</i>		688

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.250	75%	2.447
<i>Multiples (6)</i>	2.524	25%	0.624
<i>Apartments (7)</i>	1.494	0%	0.000
Total		100%	3.071

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

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

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

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



**Schedule 4a  
Town of Grand Valley  
Five Year Growth Forecast  
Mid 2019 to Mid 2024**

		Population
Mid 2019 Population		3,644
Occupants of New Housing Units, Mid 2019 to Mid 2024	<i>Units (2)</i>	521
	<i>multiplied by P.P.U. (3)</i>	3,146
	<i>gross population increase</i>	1,639
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2024	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2024	<i>Units (4)</i>	1,360
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.174
	<i>total decline in population</i>	-236
Population Estimate to Mid 2024		5,048
<i>Net Population Increase, Mid 2019 to Mid 2024</i>		1,404

(1) Mid 2019 Population based on:

2016 Population (2,956) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (255 x 3.071 = 783) + (x 1.1 = ) + (1,105 x -0.086 = -95) = 3,644

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.304	82%	2.698
<i>Multiples (6)</i>	2.564	16%	0.419
<i>Apartments (7)</i>	1.436	2%	0.029
<i>one bedroom or less</i>	1.146		
<i>two bedrooms or more</i>	1.693		
<b>Total</b>		100%	3.146

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

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

(4) Mid 2019 households based upon 2016 Census (1,105 units) + Mid 2016 to Mid 2019 unit estimate (255 units) = 1,360 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4b  
Town of Grand Valley  
Ten Year Growth Forecast  
Mid 2019 to Mid 2029**

		Population
<b>Mid 2019 Population</b>		<b>3,644</b>
Occupants of New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	1,096
	<i>multiplied by P.P.U. (3)</i>	3,137
	<i>gross population increase</i>	3,438
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	1,360
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.356
	<i>total decline in population</i>	-484
<b>Population Estimate to Mid 2029</b>		<b>6,599</b>
<b>Net Population Increase, Mid 2019 to Mid 2029</b>		<b>2,955</b>

(1) Mid 2019 Population based on:

2016 Population (2,956) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (255 x 3.071 = 783) + (x 1.1 = ) + (1,105 x -0.086 = -95) = 3,644

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.304	81%	2.687
<i>Multiples (6)</i>	2.564	16%	0.414
<i>Apartments (7)</i>	1.436	3%	0.036
<i>one bedroom or less</i>	1.146		
<i>two bedrooms or more</i>	1.693		
<b>Total</b>		100%	3.137

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

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

(4) Mid 2019 households based upon 2016 Census (1,105 units) + Mid 2016 to Mid 2019 unit estimate (255 units) = 1,360 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5  
Town of Grand Valley  
Twelve Year Growth Forecast  
Mid 2019 to Mid 2031**

		Population
Mid 2019 Population		3,644
Occupants of New Housing Units, Mid 2019 to Mid 2031	<i>Units (2)</i>	1,326
	<i>multiplied by P.P.U. (3)</i>	3.136
	<i>gross population increase</i>	4,158
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2031	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2031	<i>Units (4)</i>	1,360
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.392
	<i>total decline in population</i>	-533
Population Estimate to Mid 2031		7,270
<i>Net Population Increase, Mid 2019 to Mid 2031</i>		3,626

(1) Mid 2019 Population based on:

2016 Population (2,956) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (255 x 3.071 = 783) + ( x 1.1 = ) + (1,105 x -0.086 = -95) = 3,644

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.304	81%	2.685
<i>Multiples (6)</i>	2.564	16%	0.414
<i>Apartments (7)</i>	1.436	3%	0.037
<i>one bedroom or less</i>	1.146		
<i>two bedrooms or more</i>	1.693		
<b>Total</b>		100%	3.136

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

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

(4) Mid 2019 households based upon 2016 Census (1,105 units) + Mid 2016 to Mid 2019 unit estimate (255 units) = 1,360 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 6**  
**Town of Grand Valley**  
**Historical Residential Building Permits**  
**Years 2009 to 2018**

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2009	4	0	0	4
2010	4	0	0	4
2011	5	0	0	5
2012	9	0	0	9
2013	38	0	0	38
<b>Average (2009 - 2013)</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014	33	15	0	48
2015	47	0	0	47
2016	90	5	0	95
2017	49	34	0	83
2018	53	24	0	77
Sub-total	272	78	0	350
<b>Average (2014 - 2018)</b>	<b>54</b>	<b>16</b>	<b>0</b>	<b>70</b>
% Breakdown	77.7%	22.3%	0.0%	100.0%
2009 - 2018				
Total	381	112	0	493
<b>Average</b>	<b>35</b>	<b>10</b>	<b>0</b>	<b>41</b>
% Breakdown	77.3%	22.7%	0.0%	100.0%

Source: Town of Grand Valley building permit data, 2019.

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

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



**Schedule 7  
Dufferin County  
Persons Per Unit By Age and Type of Dwelling  
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						15 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.931	3.242	5.194	<b>3.338</b>	
6-10	-	-	2.067	3.150	4.268	<b>3.214</b>	
11-15	-	-	1.909	3.193	4.600	<b>3.282</b>	3.304
16-20	-	-	1.778	3.094	4.897	<b>3.202</b>	
20-25	-	-	2.273	3.119	4.263	<b>3.130</b>	
25-35	-	-	1.667	2.914	3.768	<b>2.906</b>	
35+	-	1.647	1.894	2.721	3.832	<b>2.679</b>	
<b>Total</b>	-	<b>1.500</b>	<b>1.882</b>	<b>2.939</b>	<b>4.225</b>	<b>2.947</b>	

Age of Dwelling	Multiples <sup>1</sup>						15 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.516	-	<b>2.524</b>	
6-10	-	-	-	-	-	-	
11-15	-	-	-	2.708	-	<b>2.808</b>	2.564
16-20	-	-	-	2.818	-	<b>2.469</b>	
20-25	-	-	-	2.303	-	<b>2.541</b>	
25-35	-	-	2.059	2.854	-	<b>2.727</b>	
35+	-	1.385	2.125	2.857	-	<b>2.383</b>	
<b>Total</b>	-	<b>1.080</b>	<b>2.071</b>	<b>2.693</b>	-	<b>2.525</b>	

Age of Dwelling	Apartments <sup>2</sup>						15 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	<b>1.494</b>	
6-10	-	-	1.417	-	-	<b>1.462</b>	
11-15	-	-	-	-	-	<b>1.688</b>	1.436
16-20	-	-	-	-	-	<b>1.333</b>	
20-25	-	-	1.667	-	-	<b>1.450</b>	
25-35	-	1.310	1.596	-	-	<b>1.537</b>	
35+	-	1.226	1.700	2.448	-	<b>1.496</b>	
<b>Total</b>	<b>0.600</b>	<b>1.233</b>	<b>1.643</b>	<b>2.341</b>	-	<b>1.505</b>	

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

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

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

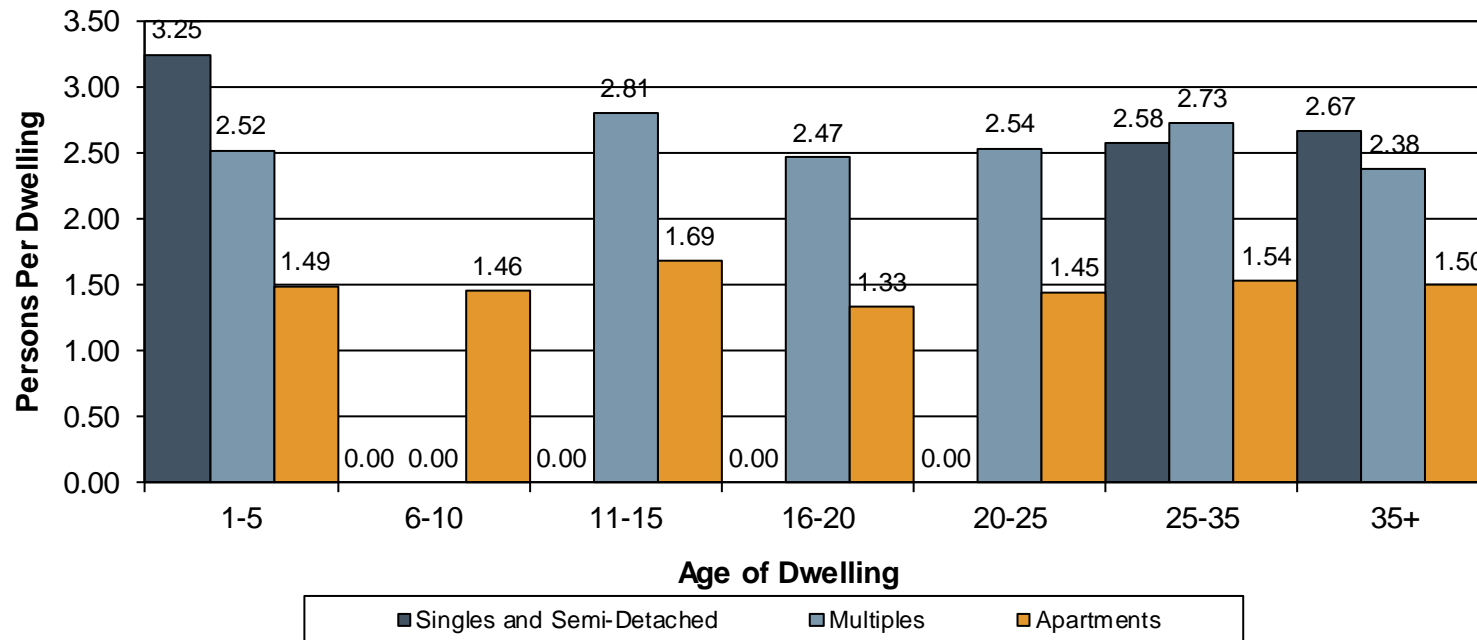
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



**Schedule 8  
Town of Grand Valley  
Persons Per Unit By Structural Type and Age of Dwelling  
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Dufferin County



**Schedule 9a  
Town of Grand Valley  
2019 Employment Forecast**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	2,844	0.023	0.053	0.000	0.000	0.025	0.100	0.064	0.165	65	150	85	205	70	575	183	758	425
Mid 2011	2,726	0.044	0.037	0.020	0.068	0.015	0.183	0.043	0.227	120	100	55	185	40	500	118	618	400
Mid 2016	2,956	0.007	0.061	0.034	0.066	0.036	0.203	0.057	0.260	20	180	100	195	105	600	169	769	420
Mid 2019	3,644	0.005	0.061	0.034	0.089	0.032	0.221	0.057	0.278	20	222	123	324	115	804	208	1,012	582
Mid 2024	5,048	0.004	0.059	0.032	0.072	0.030	0.197	0.055	0.252	20	298	162	363	151	994	278	1,272	696
Mid 2029	6,599	0.003	0.053	0.027	0.066	0.025	0.173	0.049	0.222	20	349	178	433	162	1,142	322	1,464	793
Mid 2031	7,270	0.003	0.051	0.025	0.063	0.022	0.164	0.046	0.210	20	367	182	458	163	1,190	337	1,527	823
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	-118	0.021	-0.016	0.020	0.068	-0.010	0.083	-0.021	0.062	55	-50	-30	-20	-30	-75	-65	-140	-25
Mid 2011 - Mid 2016	230	-0.037	0.024	0.014	-0.002	0.021	0.020	0.014	0.033	-100	80	45	10	65	100	51	151	20
Mid 2016 - Mid 2019	688	-0.001	0.000	0.000	0.023	-0.004	0.018	0.000	0.017	0	42	23	129	10	204	39	243	162
Mid 2019 - Mid 2024	1,404	-0.002	-0.002	-0.002	-0.017	-0.002	-0.024	-0.002	-0.026	0	76	39	39	36	190	70	260	114
Mid 2019 - Mid 2029	2,955	-0.002	-0.008	-0.007	-0.023	-0.007	-0.047	-0.008	-0.056	0	127	55	109	47	338	114	452	211
Mid 2019 - Mid 2031	3,626	-0.003	-0.010	-0.009	-0.026	-0.009	-0.057	-0.011	-0.068	0	145	59	134	48	386	129	515	241
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	-24	0.0042	-0.0032	0.0040	0.0136	-0.0020	0.0166	-0.0042	0.0124	11	-10	-6	-4	-6	-15	-13	-28	-5
Mid 2011 - Mid 2016	46	-0.0075	0.0048	0.0027	-0.0004	0.0042	0.0039	0.0028	0.0067	-20	16	9	2	13	20	10	30	4
Mid 2016 - Mid 2019	229	-0.0004	0.0000	0.0000	0.0076	-0.0013	0.0059	0.0000	0.0058	0	14	8	43	3	68	13	81	54
Mid 2019 - Mid 2024	281	-0.0003	-0.0004	-0.0003	-0.0034	-0.0003	-0.0047	-0.0004	-0.0051	0	15	8	8	7	38	14	52	23
Mid 2019 - Mid 2029	296	-0.0002	-0.0008	-0.0007	-0.0023	-0.0007	-0.0047	-0.0008	-0.0056	0	13	6	11	5	34	11	45	21
Mid 2019 - Mid 2031	302	-0.0002	-0.0009	-0.0007	-0.0022	-0.0008	-0.0047	-0.0009	-0.0056	0	12	5	11	4	32	11	43	20

Derived from Dufferin County Official Plan (Consolidated 2017) forecast for the Town of Grand Valley, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.





**Schedule 9b**  
**Town of Grand Valley**  
**Employment & Gross Floor Area (G.F.A) Forecast, 2019 to 2031**

Period	Population	Employment						Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	2,844	65	85	205	70	425	183	608				
Mid 2011	2,726	120	55	185	40	400	118	518				
Mid 2016	2,956	20	100	195	105	420	169	589				
Mid 2019	3,644	20	123	324	115	582	208	790				
Mid 2024	5,048	20	162	363	151	696	278	974				
Mid 2029	6,599	20	178	433	162	793	322	1,115				
Mid 2031	7,270	20	182	458	163	823	337	1,160				
<b>Incremental Change</b>												
Mid 2006 - Mid 2011	-118	55	-30	-20	-30	-25	-65	-90				
Mid 2011 - Mid 2016	230	-100	45	10	65	20	51	71				
Mid 2016 - Mid 2019	688	0	23	129	10	162	39	201	34,500	70,900.00	7,000	112,400
Mid 2019 - Mid 2024	1,404	0	39	39	36	114	70	184	58,500	21,500.00	25,200	105,200
Mid 2019 - Mid 2029	2,955	0	55	109	47	211	114	325	82,500	60,000.00	32,900	175,400
Mid 2019 - Mid 2031	3,626	0	59	134	48	241	129	370	88,500	73,700.00	33,600	195,800
<b>Annual Average</b>												
Mid 2006 - Mid 2011	-24	11	-6	-4	-6	-5	-13	-18				
Mid 2011 - Mid 2016	46	-20	9	2	13	4	10	14				
Mid 2016 - Mid 2019	229	0	8	43	3	54	13	67	11,500	23,633	2,333	37,467
Mid 2019 - Mid 2024	281	0	8	8	7	23	14	37	11,700	4,300	5,040	21,040
Mid 2019 - Mid 2029	296	0	6	11	5	21	11	33	8,250	6,000	3,290	17,540
Mid 2019 - Mid 2031	302	0	5	11	4	20	11	31	7,375	6,142	2,800	16,317

Derived from Dufferin County Official Plan (Consolidated 2017) forecast for the Town of Grand Valley, by Watson & Associates Economists Ltd., 2019.

<sup>1</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

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

Industrial	1,500
Commercial/ Population Related	550
Institutional	700

\* Reflects Mid 2019 to 2031 forecast period

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



**Schedule 9c**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Non-Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Urban	2019 - 2024	58,500	21,500	25,200	105,200	114
	2019 - 2029	82,500	60,000	32,900	175,400	211
	2019 - 2031	88,500	73,700	33,600	195,800	241
Rural	2019 - 2024	-	-	-	-	-
	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
Town of Grand Valley	2019 - 2024	58,500	21,500	25,200	105,200	114
	2019 - 2029	82,500	60,000	32,900	175,400	211
	2019 - 2031	88,500	73,700	33,600	195,800	241

Derived from Dufferin County Official Plan (Consolidated 2017) forecast for the Town of Grand Valley, by Watson & Associates Economists Ltd., 2019.

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

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

Industrial 1,500

Commercial 550

Institutional 700

\*Reflects Mid 2019 to 2031 forecast period



**Schedule 10**  
**Town of Grand Valley**  
**Non-Residential Construction Value**  
**Years 2007 to 2016**  
**(000's 2017 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2012	1,014	0	0	1,014	0	44	0	44	48	0	0	48	1,062	44	0	1,106
2013	578	0	0	578	0	0	0	0	0	0	0	0	578	0	0	578
2014	286	62	0	348	0	0	0	0	0	53	0	53	286	115	0	400
2015	482	0	0	482	0	0	0	0	0	117	0	117	482	117	0	599
2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>	<b>2,779</b>	<b>116</b>	<b>544</b>	<b>3,439</b>	<b>174</b>	<b>66</b>	<b>0</b>	<b>240</b>	<b>48</b>	<b>170</b>	<b>0</b>	<b>218</b>	<b>3,001</b>	<b>352</b>	<b>544</b>	<b>3,896</b>
Percent of Total	81%	3%	16%	100%	73%	27%	0%	100%	22%	78%	0%	100%	77%	9%	14%	100%
<b>Average</b>	<b>556</b>	<b>58</b>	<b>544</b>	<b>688</b>	<b>174</b>	<b>33</b>	<b>#DIV/0!</b>	<b>120</b>	<b>48</b>	<b>85</b>	<b>#DIV/0!</b>	<b>73</b>	<b>600</b>	<b>88</b>	<b>544</b>	<b>779</b>
2007 - 2011 Period Total				1,017				196				0				1,213
<b>2007 - 2011 Average</b>				<b>203</b>				<b>39</b>				<b>0</b>				<b>243</b>
% Breakdown				83.9%				16.1%				0.0%				100.0%
2012 - 2016 Period Total				2,422				44				218				2,683
<b>2012 - 2016 Average</b>				<b>484</b>				<b>9</b>				<b>44</b>				<b>537</b>
% Breakdown				90.2%				1.6%				8.1%				100.0%
2007 - 2016 Period Total				3,439				240				218				3,896
<b>2007 - 2016 Average</b>				<b>344</b>				<b>24</b>				<b>22</b>				<b>390</b>
% Breakdown				88.3%				6.2%				5.6%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



**Schedule 11  
Town of Grand Valley**

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

NAICS	Employment & Gross Floor Area (G.F.A) Forecast, 2016 To Buildout	Year		Change	Comments
		2006	2016	06-16	
<b>Employment by industry</b>					
<b>Primary Industry Employment</b>					
11	<i>Agriculture, forestry, fishing and hunting</i>	100	60	-40	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	10	10	0	
<b>Sub-total</b>		<b>110</b>	<b>70</b>	<b>-40</b>	
<b>Industrial and Other Employment</b>					
22	<i>Utilities</i>	0	0	0	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	45	50	5	
31-33	<i>Manufacturing</i>	0	55	55	
41	<i>Wholesale trade</i>	15	0	-15	
48-49	<i>Transportation and warehousing</i>	80	30	-50	
56	<i>Administrative and support</i>	18	8	-10	
<b>Sub-total</b>		<b>158</b>	<b>143</b>	<b>-15</b>	
<b>Population Related Employment</b>					
44-45	<i>Retail trade</i>	100	65	-35	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	0	15	15	
52	<i>Finance and insurance</i>	35	30	-5	
53	<i>Real estate and rental and leasing</i>	10	0	-10	
54	<i>Professional, scientific and technical services</i>	0	35	35	
55	<i>Management of companies and enterprises</i>	0	0	0	
56	<i>Administrative and support</i>	18	8	-10	
71	<i>Arts, entertainment and recreation</i>	0	10	10	
72	<i>Accommodation and food services</i>	45	75	30	
81	<i>Other services (except public administration)</i>	30	35	5	
<b>Sub-total</b>		<b>238</b>	<b>273</b>	<b>35</b>	
<b>Institutional</b>					
61	<i>Educational services</i>	50	40	-10	
62	<i>Health care and social assistance</i>	10	45	35	
91	<i>Public administration</i>	10	30	20	
<b>Sub-total</b>		<b>70</b>	<b>115</b>	<b>45</b>	
<b>Total Employment</b>		<b>575</b>	<b>600</b>	<b>25</b>	
<b>Population</b>		<b>2,844</b>	<b>2,956</b>	<b>112</b>	
<b>Employment to Population Ratio</b>					
<b>Industrial and Other Employment</b>		<b>0.06</b>	<b>0.05</b>	<b>-0.01</b>	
<b>Population Related Employment</b>		<b>0.08</b>	<b>0.09</b>	<b>0.01</b>	
<b>Institutional Employment</b>		<b>0.02</b>	<b>0.04</b>	<b>0.01</b>	
<b>Primary Industry Employment</b>		<b>0.04</b>	<b>0.02</b>	<b>-0.01</b>	
<b>Total</b>		<b>0.20</b>	<b>0.20</b>	<b>0.00</b>	

Source: Statistics Canada Employment by Place of Work

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



# Appendix B

## Historical Level of Service Calculations



Service: Fire Facilities  
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Station	6,483	6,483	6,483	6,483	6,483	6,483	6,483	6,483	6,483	6,483	\$151	\$178
Training Building	-	-	-	-	-	-	2,600	2,600	2,600	2,600	\$69	\$84
2nd Floor	-	-	-	-	-	-	-	-	-	180	\$60	\$73
<b>Total</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>9,083</b>	<b>9,083</b>	<b>9,083</b>	<b>9,263</b>		

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	2.3422	2.3601	2.3783	2.4039	2.4191	2.3541	3.1837	3.0738	2.8130	2.6904

10 Year Average	2009-2018
Quantity Standard	2.6019
Quality Standard	\$166
Service Standard	\$431

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$431
Eligible Amount	\$1,562,665



Service: Fire Vehicles  
 Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Freightliner Pumper (Pump #32) <sup>1</sup>	0.55	0.55	0.55	0.54	0.54	0.55	0.57	0.57	0.58	0.58	\$650,000
Ford Rescue Truck (Rescue #33) <sup>1</sup>	0.55	0.55	0.55	0.54	0.54	0.55	0.57	0.57	0.58	0.58	\$390,000
American Lafrance Pumper (Pump #34) <sup>1</sup>	0.55	0.55	0.55	0.54	0.54	0.55	0.57	0.57	0.58	0.58	\$650,000
International Tanker (Tanker #35) <sup>1</sup>	0.55	0.55	0.55	0.54	0.54	0.55	0.57	0.57	0.58	0.58	\$375,000
Freightliner Tanker (Tanker #36) <sup>1</sup>	0.55	0.55	0.55	0.54	0.54	0.55	0.57	0.57	0.58	0.58	\$375,000
Chief's Truck (T31) <sup>1</sup>	-	-	-	-	-	0.55	0.57	0.57	0.58	0.58	\$40,100
Training Vehicle <sup>1</sup>											
<b>Total</b>	<b>2.75</b>	<b>2.74</b>	<b>2.74</b>	<b>2.70</b>	<b>2.70</b>	<b>3.30</b>	<b>3.42</b>	<b>3.42</b>	<b>3.48</b>	<b>3.48</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0012	0.0012	0.0012	0.0011	0.0010

10 Year Average	2009-2018
Quantity Standard	0.0011
Quality Standard	\$434,027
Service Standard	\$477

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$477
Eligible Amount	\$1,730,684

1. Town has shared services agreements with the Townships of Amaranth and East Garafraxa for trucks and equipment. Town of Grand Valley proportionate share (based on total assessment)



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Fire Fighters <sup>1</sup>	13.20	13.20	13.20	15.40	17.28	17.90	18.50	19.10	19.70	20.30	\$5,100
Training Protection Equipment	-	-	-	-	-	-	-	0.57	0.58	0.58	\$7,500
<b>Total</b>	<b>13.20</b>	<b>13.20</b>	<b>13.20</b>	<b>15.40</b>	<b>17.28</b>	<b>17.90</b>	<b>18.50</b>	<b>19.67</b>	<b>20.28</b>	<b>20.88</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0048	0.0048	0.0048	0.0057	0.0064	0.0065	0.0065	0.0067	0.0063	0.0061

10 Year Average	2009-2018
Quantity Standard	0.0059
Quality Standard	\$5,085
Service Standard	\$30

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$30
Eligible Amount	\$108,750

Notes:

1. Town has shared services agreements with the Townships of Amaranth and East Garafraxa for trucks and equipment. Town of Grand Valley proportionate share (based on total assessment)





Service: Roads  
 Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
<b>Rural Roads</b>											
Asphalt	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	\$259,800
Gravel	88.9	106.0	106.0	106.0	106.0	106.0	106.0	106.0	106.0	106.0	\$12,700
<b>Semi-Urban Roads</b>											
Asphalt	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$259,800
<b>Urban Roads</b>											
Asphalt	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	\$259,800
Gravel	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$12,700
<b>Total</b>	<b>114.6</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	<b>131.7</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0414	0.0479	0.0483	0.0488	0.0491	0.0478	0.0462	0.0446	0.0408	0.0382

10 Year Average	2009-2018
Quantity Standard	0.0453
Quality Standard	\$61,283
Service Standard	\$2,776

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$2,776
Eligible Amount	\$10,063,363



Service: Depots and Domes  
 Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Depot - 56 Main St., Grand Valley	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	3,840	\$99	\$113
Equipment Depot - Lot 30, Con. 6, East Luther	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	\$117	\$133
Sand/Salt Dome - 56 Main St., Grand Valley	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	\$40	\$48
Sand/Salt Dome - Lot 30, Concession 6	-	-	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$40	\$48
<b>Total</b>	<b>10,120</b>	<b>10,120</b>	<b>13,620</b>	<b>13,620</b>	<b>13,620</b>	<b>13,620</b>	<b>13,620</b>	<b>13,620</b>	<b>13,620</b>	<b>13,620</b>		

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	3.6561	3.6841	4.9964	5.0501	5.0822	4.9456	4.7740	4.6092	4.2181	3.9559

10 Year Average	2009-2018
Quantity Standard	4.4972
Quality Standard	\$95
Service Standard	\$429

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$429
Eligible Amount	\$1,555,995



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
<b>Vehicles</b>											
Champion Grader	1	1	1	1	1	1	1	1	1	1	\$241,800
Volvo Grader	1	1	1	1	1	1	1	1	1	1	\$360,900
Volvo Backhoe Loader	1	1	1	1	1	1	1	1	1	1	\$115,400
Turf Trac Lawn Tractor	1	1	1	1	1	1	1	1	1	1	\$2,900
Ford Rubber Tire Loader	1	1	1	1	-	-	-	-	-	-	\$175,600
Volvo Truck	1	1	1	1	1	1	1	1	1	1	\$259,800
Volvo Truck	1	1	1	1	1	1	1	1	1	1	\$261,500
Chev 1 Ton	1	1	1	1	1	1	1	1	-	-	\$98,800
International Dump Truck	1	1	1	1	1	1	1	1	1	1	\$188,300
Trackless Tractor (Incl. attachments)	1	1	1	1	1	1	1	1	1	1	\$139,600
GMC Sierra	1	1	1	1	1	1	1	1	1	1	\$46,700
Toro Lawn Tractor	1	1	1	1	1	1	1	1	1	1	\$19,500
Catepillar Loader	-	-	-	-	1	1	1	1	1	1	\$250,000
Kubota Zero-Turn	-	-	-	-	-	-	-	-	-	1	\$51,000
GMC One-ton with Landscape Dumpbox	-	-	-	-	-	1	1	1	1	1	\$60,000
GMC One-ton with Landscape Dumpbox	-	-	-	-	-	-	-	-	-	1	\$60,000
<b>Equipment</b>											
Tools	1	1	1	1	1	1	1	1	1	1	\$140,800
Communications Tower/Equipment	1	1	1	1	1	1	1	1	1	1	\$32,900
Snow Plowing Equipment	1	1	1	1	1	1	1	1	1	1	\$42,200
<b>Total</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>15</b>	<b>17</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0054	0.0055	0.0055	0.0056	0.0056	0.0058	0.0056	0.0054	0.0046	0.0049

10 Year Average	2009-2018
Quantity Standard	0.0054
Quality Standard	\$139,070
Service Standard	\$751

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$751
Eligible Amount	\$2,722,303



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges and Culverts	17	17	17	17	17	17	17	17	17	17	\$755,600
<b>Total</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0061	0.0062	0.0062	0.0063	0.0063	0.0062	0.0060	0.0058	0.0053	0.0049

10 Year Average	2009-2018
Quantity Standard	0.0059
Quality Standard	\$759,441
Service Standard	\$4,481

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$4,481
Eligible Amount	\$16,242,538



Service: Parkland Development  
 Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Parkland	8	8	8	8	8	23	23	23	23	23	\$34,200
<b>Total</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	<b>23</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0029	0.0029	0.0029	0.0030	0.0030	0.0084	0.0081	0.0078	0.0071	0.0067

10 Year Average	2009-2018
Quantity Standard	0.0053
Quality Standard	\$33,998
Service Standard	\$180

D.C. Amount (before deductions)	10 Year
Forecast Population	2,954
\$ per Capita	\$180
Eligible Amount	\$532,281



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Washroom/booth/shelter	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$79,900
Storage Shed	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$4,000
Floodlighting Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$134,700
Recreational Fencing	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$70,100
Bleachers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$57,000
Playground Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$28,500
Fencing Ball Park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$19,100
Skateboard Park (Town share)	-	-	-	-	-	-	-	-	0.59	0.59	\$79,500
<b>Total</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0025	0.0025	0.0026	0.0026	0.0026	0.0025	0.0025	0.0024	0.0024	0.0022

10 Year Average	2009-2018
Quantity Standard	0.0025
Quality Standard	\$56,004
Service Standard	\$140

D.C. Amount (before deductions)	10 Year
Forecast Population	2,954
\$ per Capita	\$140
Eligible Amount	\$413,590



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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Grand Valley Arena & Community Centre, 90 Main St. North <sup>1</sup>	16,572	16,572	15,372	15,372	15,372	15,372	15,372	15,372	15,372	15,372	\$530	\$588
Colbeck Hall - SR 27-28, East Luther	2,397	2,397	2,397	-	-	-	-	-	-	-	\$18	\$23
Youth Centre	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$174	\$195
<b>Total</b>	<b>20,469</b>	<b>20,469</b>	<b>19,269</b>	<b>16,872</b>	<b>16,872</b>	<b>16,872</b>	<b>16,872</b>	<b>16,872</b>	<b>16,872</b>	<b>16,872</b>		

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	7.3949	7.4515	7.0687	6.2558	6.2955	6.1263	5.9138	5.7096	5.2251	4.9004

10 Year Average	2009-2018
Quantity Standard	6.2342
Quality Standard	\$531
Service Standard	\$3,312

Notes:

1. Town has shared services agreements with the Townships of Amaranth and East Garafraxa for trucks and equipment. Town of Grand Valley proportionate share (based on total assessment)

D.C. Amount (before deductions)	10 Year
Forecast Population	2,954
\$ per Capita	\$3,312
Eligible Amount	\$9,784,032









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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Grand Valley Share of Collection Materials <sup>1</sup>	13,341	13,419	13,549	13,346	13,186	15,607	15,480	15,041	14,947	14,638	\$51
Grand Valley Share of Database Subscriptions <sup>1</sup>	0.58	0.58	0.58	0.58	0.58	0.68	0.68	0.68	0.68	0.68	\$8,762
<b>Total</b>	<b>13,341</b>	<b>13,419</b>	<b>13,550</b>	<b>13,346</b>	<b>13,187</b>	<b>15,607</b>	<b>15,481</b>	<b>15,042</b>	<b>14,948</b>	<b>14,639</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	4.820	4.885	4.971	4.949	4.920	5.667	5.426	5.090	4.629	4.252

10 Year Average	2009-2018
Quantity Standard	4.9609
Quality Standard	\$51
Service Standard	\$255

Notes:

1. Town has shared services agreements with the Townships of Amaranth and East Garafraxa. Town of Grand Valley proportionate share (based on # of households share) Proportionate Share

D.C. Amount (before deductions)	10 Year
Forecast Population	2,954
\$ per Capita	\$255
Eligible Amount	\$753,034



# Appendix C

## Long-Term Capital and Operating Cost Examination



## Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's 2017 Financial Information Return.

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

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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Septage	3,457	512	3,969
Wastewater Services	303,746	1,876,749	2,180,495
Water Services	122,133	446,278	568,410
Roads and Related	228,902	471,967	700,869
Fire Protection Services	17,049	96,966	114,015
Parks and Recreation Services	36,626	74,182	110,808
Library Services	105,561	144,240	249,800
Administration	-	-	-
<b>Total</b>	<b>817,473</b>	<b>3,110,894</b>	<b>3,928,368</b>



# Appendix D

## Local Service Policy



# Appendix D: Local Service and Developer Contribution Policy

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

## 1. Collector Roads

- 1.1. Collector roads internal to development or within the area to which the plan relates – oversizing beyond local equivalent included in development charges (D.C.) calculation to the extent permitted under s.5(1) of the *Development Charges Act, 1997*, as amended (D.C.A.) (dependant on local circumstances).

## 2. Traffic Signals and Intersection Improvements

- 2.1. Local streets/private entrances/entrances to specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service)
- 2.2. Minor arterial/collector road intersections, including signalization, with County roads – County responsibility
- 2.3. Intersection improvements/signalization on other local roads due to development growth increasing traffic – Include in D.C. calculation (excluding private entrance signals), as required under s.5(1) of the D.C.A.

## 3. Streetlights

- 3.1. Streetlights on County (arterial) roads – County responsibility.
- 3.2. Streetlights on Area Municipal (collector) roads – Linked to collector road funding source.

## 4. Sidewalks

- 4.1. Sidewalks on Area Municipal (collector) roads - Linked to collector road funding source.
- 4.2. Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.)



## 5. Land Acquisition for Road Allowances

5.1. Land acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development – County responsibility.

5.2. Land acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands; in areas with limited or no development, include in Municipal D.C. (to the extent eligible).

## 6. Storm Water Management

6.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.) including downstream or adjacent erosion works.

## 7. Water

7.1. Water treatment facilities and pumping stations to be included within the D.C. calculation.

7.2. Watermains external to subdivisions included in the D.C.

## 8. Sanitary Sewer

8.1. Sewage treatment facilities and pumping stations shall be included in the D.C.

8.2. Sanitary sewers external to subdivisions included in the D.C.





# Appendix E

## Proposed D.C. By-Law



THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NO. 2019-\_\_

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 9th day of July, 2019 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;

"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,
  - (1) furniture and equipment other than computer equipment, and



- (2) 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
- (3) rolling stock with an estimated useful life of seven years or more, and
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (5) 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 (5) 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;

"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 and that is used essentially for the housing of 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 marijuana 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:
  - (1) 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;
  - (2) loading facilities above or below grade; and
  - (3) 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;



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

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



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

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

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

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

"service" means a service designed in Schedule "A" to this by-law, and "services" shall have a corresponding meaning;

"servicing agreement" means an agreement between a landowner and the 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;

"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 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) Administration Services;
- (6) Septage Treatment Services (within the Rural Serviced Area only);
- (7) Wastewater Services (within the Urban Serviced Area only); and
- (8) Water Services (within the Urban Serviced Area only).

### 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 (1).

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) an enlargement to an existing dwelling unit;
  - (2) one or two additional dwelling units in an existing single detached dwelling; or
  - (3) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5 (2), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than



- (1) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- (2) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

### 3.8 Exemption for Industrial Development:

- (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:
  - (1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (2) divide the amount determined under subsection 3.8 (2) (1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "existing industrial building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions:

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

- (1) an accessory use not exceeding 10 square metres;
- (2) non-residential farm buildings; and
- (3) places of worship including lands associated with church yards, cemeteries and burial grounds.



## Amount of Charges

### Residential

3.11 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

3.12 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

3.13 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 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 3.11 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 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

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

#### Time of Payment of Development Charges

3.14 Development charges 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.

3.15 Despite section 3.14, 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.

#### 4. **PAYMENT BY SERVICES**

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

#### 5. **INDEXING**

5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on the anniversary date of the by-law, 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 August 7, 2019.

## 10. DATE BY-LAW EXPIRES

10.1 This by-law will expire at 12:01 AM on August 7, 2024 unless it is repealed by Council at an earlier date.

## 11. EXISTING BY-LAW REPEALED

11.1 By-law No. 2014-36 is hereby repealed as of the date and time of this by-law coming into effect.

ENACTED AND PASSED this \_\_\_\_, day of August, 2019.



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Steve Soloman-Mayor

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Jane M. Wilson-CAO/Clerk Treasurer



THE CORPORATION OF THE TOWN OF GRAND VALLEY  
SCHEDULE "A" TO BY-LAW NO. 2019-\_\_

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2(4)

**TOWN-WIDE SERVICES**

100% Eligible Services

Roads and Related

Fire Protection Services

90% Eligible Services

Parks and Recreation Services

Library Services

Administrative Services

**URBAN SERVICED AREA SERVICES**

Water Services

Wastewater Services

**RURAL SERVICED AREA SERVICES**

Septage Treatment Services



THE CORPORATION OF THE TOWN OF GRAND VALLEY  
SCHEDULE "B" TO BY-LAW NO. 2019-\_\_  
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	9,787	5,015	3,395	7,595	4.01
Fire Protection Services	532	273	185	413	0.22
Parks and Recreation Services	594	304	206	461	0.18
Library Services	1,486	761	515	1,153	0.46
Administration	344	176	119	267	0.15
<b>Total Municipal Wide Services</b>	<b>12,743</b>	<b>6,529</b>	<b>4,420</b>	<b>9,889</b>	<b>5.02</b>
<b>Rural Services</b>					
Septage Services	1,580	810	548	1,226	0.00
<b>Total Rural Services</b>	<b>1,580</b>	<b>810</b>	<b>548</b>	<b>1,226</b>	<b>0.00</b>
<b>Urban Services</b>					
Wastewater Services	14,799	7,583	5,133	11,484	5.86
Water Services	4,915	2,518	1,705	3,814	1.95
<b>Total Urban Services</b>	<b>19,714</b>	<b>10,101</b>	<b>6,838</b>	<b>15,298</b>	<b>7.81</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>14,323</b>	<b>7,339</b>	<b>4,968</b>	<b>11,115</b>	<b>5.02</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>32,457</b>	<b>16,630</b>	<b>11,258</b>	<b>25,187</b>	<b>12.83</b>