



2024 Development Charges Background Study

Township of Stirling-Rawdon

For Public Circulation and Comment

July 17, 2024

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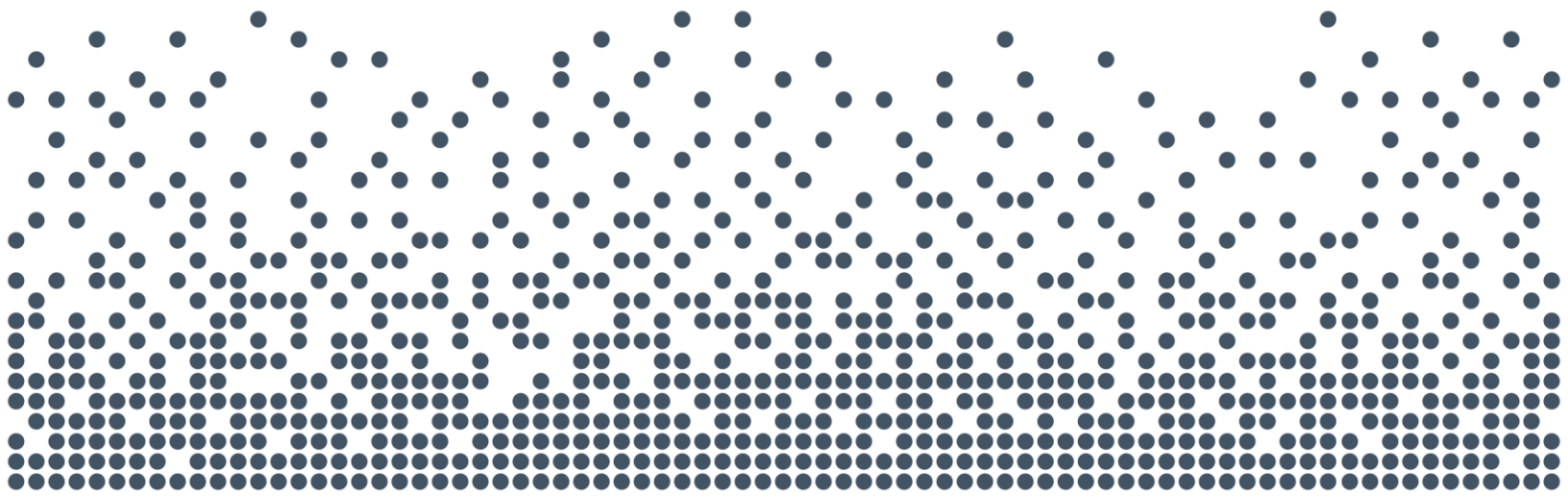
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List of Acronyms and Abbreviations

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



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Stirling-Rawdon (Township) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Current Township D.C. policy
- Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
- Chapter 8 – Asset management plan requirements of the D.C.A.; and
- Chapter 9 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:

- 1) Identify amount, type and location of growth;
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through nine bills passed in the Ontario legislature since the Township's last D.C. by-law amendment: Bill 108, Bill 138, Bill 197, Bill 213 Bill 109, Bill 23, Bill 97, Bill 134, and Bill 185. The following provides a brief summary of the recent changes.

Bill 108: *More Homes, More Choices Act, 2019*

On May 2, 2019 Bill 108 was introduced and on On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note that further changes related to non-profit housing have been made through Bill 23). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

Further changes to the D.C.A. were proposed related to the list of eligible services which could be recovered through D.C.s, which recommended the removal of some services previously eligible, and introduced a new charge under the Planning Act (i.e., the Community Benefits Charge).



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

On December 10, 2019 Bill 138 received Royal Assent which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of installment payments for commercial and industrial developments that were originally included in Bill 108.

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

The COVID-19 Economic Recovery Act received Royal Assent on July 21, 2020 and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- Provincial Offences Act services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.



Furthermore, Bill 197 removed the mandatory 10% reduction on soft services, allowed for the creation of classes of service and providing exemptions for additional residential dwelling units.

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

Bill 213 received Royal Assent on December 8, 2020. Bill 213 provided a statutory exemption to the payment of D.C.s. for Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

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

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

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

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

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



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

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

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

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building



permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);

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

Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2024 to 2034	Urban Buildout
(Net) Population Increase	994	4,202
Residential Unit Increase	486	1,857
Non-Residential – Gross Floor Area Increase (sq.m.)	101,000	250,600

Source: Watson & Associates Economists Ltd. forecast 2024.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective



deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following Township-wide services are calculated based on a 10-year forecast:

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

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

- Water services; and
- Wastewater services.

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

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

Summary of Expenditures Anticipated Over the Life of the By-laws	Expenditure Amount
Total Gross Capital Costs	\$62,688,000
Less: Benefit to Existing Development	\$17,961,000
Less: Existing D.C. Reserve Funds	\$1,970,000
Net Costs to be Recovered from Development Charges	\$42,758,000

Based on the above table, the Township plans to spend \$62.7 million over the various planning periods of which \$42.8 million (68%) is recoverable from D.C.s. Of the net \$42.8 million included in the calculation, \$38.9 million is recoverable from residential development and \$3.9 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$19.9 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs



presented in Table ES-2. Charges have been provided on a Township-wide basis and area specific basis. The corresponding single detached unit charge in the serviced area is \$33,451. The non-residential charge in the serviced area is \$18.05 per square foot of building area. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,281	3,500	3,729	2,119	2.64
Fire Protection Services	1,688	1,119	1,192	677	0.84
Parks and Recreation Services	2,759	1,828	1,948	1,107	0.53
Library Services	1,431	948	1,010	574	0.28
Growth-Related Studies	192	127	136	77	0.07
Total Municipal Wide Services	11,351	7,522	8,015	4,554	4.36
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	7,360	4,877	5,197	2,954	4.56
Total Urban Services	22,100	14,645	15,605	8,870	13.69
GRAND TOTAL RURAL AREA	11,351	7,522	8,015	4,554	4.36
GRAND TOTAL URBAN AREA	33,451	22,167	23,620	13,424	18.05

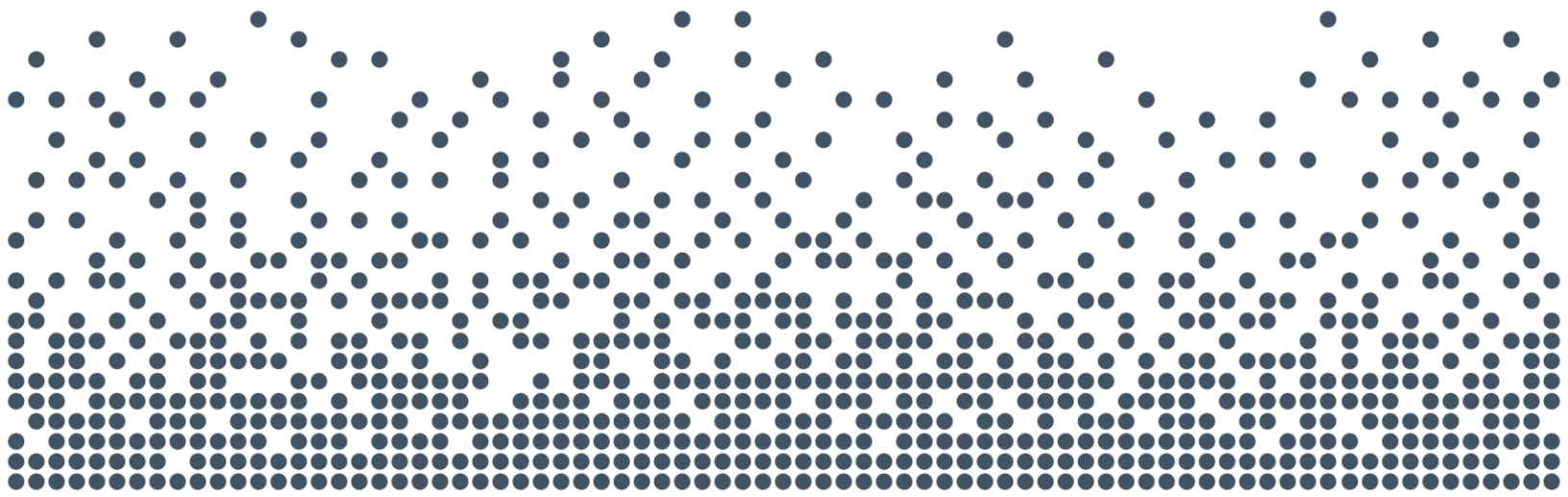


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of eighteen months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable units (in effect as of June 1, 2024)
 - Additional exemptions for attainable units to be exempt upon proclamation by the Lieutenant Governor
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount



- Non-Statutory Deductions:
 - places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended.
 - Redevelopment credits provided where building permit issuance occurs within five years for conversion or demolitions of existing structures
 - Charges to be indexed annually on the first day of January each year commencing on January 1st 2026, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-laws; and
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Development Charge Background Study



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for September 3, 2024 at least two weeks after the posting of the D.C. background study and draft D.C. by-laws on the Township's website. Its purpose is to present the background study and draft D.C. by-laws to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws for the Township.

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with staff	October 2023
2. Data collection and staff interviews	October 2023 to June 2024
3. Presentation of draft findings and D.C. policy discussion with municipal Staff	July 11 2024
4. D.C. Background Study and draft D.C. by-law available to public	July 17, 2024
5. Public Meeting of Council	September 3, 2024



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

1.3 Changes to the Development Charges Act, 1997

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

- *More Homes, More Choices Act, 2019* (Bill 108);
- *Plan to Build Ontario Together Act, 2019*, (Bill 138);
- *Covid-19 Economic Recovery Act, 2020* (Bill 197);
- *Better for People, Smarter for Business Act, 2020* (Bill 213);
- *More Homes for Everyone Act, 2022* (Bill 109);
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97);
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

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



1.3.1 More Homes, More Choice Act, 2019 (Bill 108)

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

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note that further changes related to non-profit housing have been made through Bill 23). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

Further changes to the D.C.A. were proposed related to the list of eligible services which could be recovered through D.C.s, which recommended the removal of some services previously eligible, and introduced a new charge under the Planning Act (i.e. the Community Benefits Charge).

1.3.2 Plan to Build Ontario Together Act, 2019 (Bill 138)

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A.



included removal of installment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 COVID-19 Economic Recovery Act, 2020 (Bill 197)

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

List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;



- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

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

Classes of D.C. Services

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

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

Statutory Exemptions

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



Transition

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

1.3.4 Better for People, Smarter for Business Act, 2020, (Bill 213)

The Better for People, Smarter for Business Act (Bill 213) received Royal Assent on December 8, 2020. Bill 213 was introduced to reduce burdens on people and businesses by enacting, amending and repealing various Acts and revoking a regulation. Schedule 10 of the Bill 213 amends the *Ministry of Training, Colleges and Universities Act R.S.O 1990* to provide for a statutory exemption to the payment of D.C.s. for Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

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

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

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



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

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

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

1.3.6.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
 - Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*), extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.



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

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

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

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

- Affordable Rental Units:
 - The rent is no greater than the lesser of,
 - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



1.3.6.4 New Statutory Exemption for Non-Profit Housing

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

1.3.6.5 Rental Housing Discount

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

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

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

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

1.3.6.7 Revised Definition of Capital Costs

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

1.3.6.8 Mandatory Phase-in of a D.C.

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

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



1.3.6.9 D.C. By-law Expiry

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

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

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

1.3.6.11 Requirement to Allocate Funds Received

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

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

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

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



- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



Chapter 2

Current Township D.C. Policy



2. Current Township D.C. Policy

The Township imposes D.C. under By-law 1200-18. The following sections provide an overview of the current policies included within the by-law.

2.1 Services Covered

The following services are included under By-law 1200-18:

Municipal-wide Services

- Road Construction and Equipment;
- Fire Protection Services;
- Library; and
- Recreation and Culture.

Urban Area-Specific Services

- Water Supply Services; and
- Sanitary Sewage Services.

2.2 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The by-law also allows the Township to enter into alternative payment agreements with owners.

2.3 Indexing

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



Table 2-1
Township of Stirling-Rawdon
Current Development Charges

Municipal Service	Row, Semi and Detached Dwelling Unit	Per Apartment Dwelling Unit	Commercial & Industrial
Rural Areas			
Road Construction and Equipment	6,190		3.08
Fire Protection Services	1,376		1.14
Library	98		
Recreation and Culture	2,161		
Urban Areas			
Road Construction and Equipment	4,445	3,298	2.21
Fire Protection Services	1,279	999	1.13
Library	123	100	
Recreation and Culture	1,976	1,499	
Sanitary Sewage Service	3,873	3,599	1.59
Water Supply Service	651	500	0.21
Total - Rural Areas	9,825	-	4.22
Total - Urban Areas	12,347	9,995	5.14

2.4 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that, with respect to the development being replaced, any additional floor area or dwelling units created in excess of those demolished shall be subject to the development charges summarized in Section 2.3.

2.5 Area to Which the By-law Applies and Exemptions

The By-law provides for the following statutory exemptions (also included are the additional statutory exemptions that were provided through the legislative changes discussed in Chapter 1):

- Upper/Lower Tier Governments and School Boards
- Development of lands intended for use by a university that received operating funds from the Government
- Existing industrial building expansions (may expand by 50% with no D.C.)



- Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Non-profit housing
- Inclusionary zoning affordable units
- Affordable units
- D.C. Discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount

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

- Places of worship including lands associated with church yards, cemeteries and burial grounds.



Chapter 3

Anticipated Development in the Township



3. Anticipated Development in the Township of Stirling-Rawdon

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2024 to 2034) and a longer-term (2024 to buildout) time horizon.^[1]

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

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

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

- Stirling Infrastructure Capacity Assessment Report, December 19, 2023, by J.L. Richards & Associates Limited
- The Hastings County Official Plan, adopted by Hastings County Council December 19, 2017, and approved by the Ministry of Municipal Affairs August 3, 2018;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;

^[1] Buildout growth forecast is informed by the Stirling Infrastructure Capacity Assessment Report, December 19, 2023, by J.L. Richards & Associates Limited. Buildout refers to the urban area, and has been assessed for designated urban lands and servicing capacity.



- Residential and non-residential supply opportunities as identified by Township of Stirling-Rawdon staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Stirling-Rawdon.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of Stirling-Rawdon (excluding census undercount) is anticipated to reach approximately 6,350 by mid-2034 and 9,650 by buildout, resulting in an increase of approximately 1,100 and 4,410 persons, respectively. ^[1]

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model

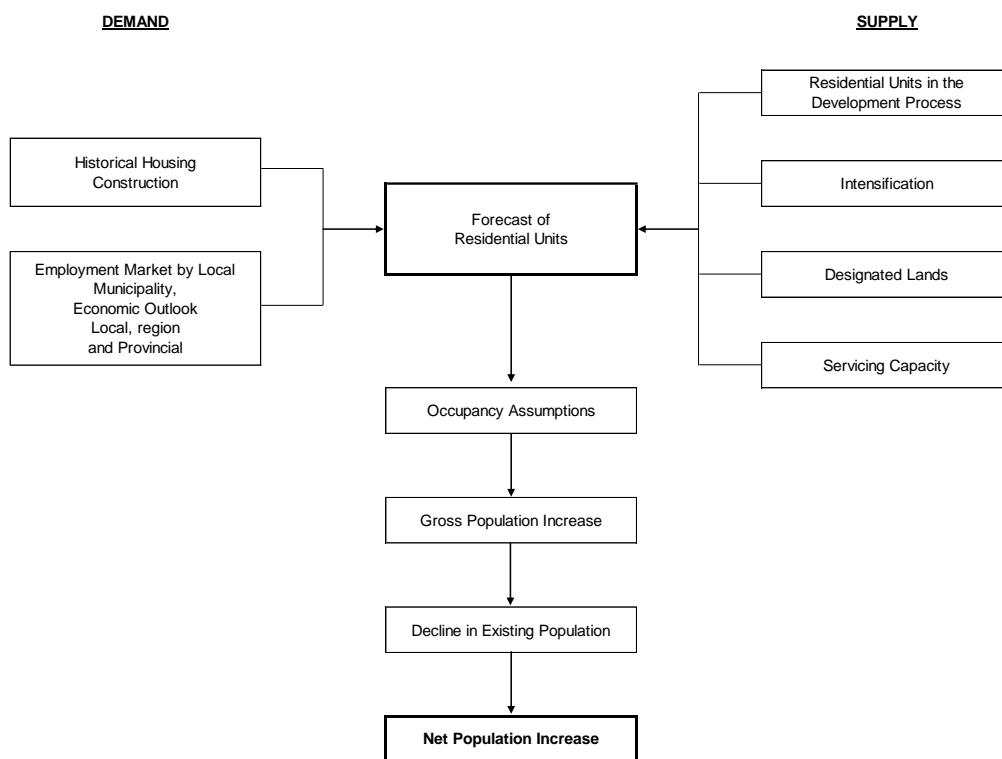




Table 3-1
Township of Stirling-Rawdon
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	5,110	4,978	98	4,880	1,678	31	183	6	1,898	89	2.623
	Mid 2016	5,010	4,882	97	4,785	1,675	45	165	5	1,890	88	2.583
	Mid 2021	5,150	5,015	65	4,950	1,745	55	160	5	1,965	59	2.552
Forecast	Mid 2024	5,390	5,246	68	5,178	1,829	74	160	5	2,068	62	2.537
	Mid 2034	6,520	6,346	174	6,172	2,020	153	376	5	2,554	158	2.485
	Buildout	9,910	9,651	271	9,380	2,939	342	639	5	3,923	246	2.460
Incremental	Mid 2011 - Mid 2016	-100	-96	-1	-95	-3	14	-18	-1	-8	-1	
	Mid 2016 - Mid 2021	140	133	-32	165	70	10	-5	0	75	-29	
	Mid 2021 - Mid 2024	240	231	3	228	84	19	0	0	103	3	
	Mid 2024 - Mid 2034	1,130	1,100	106	994	191	79	216	0	486	96	
	Mid 2024 - Buildout	4,520	4,405	203	4,202	1,110	268	479	0	1,855	184	

^[1] Population includes the Census undercount estimated at approximately 2.7% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

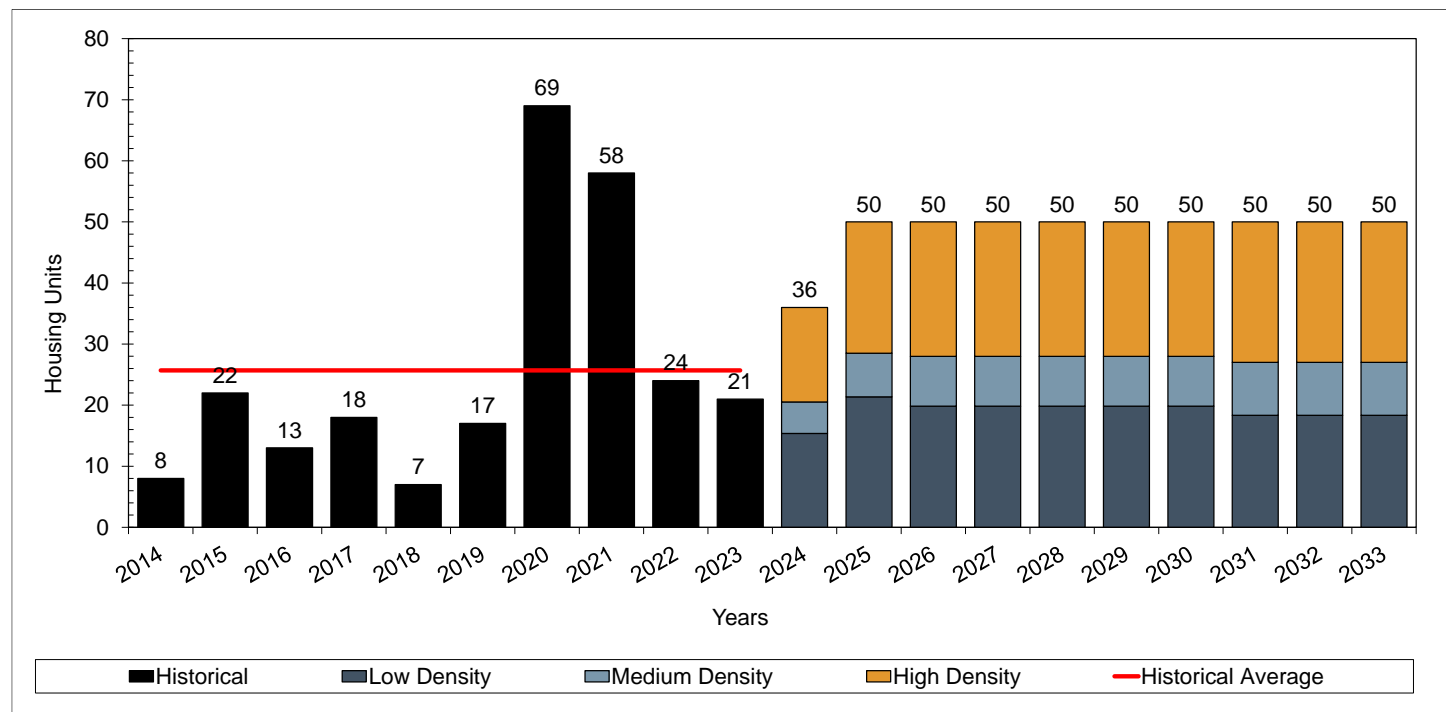
Notes:

Numbers may not add due to rounding.

Source: Growth forecast derived by Watson & Associates Economists Ltd. Buildout growth forecast is informed by the Stirling Infrastructure Capacity Assessment Report, December 19, 2023, by J.L. Richards & Associates Limited. Buildout refers to the urban area, and has been assessed for designated urban lands and servicing capacity.



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



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Stirling-Rawdon building permit data, 2014 to 2023.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township of Stirling-Rawdon.
- Based on the above indicators, the 2024 to 2034 household growth forecast for the Township is comprised of a unit mix of 39% low density units (single detached and semi-detached), 16% medium density (multiples except apartments) and 45% 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 by area for the Township of Stirling-Rawdon
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2034 by development location is summarized below.

Table 3-2
Township of Stirling-Rawdon
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2024 to 2034	Percentage of Housing Growth, 2024 to 2034
Urban	400	82%
Rural	90	18%
Township of Stirling-Rawdon	490	100%

Note: Figures may not sum precisely due to rounding.



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 transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2034 in the Township of Stirling-Rawdon over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Township is anticipated to average approximately 49 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 110 people between 2024 to 2034.
- 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 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Stirling-Rawdon. Due to data limitations high density P.P.U. data was derived from the Hastings County Census Division which includes the Township of Stirling-Rawdon, and is outlined in Schedule 7b . The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.973
 - Medium density: 1.970
 - High density: 1.749

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



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

- Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2024 to 2034 forecast period is forecast to decline by approximately 110.

6. Employment (Appendix A – Schedules 9a, 9b and 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the Township of Stirling-Rawdon is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 35 primary (3%);
 - 320 work at home employment (30%);
 - 105 industrial (10%);
 - 345 commercial/population-related (32%); and
 - 267 institutional (25%).
- The 2016 employment by usual place of work, including work at home, is 1,070. An additional 130 employees have been identified for the

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

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

^[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



Township of Stirling-Rawdon in 2016 that have no fixed place of work (N.F.P.O.W.).^[1]

- Total employment, including work at home and N.F.P.O.W. for the Township of Stirling-Rawdon is anticipated to reach approximately 1,540 by mid-2034 and 2,280 by buildout. This represents an employment increase of approximately 260 for the 10-year forecast period and 1,000 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township of Stirling-Rawdon (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 900 by mid-2034 and 1,320 by buildout. This represents an employment increase of approximately 140 for the 10-year forecast period and 560 for the longer-term forecast period.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,500 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.

^[2] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- The Township-wide incremental G.F.A. is anticipated to increase by 101,000 sq.ft. over the 10-year forecast period and 395,800 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
 - Industrial – 31%;
 - commercial/population-related – 37%; and
 - institutional – 32%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by area for the Township of Stirling-Rawdon.
- The amount and percentage of forecast total non-residential growth between 2024 and 2034 by development location is summarized below.

Table 3-3
Township of Stirling-Rawdon
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2034	Percentage of Non-Residential G.F.A., 2024 to 2034
Urban	61,800	61%
Rural	39,200	39%
Township of Stirling-Rawdon	101,000	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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

4.3 Increase in the Need for Service

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



Figure 4-1
The Process of Calculating a Development Charge under the Act
that must be followed

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

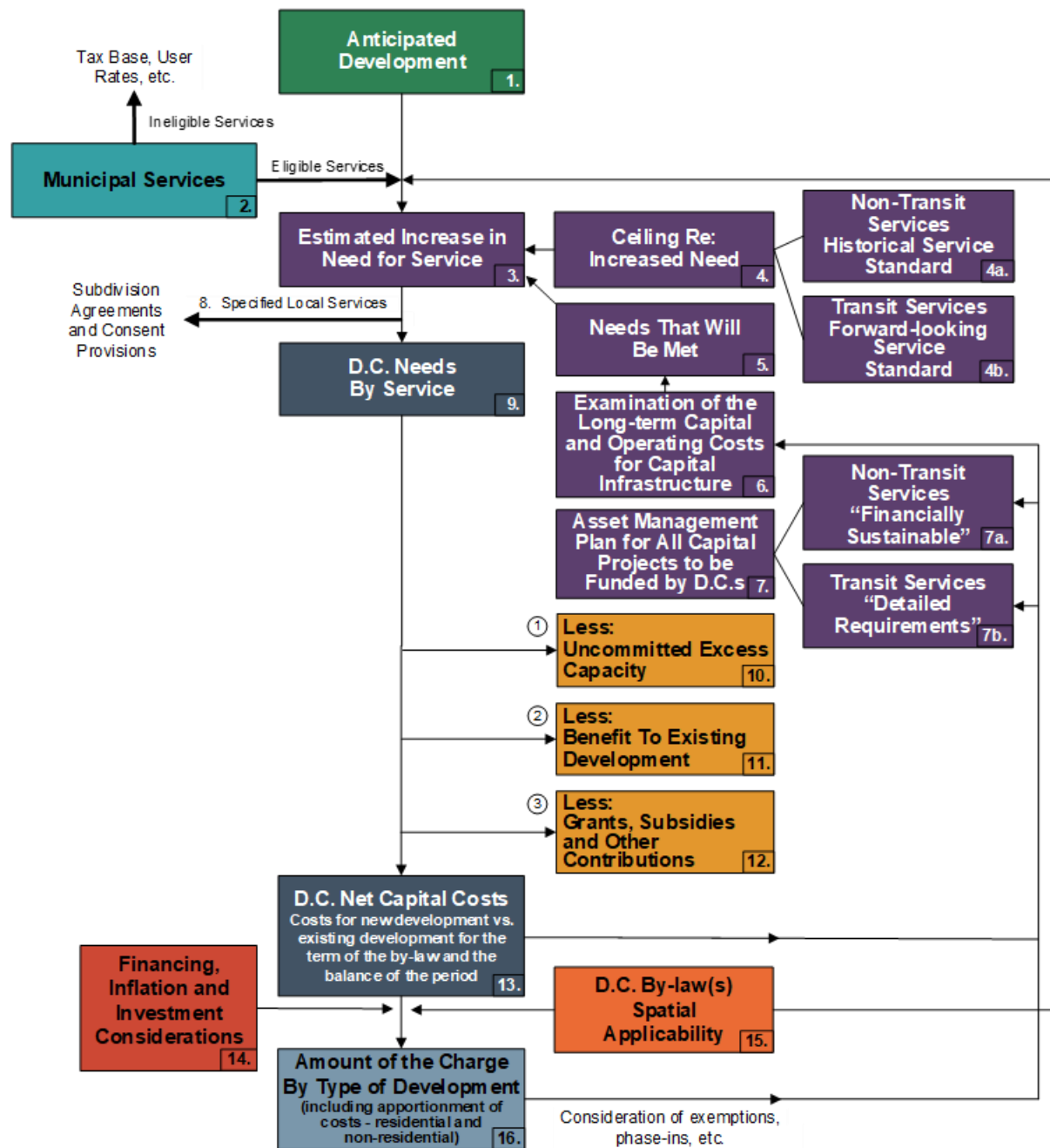




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes n/a Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	Yes Yes n/a Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

¹ with a 7+ year useful life



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

¹ with a 7+ year useful life



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

¹ with a 7+ year useful life



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

4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

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



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

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

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

4.6 Treatment of Credits

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

The Township has no outstanding D.C. credits.

4.7 Eligible Debt and Committed Excess Capacity

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

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



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

4.8 Existing Reserve Funds

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

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

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

The Township’s D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2023 year-end reserve fund balances have been adjusted to account for 2024 collections to date and expenditures and the revenue foregone associated with D.C. reductions/exemptions in the since the Township’s last D.C. study. These balances have been applied against future spending requirements for all services.

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

Service	2024 Total
Services Related to a Highway	698,970
Fire Protection Services	339,475
Parks and Recreation Services	527,427
Library Services	59,538
Wastewater Services	299,781
Water Services	43,097
Growth-Related Studies	1,421
Total	1,969,709



4.9 Deductions

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

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

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study...”

O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

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

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



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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Township-Wide vs. Area Rating

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

4.11 Allocation of Development

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



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



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform and area specific basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

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

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

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2024-2034). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Fire Protection Services*

The Township currently provides Fire Protection services through the use of two facilities (14,281 sq.ft.), 8 vehicles, 38 equipped fire fighters and various pieces of equipment. This level of investment over the 15-year historical period results in a total per capita level of service of \$2,681. When this per capita level of investment is applied to the anticipated 10-year growth of 944 population, a maximum D.C.-eligible cost of \$2.7 million is calculated.

To service growth in the next ten years the Township requires an additional apparatus, equipment for two additional fire fighters and to undertake a fire master plan. These capital projects have a gross capital cost of \$1.1 million. After deducting \$10,000 to account for the benefits that existing development will receive from these capital



projects and reserve fund balances of \$339,500, a total of \$710,500 is included in the calculation of the charge.

These D.C. eligible costs are then attributed 88% to residential development and 12% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 994 population and 142 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Services Related to a Highway

The Township currently maintains a road network of 277 km of roadways, 32 bridges and culverts and six facilities (25,312 sq.ft.). To do so, the Township employs a fleet of 25.6 vehicles (some of which are shared with parks and recreation services). This results in a per capita level of investment of \$55,200 or a maximum D.C.-eligible amount of \$54.8 million available to be recovered from future development.

To service the growth in the next ten years, the Township would be required to provide various road reconstruction projects, additional facility space, a sidewalk plow, a pickup truck, and a roads needs study. These capital projects have a total gross capital cost of \$18.9 million of which \$15.9 million is deducted for the benefits existing development will receive (primarily related to the road reconstruction projects). Once the existing reserve fund balance of \$699,000 is deducted, a total of \$2.2 million is included in the calculation of the charge.

These D.C. eligible costs are then attributed 88% to residential development and 12% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 994 population and 142 employment). These growth-related projects and costs are detailed in Table 5-2.

5.2.3 Parks and Recreation Services

The Township currently provides Parks and Recreation Services through the utilization of various parkland amenities, shared vehicles with public works (Parks and Recreation Services is responsible for a total of 5.5 vehicles) and 11,701 sq.ft of facility space. The arena is shared with the City of Quinte West, City of Belleville and the Municipality of Centre Hastings and only the Township's portion of the facility has been included in the historical level of service calculations. This total historical level of investment results in an average level of service of \$1,706 per capita over the past 15-years.



To provide service to new development over the 10-year forecast period, \$1.7 in gross capital costs of growth-related projects have been identified including additional recreation facility space, improvements to the Canteen at Stirling Park and additional costs for parkland development. \$50,300 has been deducted to recognize the share of the capital costs that relate to existing development. After deducting \$527,400 to account for the current D.C. reserve fund balance, \$1.1 million has been included in the calculation of the charge.

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

5.2.4 Library Services

The Township provides Library Services utilizing a 2,250 sq.ft. facility. The collection materials that the Township is responsible for equates to approximately 48,423 collection items and subscriptions to Overdrive, Ancestry and Vita Toolkit. These assets produce an average per capita level of investment of \$591 which, when applied to the anticipated 10-year population growth of 994, results in a maximum of \$587,200 that could be included in the calculation of the charge.

To service growth in the next 10-year period, a provision for new facility space, collection materials and a library strategic plan update have been identified. The gross capital costs of these projects are \$627,200 from which the following deductions have been made:

- \$10,000 for the benefit to existing development; and
- \$59,500 to account for the current reserve fund balances.

This results in \$557,700 being included in the calculation of the charge.

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

5.2.5 Growth-Related Studies

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be



composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7 (3) of the D.C.A. states that:

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

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

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

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

- D.C. Background Studies (2029 & 2034).

Future D.C. background studies have been allocated to the municipal-wide services in the following manner:

- Services Related to a Highway – 49%
- Fire Protection Services – 16%
- Parks and Recreation Services – 24%
- Library Services – 12%

The total cost of these studies is \$80,000. After deducting \$1,420 to account for the current D.C. reserve fund balance, \$78,600 of D.C.-eligible costs are included in the calculation of the charge as presented in Table 5-5.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-6 below.



Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non- Residential Share 12%
1	Additional Fire Apparatus	2024-2033	978,500	-	978,500	-		978,500	861,080	117,420
2	Additional Fire Fighters (2)	2024-2033	41,400	-	41,400	-		41,400	36,432	4,968
3	Fire Master Plan	2024-2033	40,000	-	40,000	10,000		30,000	26,400	3,600
	Reserve Fund Adjustment							(339,475)	(298,738)	(40,737)
	Total		1,059,900	-	1,059,900	10,000	-	710,425	625,174	85,251



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2024 to 2034					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	Road Reconstructions	2024-2033	17,724,733	-	17,724,733	15,952,300		1,772,433	1,559,741	212,692
			-	-	-	-		-	-	-
	<u>Facilities</u>		-	-	-	-		-	-	-
2	Provision for Additional Facility Space	2024-2033	828,900	-	828,900	-		828,900	729,432	99,468
	<u>Vehicles</u>									
3	Sidewalk Plow	2024-2033	225,000	-	225,000	-		225,000	198,000	27,000
4	1 Ton Pickup Truck	2024-2033	80,000	-	80,000	-		80,000	70,400	9,600
			-	-	-	-		-	-	-
	<u>Studies</u>									
5	Roads Needs Study	2024-2033	30,000	-	30,000	15,000		15,000	13,200	1,800
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(698,970)	(615,094)	(83,876)
			-	-	-	-		-	-	-
	Total		18,888,633	-	18,888,633	15,967,300	-	2,222,363	1,955,679	266,684



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2034								95%	5%
1	Stirling Park Improvements (Canteen)	2024-2033	60,000	-	60,000	50,300		9,700	9,215	485
2	Provision for Additional Parkland Development	2024-2033	597,000	-	597,000	-		597,000	567,150	29,850
3	Provision for Additional Recreation Facility Space	2024-2033	996,227	-	996,227	-		996,227	946,415	49,811
	Reserve Fund Adjustment		-	-	-	-		(527,427)	(501,056)	(26,371)
			-	-	-	-		-	-	-
	Total		1,653,227	-	1,653,227	50,300	-	1,075,499	1,021,724	53,775



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2034								95%	5%
1	Collection Materials	2024-2033	375,066	-	375,066	-		375,066	356,313	18,753
2	Provision for Additional Facility Space	2024-2033	212,139	-	212,139	-		212,139	201,533	10,607
3	Library Strategic Plan Update	2024-2033	40,000	-	40,000	10,000		30,000	28,500	1,500
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(59,538)	(56,561)	(2,977)
			-	-	-	-		-	-	-
	Total		627,206	-	627,206	10,000	-	557,667	529,784	27,883



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024 to 2034							
1	D.C. Background Study	2029	40,000	-	40,000	-		40,000
2	D.C. Background Study	2034	40,000	-	40,000	-		40,000
			-	-	-	-		-
	Reserve Fund Adjustment		-	-	-	-		(1,421)
			-	-	-	-		-
	Total		80,000	-	80,000	-	-	78,579

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

Service	Total	Res Share	Non-Res Share
Services Related to a Highway	38,246	33,657	4,590
Fire Protection Services	12,226	10,759	1,467
Parks and Recreation Services	18,509	17,584	925
Library Services	9,597	9,117	480
Total	78,579	71,117	7,462
Residential/Non-Residential Share		91%	9%



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

This D.C. Background Study provides for the uniform application of water and wastewater services within the municipally serviced urban area. The anticipated development-related capital requirements for these services have been considered over the build-out forecast period and have been informed by the Township's Infrastructure Capacity Assessment prepared by J.L. Richards.

5.3.1 Water Services

Capital needs forecast for Water Services include water storage and capacity upgrades, various watermain upgrades and a servicing study update. The capital costs for these projects total \$13.8 million. After deducting \$1.1 million to recognize the benefit to existing development for watermain upgrades and deducting existing reserve fund balances of \$43,100, the growth-related costs included in the calculation amounts to \$12.7 million.

The allocation of this cost to residential and non-residential development is 91% and 9% respectively, based on the relationship of population to employment growth anticipated over the build out forecast period (i.e., 4,202 population and 423 employment). These growth-related projects and costs are detailed in Table 5-7.

5.3.2 Wastewater Services

The forecast needs for Wastewater services include capacity upgrades, sewer main upgrades, inflow and infiltration repairs and a servicing study update. In total, the gross capital cost estimate amounts to \$25.6 million. After applying deductions in recognition of the benefits to existing development (\$861,500) and existing reserve fund balances (\$299,800), the net capital costs identified for inclusion in the calculation of the charge total \$25.4 million.

The allocation of this cost to residential and non-residential development is 91% and 9% respectively, based on the relationship of population to employment growth anticipated over the build out forecast period. These growth-related projects and costs are detailed in Table 5-8.



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Urban Buildout								91%	9%
1	Water Storage Upgrades & Class 'B' MCEA	2024-2034	4,789,500	-	4,789,500	-		4,789,500	4,358,445	431,055
2	Elizabeth & Henry St. Watermain Upgrades	2024-2034	977,100	-	977,100	217,500		759,600	691,236	68,364
3	Campbellford Rd. Watermain Upgrades	2024-2034	618,000	-	618,000	256,500		361,500	328,965	32,535
4	WTP Capacity Upgrades & Class 'C' MCEA	2034-2044	5,768,000	-	5,768,000	-		5,768,000	5,248,880	519,120
5	North St. Watermain Upgrades	2034-2044	721,000	-	721,000	191,600		529,400	481,754	47,646
6	Frankford Rd. Watermain Upgrades	Buildout	824,000	-	824,000	370,800		453,200	412,412	40,788
			-	-	-	-		-	-	-
7	Servicing Study Updates	2024-2044	100,000	-	100,000	25,000		75,000	68,250	6,750
	Reserve Fund Adjustment		-	-	-	-		(43,097)	(39,218)	(3,879)
			-	-	-	-		-	-	-
	Total		13,797,600	-	13,797,600	1,061,400	-	12,693,103	11,550,724	1,142,379



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

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Urban Buildout								91%	9%
1	WWTP Capacity Upgrades & Class 'C' MCEA	2024-2034	20,960,500	-	20,960,500	-		20,960,500	19,074,055	1,886,445
2	Campbellford Rd. Sanitary Sewers to North St.	2024-2034	1,751,000	-	1,751,000	-		1,751,000	1,593,410	157,590
3	Inflow & Infiltration Investigation & Repairs	2024-2044	103,000	-	103,000	34,900		68,100	61,971	6,129
4	North St. Sanitary Sewer Upgrades	2034-2044	618,000	-	618,000	258,300		359,700	327,327	32,373
5	Upgrade North St. sewers	Buildout	515,000	-	515,000	173,000		342,000	311,220	30,780
6	Upgrade John St. sewers	Buildout	2,533,800	-	2,533,800	370,300		2,163,500	1,968,785	194,715
			-	-	-	-		-	-	-
7	Servicing Study Updates	2024-2044	100,000	-	100,000	25,000		75,000	68,250	6,750
	Reserve Fund Adjustment		-	-	-	-		(299,781)	(272,801)	(26,980)
			-	-	-	-		-	-	-
	Total		26,581,300	-	26,581,300	861,500	-	25,420,019	23,132,217	2,287,802



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for Water and Wastewater Services in the municipally serviced area. Table 6-2 shows the proposed D.C.s for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Library Services and Growth-Related Studies to be imposed on development in the Township over the municipal wide 10-year forecast period.

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

Table 6-3 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 6-4 compares the Township's existing charges to the charges proposed herein (Table 6-3), 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 \$33,451 for a single detached residential dwelling unit and \$18.05 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 171% increase (+\$21,104) over the current charges of \$12,347. The non-residential charges per sq.ft. of G.F.A. represent a 251% increase (+\$12.91) from the current charges of \$5.14 per sq.ft. of G.F.A.



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

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 23,132,217	\$ 2,287,802	\$ 14,740	\$ 9.13
2. Water Services	11,550,724	1,142,379	7,360	4.56
TOTAL	\$34,682,941	\$3,430,181	\$22,100	13.69
D.C.-Eligible Capital Cost	\$34,682,941	\$3,430,181		
Buildout Gross Population/GFA Growth (sq.ft.)	4,666	250,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,433.12	\$13.69		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.973	\$22,100		
Other Multiples	1.970	\$14,645		
Apartments - 2 Bedrooms +	2.099	\$15,605		
Apartments - Bachelor and 1 Bedroom	1.193	\$8,869		

Table 6-2
Municipal-wide Services D.C. Calculation
2024 to 2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Services Related to a Highway	\$ 1,955,679	\$ 266,684	\$ 5,281	\$ 2.64
4. Fire Protection Services	625,174	85,251	1,688	0.84
5. Parks and Recreation Services	1,021,724	53,775	2,759	0.53
6. Library Services	529,784	27,883	1,431	0.28
7. Growth-Related Studies	71,117	7,462	192	0.07
TOTAL	\$4,203,479	\$441,055	\$11,351	\$4.36
D.C.-Eligible Capital Cost	\$4,203,479	\$441,055		
10-Year Gross Population/GFA Growth (sq.ft.)	1,101	101,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,817.87	\$4.37		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.973	\$11,351		
Other Multiples	1.970	\$7,522		
Apartments - 2 Bedrooms +	2.099	\$8,015		
Apartments - Bachelor and 1 Bedroom	1.193	\$4,556		



Table 6-3
Schedule of Calculated D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,281	3,500	3,729	2,119	2.64
Fire Protection Services	1,688	1,119	1,192	677	0.84
Parks and Recreation Services	2,759	1,828	1,948	1,107	0.53
Library Services	1,431	948	1,010	574	0.28
Growth-Related Studies	192	127	136	77	0.07
Total Municipal Wide Services	11,351	7,522	8,015	4,554	4.36
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	7,360	4,877	5,197	2,954	4.56
Total Urban Services	22,100	14,645	15,605	8,870	13.69
GRAND TOTAL RURAL AREA	11,351	7,522	8,015	4,554	4.36
GRAND TOTAL URBAN AREA	33,451	22,167	23,620	13,424	18.05



Table 6-4
Comparison of Current and Calculated D.C.s

Residential (Single Detached) Comparison				
Service/Class of Service	Current	Calculated	Difference (\$)	Difference (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	4,445	5,281	836	19%
Fire Protection Services	1,279	1,688	409	32%
Parks and Recreation Services	1,976	2,759	783	40%
Library Services	123	1,431	1,308	1063%
Growth-Related Studies	-	192	192	n/a
Total Municipal Wide Services/Classes	7,823	11,351	3,528	45%
Area Specific Services:				
Wastewater Services	3,873	14,740	10,867	281%
Water Services	651	7,360	6,709	1031%
Total Area Specific Services	4,524	22,100	17,576	389%
Grand Total - Urban Area	12,347	33,451	21,104	171%

Non-Residential (per sq.ft.) Comparison				
Service/Class of Service	Current	Calculated	Difference (\$)	Difference (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	2.21	2.64	0.43	19%
Fire Protection Services	1.13	0.84	(0.29)	-26%
Parks and Recreation Services	-	0.53	0.53	n/a
Library Services	-	0.28	0.28	n/a
Growth-Related Studies	-	0.07	0.07	n/a
Total Municipal Wide Services/Classes	3.34	4.36	1.02	31%
Area Specific Services:				
Wastewater Services	1.59	9.13	7.54	474%
Water Services	0.21	4.56	4.35	2071%
Total Area Specific Services	1.80	13.69	11.89	661%
Grand Total - Urban Area	5.14	18.05	12.91	251%



Chapter 7

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



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

7.1 Introduction

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

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

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



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide D.C. calculation for all municipal services except Water and Wastewater Services.
- the Township's D.C.s for Water and Wastewater Services be imposed in the municipal serviced area only; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

7.3.1 Payment in any Particular Case

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

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;
- (f) the approval of a description under section 9 of the Condominium Act, 1998;
- or
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

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



previous 25-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

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

- For Parks and Recreation Services, and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- For Fire Protection Services, and Services Related to a Highway an 88% residential and 12% non-residential attribution has been made based on a population vs. employment growth ratio over the Township-wide 10-year forecast period;
- For Water Services and Wastewater Services a 91% residential and 9% non-residential attribution has been made based on a population vs. employment growth ratio over the Township-wide buildout forecast period; and
- For Growth-Related Studies, a 91% residential and 9% non-residential attribution has been made based on the allocations summarized in Table 5-6.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

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

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



7.3.4 Exemptions (full or partial)

Statutory

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

Non-Statutory

- Places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended.

7.3.5 Timing of Collection

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

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



on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period commencing in 2026.

7.3.7 D.C Spatial Applicability

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

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

- to continue to apply municipal-wide D.C.s for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, and Library Services; and.

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



- to continue to apply area-specific D.C.s for Water and Wastewater Services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

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

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

7.4.2 By-law In-force Date

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

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

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

7.5 Other Recommendations

It is recommended that Council:

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

“Approve the D.C. Background Study dated July 17, 2024.”



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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

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

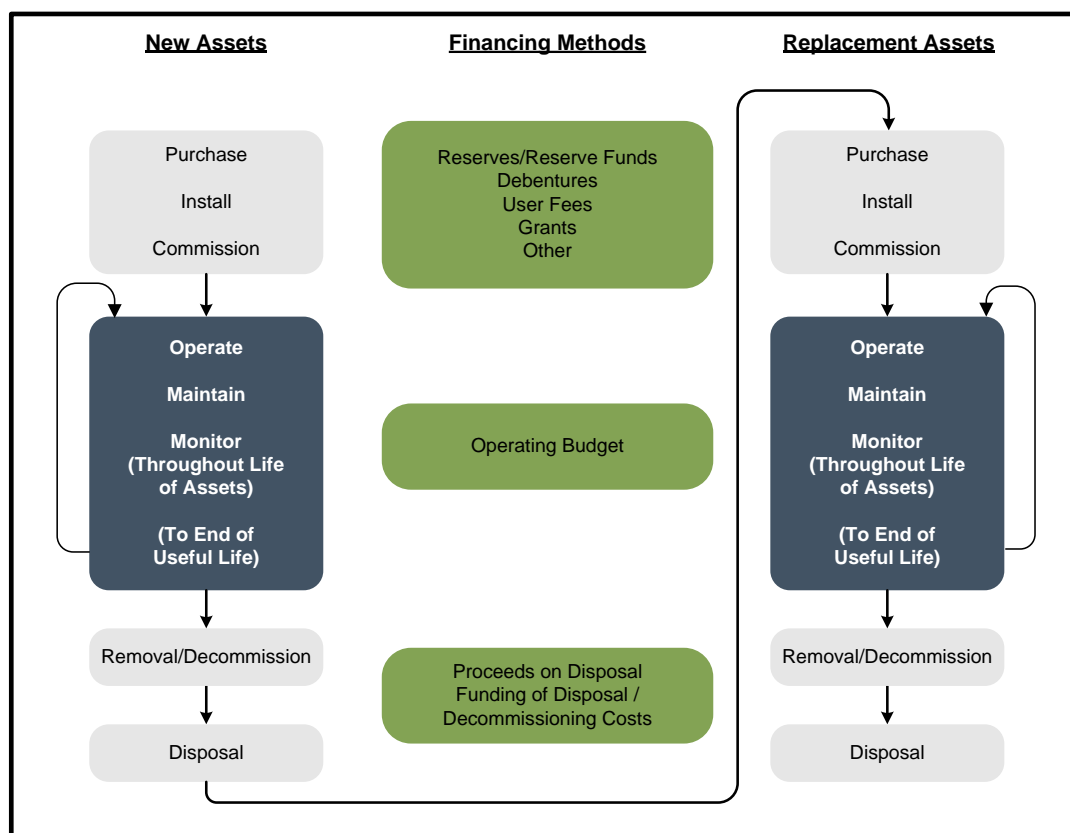
At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related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

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



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

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



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

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



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

8.2 Asset Management Plan

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

1. The non-D.C. recoverable portion of the projects which will require financing from Township financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 25-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$5.0 million. Of this total, \$1.3 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$3.9 million. This amount, totalled with the existing operating revenues of \$12.3 million, provides annual revenues of \$16.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



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

Description	2034 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	1,265,834
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	235,380
Annual Lifecycle - Area-specific Services ¹	899,532
Sub-Total - Annual Lifecycle	1,134,912
Incremental Operating Costs (for D.C. Services)	2,629,922
Total Expenditures	5,038,416
Revenue (Annualized)	
Total Existing Revenue ²	12,305,379
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	3,890,076
Total Revenues	16,195,455

¹ All infrastructure costs included in Area Specific by-laws have

² As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

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

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/primary development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, institutional buildings, and buildings on agricultural lands. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Township D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 *Introduction*

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

9.3.2 *Notice of Passage*

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

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

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice (if in the Clerk's opinion, no such newspaper exists, the municipality may post the notice on their municipal website), or by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

9.3.3 *By-law Pamphlet*

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

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



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

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

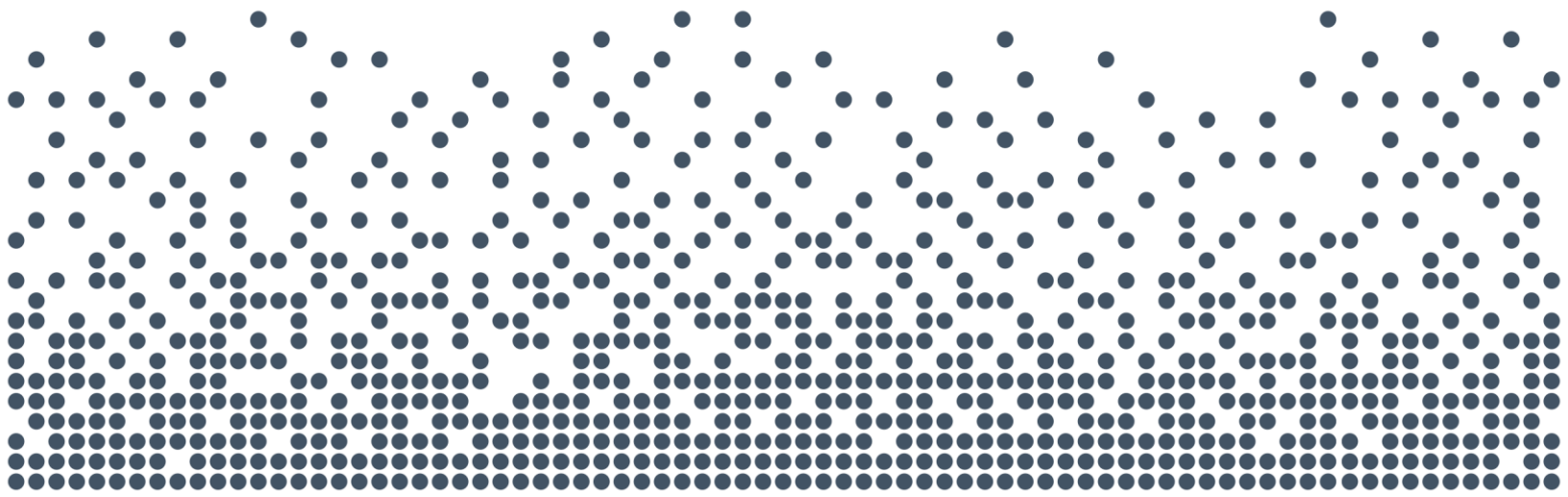


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Stirling-Rawdon Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	5,110	4,978	98	4,880	1,678	31	183	6	1,898	89	2.623
	Mid 2016	5,010	4,882	97	4,785	1,675	45	165	5	1,890	88	2.583
	Mid 2021	5,150	5,015	65	4,950	1,745	55	160	5	1,965	59	2.552
Forecast	Mid 2024	5,390	5,246	68	5,178	1,829	74	160	5	2,068	62	2.537
	Mid 2034	6,520	6,346	174	6,172	2,020	153	376	5	2,554	158	2.485
	Buildout	9,910	9,651	271	9,380	2,939	342	639	5	3,923	246	2.460
Incremental	Mid 2011 - Mid 2016	-100	-96	-1	-95	-3	14	-18	-1	-8	-1	
	Mid 2016 - Mid 2021	140	133	-32	165	70	10	-5	0	75	-29	
	Mid 2021 - Mid 2024	240	231	3	228	84	19	0	0	103	3	
	Mid 2024 - Mid 2034	1,130	1,100	106	994	191	79	216	0	486	96	
	Mid 2024 - Buildout	4,520	4,405	203	4,202	1,110	268	479	0	1,855	184	

^[1] Population includes the Census undercount estimated at approximately 2.7% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

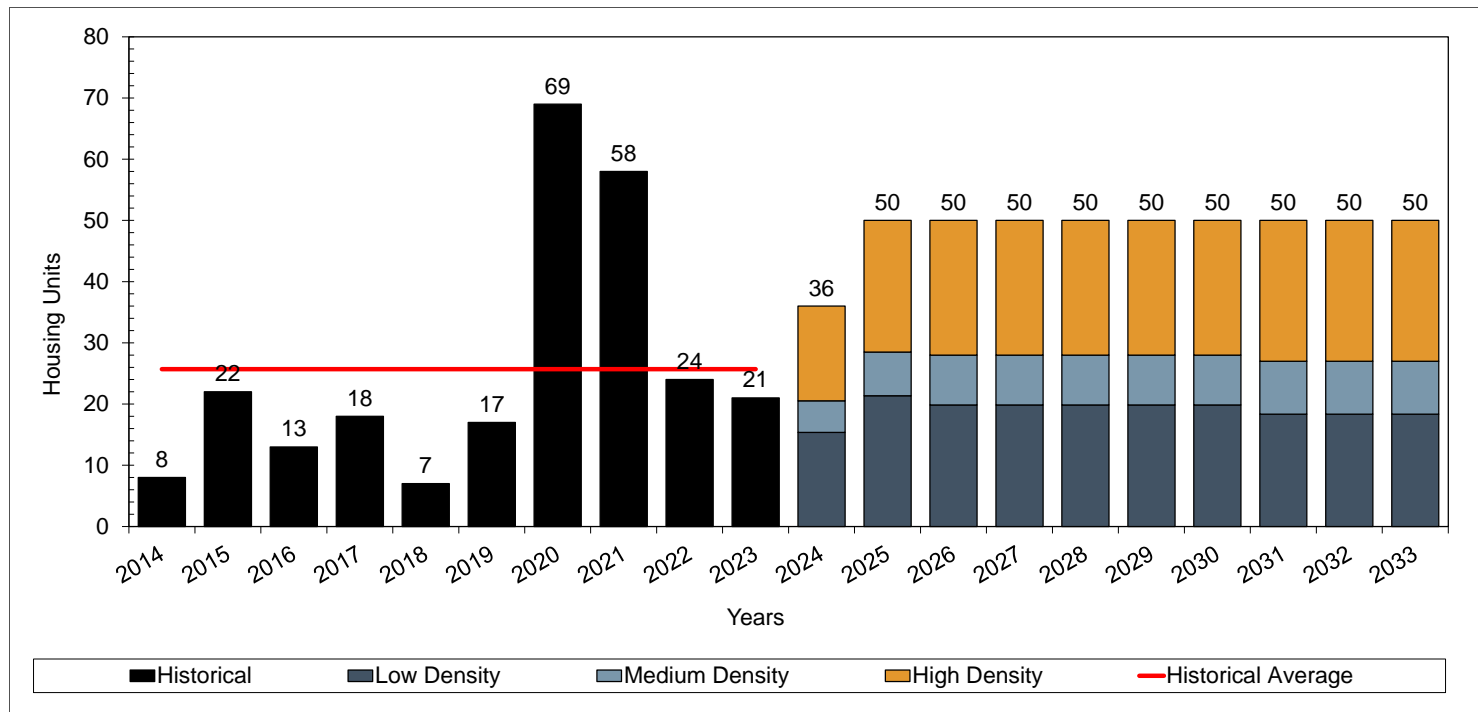
Notes:

Numbers may not add due to rounding.

Source: Growth forecast derived by Watson & Associates Economists Ltd. Buildout growth forecast is informed by the Stirling Infrastructure Capacity Assessment Report, December 19, 2023, by J.L. Richards & Associates Limited. Buildout refers to the urban area, and has been assessed for designated urban lands and servicing capacity



Figure 1
Township of Stirling-Rawdon
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Stirling-Rawdon building permit data, 2014 to 2023.



Schedule 2
Township of Stirling-Rawdon
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 ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2024 - 2034	103	79	216	398	840	(44)	795	106	901
	2024 - Buildout	777	268	479	1,524	3,676	(191)	3,484	203	3,687
Rural	2024 - 2034	88	0	0	88	262	(63)	199	0	199
	2024 - Buildout	333	0	0	333	990	(272)	719	0	719
Township of Stirling-Rawdon	2024 - 2034	191	79	216	486	1,101	(107)	994	106	1,100
	2024 - Buildout	1,110	268	479	1,857	4,666	(463)	4,203	203	4,405

^[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 3 Township of Stirling-Rawdon Current Year Growth Forecast Mid-2021 to Mid-2024

		Population
Mid 2021 Population		5,015
Occupants of New Housing Units, Mid 2021 to Mid 2024	Units (2)	103
	multiplied by P.P.U. (3)	2,620
	gross population increase	270
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	Units	3
	multiplied by P.P.U. (3)	1,100
	gross population increase	3
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	Units (4)	1,965
	multiplied by P.P.U. decline rate (5)	-0.021
	total decline in population	-42
Population Estimate to Mid 2024		5,246
Net Population Increase, Mid 2021 to Mid 2024		231

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.667	82%	2.175
<i>Multiples (6)</i>	2.413	18%	0.445
<i>Apartments (7)</i>	1.807	0%	0.000
Total		100%	2.620

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4 Township of Stirling-Rawdon 10-Year Growth Forecast Mid-2024 to Mid-2034

		Population
Mid 2024 Population		5,246
Occupants of New Housing Units, Mid 2024 to Mid 2034	Units (2)	486
	multiplied by P.P.U. (3)	2,266
	gross population increase	1,101
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	Units	96
	multiplied by P.P.U. (3)	1,100
	gross population increase	106
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	Units (4)	2,068
	multiplied by P.P.U. decline rate (5)	-0.052
	total decline in population	-107
Population Estimate to Mid 2034		6,346
Net Population Increase, Mid 2024 to Mid 2034		1,100

(1) Mid 2024 Population based on:

2021 Population (5,015) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (103 x 2.62 = 270) + (3 x 1.1 = 3) + (1,965 x -0.021 = -42) = 5,246

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.973	39%	1.168
<i>Multiples (6)</i>	1.970	16%	0.320
<i>Apartments (7)</i>	1.749	44%	0.777
<i>one bedroom or less</i> 1.193			
<i>two bedrooms or more</i> 2.099			
Total		100%	2.266

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

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

(4) Mid 2024 households based upon 2021 Census (1,965 units) + Mid 2021 to Mid 2024 unit estimate (103 units) = 2,068 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5 Township of Stirling-Rawdon Long-Term Growth Forecast Mid-2024 to Buildout

		Population
Mid 2024 Population		5,246
Occupants of New Housing Units, Mid 2024 to Buildout	Units (2)	1,855
	multiplied by P.P.U. (3)	2,515
	gross population increase	4,666
Occupants of New Equivalent Institutional Units, Mid 2024 to Buildout	Units	184
	multiplied by P.P.U. (3)	1,100
	gross population increase	202
Decline in Housing Unit Occupancy, Mid 2024 to Buildout	Units (4)	2,068
	multiplied by P.P.U. decline rate (5)	-0.224
	total decline in population	-463
Population Estimate to Buildout		9,651
Net Population Increase, Mid 2024 to Buildout		4,405

(1) Mid 2024 Population based on:

2021 Population (5,015) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (103 x 2.62 = 270) + (3 x 1.1 = 3) + (1,965 x -0.021 = -42) = 5,246

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.973	60%	1.779
<i>Multiples (6)</i>	1.970	14%	0.285
<i>Apartments (7)</i>	1.749	26%	0.452
<i>one bedroom or less</i>	1.193		
<i>two bedrooms or more</i>	2.099		
Total		100%	2.515

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2024 households based upon 2021 Census (1,965 units) + Mid 2021 to Mid 2024 unit estimate (103 units) = 2,068 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Township of Stirling-Rawdon
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	8	0	0	8
2015	18	4	0	22
2016	13	0	0	13
2017	10	8	0	18
2018	7	0	0	7
Sub-total	56	12	0	68
Average (2014 - 2018)	11	2	0	14
% Breakdown	82.4%	17.6%	0.0%	100.0%
2019	13	4	0	17
2020	49	20	0	69
2021	51	7	0	58
2022	16	8	0	24
2023	17	4	0	21
Sub-total	146	43	0	189
Average (2019 - 2023)	29	9	0	38
% Breakdown	77.2%	22.8%	0.0%	100.0%
2014 - 2023				
Total	202	55	0	257
Average	20	6	0	26
% Breakdown	78.6%	21.4%	0.0%	100.0%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Township of Stirling-Rawdon data, by Watson & Associates Economists Ltd.



Schedule 7a
Township of Stirling-Rawdon
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ⁽¹⁾
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	2.667		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	3.000		
16-20	-	-	-	-	-	3.333		
20-25	-	-	-	-	-	2.750	2.938	2.973
25-35	-	-	-	3.067	-	3.063		
35+	-	-	1.933	2.713	3.692	2.579		
Total	0.308	-	2.019	2.759	4.316	2.655		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.545	-	2.533
6-10	-	-	-	-	-	-
11-15	-	-	-	-	-	2.643
16-20	-	-	-	-	-	3.077
20-25	-	-	-	-	-	2.750
25-35	-	-	-	3.067	-	2.941
35+	-	1.389	1.923	2.688	3.692	2.442
Total	0.357	1.889	1.910	2.714	4.316	2.518

⁽¹⁾ Adjusted based on historical trends.

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

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



Schedule 7b
Hastings County Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.621	2.595	-	2.413		
6-10	-	-	1.900	2.250	-	2.143		
11-15	-	-	1.625	2.182	-	1.600		
16-20	-	-	1.750	2.563	-	1.809		
20-25	-	-	1.933	2.077	-	1.903	1.974	1.970
25-35	-	-	1.810	2.630	-	2.304		
35+	-	1.239	1.986	2.815	3.750	2.353		
Total	1.100	1.270	1.882	2.678	4.111	2.253		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.095	2.067	-	-	1.807		
6-10	-	-	-	-	-	1.769		
11-15	-	1.273	1.842	-	-	1.697		
16-20	-	1.267	2.077	-	-	1.818		
20-25	-	1.261	1.690	-	-	1.557	1.730	1.749
25-35	-	1.378	1.763	-	-	1.643		
35+	0.900	1.186	1.835	3.079	-	1.601		
Total	0.810	1.198	1.843	3.043	-	1.615		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.625	1.882	2.701	4.063	2.534
6-10	-	1.762	1.837	2.833	3.965	2.758
11-15	-	1.407	1.878	2.776	3.961	2.713
16-20	-	1.281	1.865	2.622	3.488	2.519
20-25	-	1.233	1.836	2.630	3.729	2.444
25-35	-	1.304	1.841	2.714	3.385	2.473
35+	1.324	1.258	1.846	2.522	3.670	2.256
Total	1.333	1.285	1.849	2.577	3.714	2.342

^[1] Includes townhomes and apartments in duplexes.

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

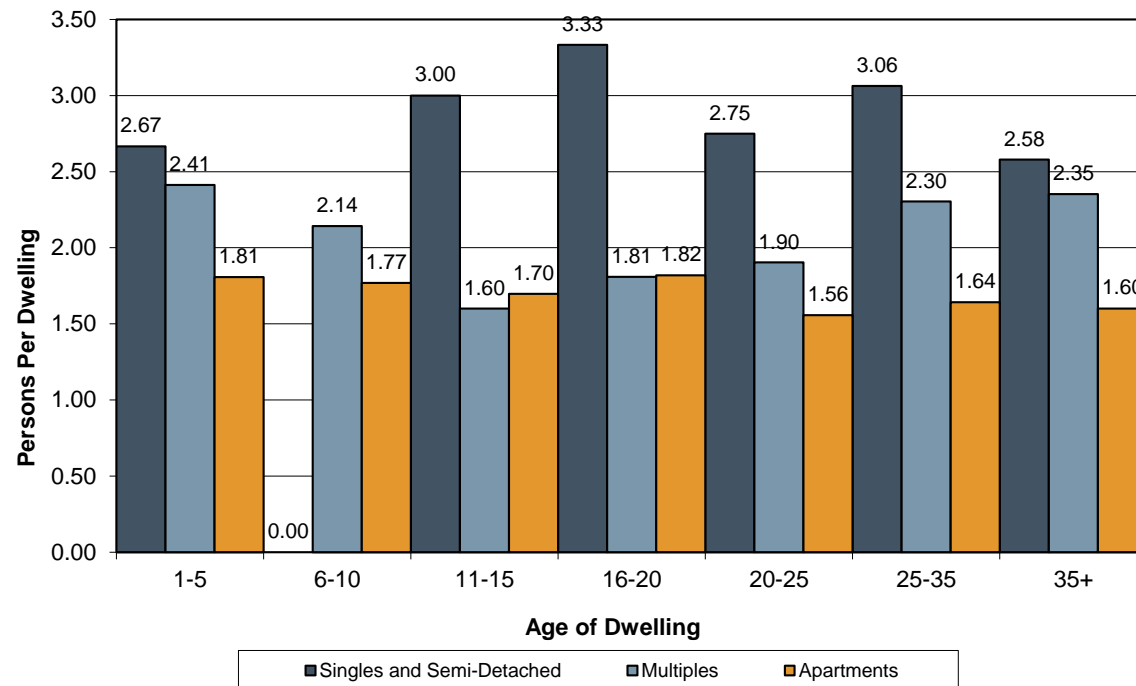
^[3] Adjusted based on historical trends.

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

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



Schedule 8
Township of Stirling-Rawdon
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on Hastings County Census Division.



Schedule 9a
Township of Stirling-Rawdon
Employment Forecast, 2024 to Buildout

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	4,978	0.012	0.033	0.044	0.077	0.052	0.219	0.020	0.239	60	165	220	385	260	1,090	102	1,192	925
Mid 2016	4,882	0.007	0.066	0.022	0.071	0.054	0.219	0.026	0.245	35	320	105	345	265	1,070	128	1,198	750
Mid 2024	5,246	0.007	0.070	0.020	0.068	0.051	0.216	0.028	0.244	35	370	106	354	267	1,132	146	1,279	762
Mid 2034	6,346	0.006	0.071	0.020	0.068	0.049	0.214	0.028	0.242	35	454	127	429	313	1,358	177	1,535	904
Buildout	9,651	0.004	0.071	0.019	0.067	0.048	0.209	0.028	0.236	35	690	183	642	462	2,012	269	2,281	1,322
Incremental Change																		
Mid 2011 - Mid 2016	-96	-0.005	0.032	-0.023	-0.007	0.002	0.000	0.006	0.006	-25	155	-115	-40	5	-20	26	6	-175
Mid 2016 - Mid 2024	364	0.000	0.005	-0.001	-0.003	-0.003	-0.003	0.002	-0.002	0	50	1	9	2	62	18	81	12
Mid 2024 - Mid 2034	1,100	-0.001	0.001	0.000	0.000	-0.002	-0.002	0.000	-0.002	0	84	21	75	46	226	31	256	142
Mid 2024 - Buildout	4,405	-0.003	0.001	-0.001	-0.001	-0.003	-0.007	0.000	-0.007	0	320	77	288	195	880	123	1,002	560
Annual Average																		
Mid 2011 - Mid 2016	-19	-0.001	0.006	-0.005	-0.001	0.000	0.000	0.001	0.001	-5	31	-23	-8	1	-4	5	1	-35
Mid 2016 - Mid 2024	46	0.000	0.001	0.000	0.000	0.000	0.000	0.000	0.000	0	6	0	1	0	8	2	10	2
Mid 2024 - Mid 2034	110	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	8	2	7	5	23	3	26	14

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

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

Source: Watson & Associates Economists Ltd,



Schedule 9b
Township of Stirling-Rawdon
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to Buildout

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	4,978	60	220	385	260	925				
Mid 2016	4,882	35	105	345	265	750				
Mid 2024	5,246	35	106	354	267	762				
Mid 2034	6,346	35	127	429	313	904				
Buildout	9,651	35	183	642	462	1,322				
Incremental Change										
Mid 2011 - Mid 2016	-96	-25	-115	-40	5	-175				
Mid 2016 - Mid 2024	364	0	1	9	2	12				
Mid 2024 - Mid 2034	1,100	0	21	75	46	142	31,500	37,300	32,200	101,000
Mid 2024 - Buildout	4,405	0	77	288	195	560	115,500	143,800	136,500	395,800
Annual Average										
Mid 2011 - Mid 2016	-19	-5	-23	-8	1	-35				
Mid 2016 - Mid 2024	46	0	0	1	0	2				
Mid 2024 - Mid 2034	110	0	2	7	5	14	3,150	3,730	3,220	10,100

^[1] Square Foot Per Employee Assumptions

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

*Reflects Mid-2024 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9c
Township of Stirling-Rawdon
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. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non- Residential G.F.A. S.F.	Employment Increase ^[2]
Urban	2024 - 2034	-	29,600	32,200	61,800	105
	2024 - Buildout	-	114,100	136,500	250,600	423
Rural	2024 - 2034	31,500	7,700	-	39,200	36
	2024 - Buildout	115,500	29,700	-	145,200	136
Township of Stirling-Rawdon	2024 - 2034	31,500	37,300	32,200	101,000	142
	2024 - Buildout	115,500	143,800	136,500	395,800	560

^[1] Square Foot Per Employee Assumptions

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

^[2] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2024 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10
Township of Stirling-Rawdon
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<u>Primary Industry Employment</u>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<u>Industrial and Other Employment</u>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<u>Population Related Employment</u>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<u>Institutional</u>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Asphalt Roads - Urban	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.9	16.9	16.9	16.9	16.9	16.9	16.9	\$2,737,900
Asphalt Roads - Rural	34.5	34.5	34.5	34.5	34.5	34.5	34.5	34.5	34.0	34.0	34.0	34.0	34.0	34.0	34.0	\$813,500
Gravel Roads	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	\$536,900
Surface Treated	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	\$813,500
Total	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	\$0

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0574	0.0570	0.0567	0.0570	0.0575	0.0576	0.0579	0.0578	0.0577	0.0576	0.0577	0.0576	0.0559	0.0544	0.0538

15 Year Average	2009 to 2023
Quantity Standard	0.0569
Quality Standard	\$787,111
Service Standard	\$44,787

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$44,787
Eligible Amount	\$44,517,880



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Culverts	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$645,500
Bridges	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	\$1,371,400
Total	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137	
Per Capita Standard	0.0066	0.0066	0.0066	0.0066	0.0066	0.0067	0.0067	0.0067	0.0067	0.0067	0.0067	0.0067	0.0065	0.0063	0.0062	

15 Year Average	2009 to 2023
Quantity Standard	0.0066
Quality Standard	\$1,254,939
Service Standard	\$8,283

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$8,283
Eligible Amount	\$8,232,904



Table B-3
Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles & Equipment

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ford Sterling-rebuilt	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$450,000
Dodge 1 Ton	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$135,000
Dodge Ram 1500 4x4	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$70,000
Chevrolet Silverado 2500	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$80,000
Dodge Ram 1500 Classic	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$70,000
Freight Liner	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$450,000
International	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$450,000
International	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$450,000
International Single Axle	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$350,000
Trailer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$50,000
1990 Culvert Steamer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$40,000
2011 Volvo Grader	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$574,000
2005 Komatsu Excavator	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$500,000
2018 John Deer 310 SK Backhoe	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$300,000
JCB Wheel Loader	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$500,000
2018 Trackless Sidewalk Machine	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$225,000
Vermer Chipper (BC1000XL)	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$60,000
Handy Hitch Packer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$40,000
Equifab 2.8 Yard Sander	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$16,000
Hot Box	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$60,000
1992 John Deere Loader	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$500,000
2022 Mahindra Lawn Tractor/Mower	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$45,000
2022 Kabota Roadside Mower	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$25,000
2005 Massey Tractor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$200,000
2022 John Deere 770GP – s/n 1DW7	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$574,000
Water Tank & Flusher Nozzle	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$45,000
Total	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.6	25.6	25.6	25.6	25.6	25.6	25.6	25.6	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0052	0.0052	0.0051	0.0052	0.0052	0.0052	0.0052	0.0053	0.0053	0.0053	0.0053	0.0053	0.0052	0.0050	0.0050

15 Year Average	2009 to 2023
Quantity Standard	0.0052
Quality Standard	\$243,463
Service Standard	\$1,266

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$1,266
Eligible Amount	\$1,258,414



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Springbrook (PW Share)	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	\$300	\$334
Public Works Garage (Stirling)	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	3,875	\$300	\$334
Sand Domes (2)	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	14,577	\$43	\$51
Salt Shed	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475	\$130	\$147
2529 Stirling Marmora Road	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$300	\$334
Total	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312	25,312		

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	5.2567	5.2174	5.1869	5.2147	5.2591	5.2733	5.3021	5.2888	5.2832	5.2711	5.2832	5.2689	5.1135	4.9739	4.9274

15 Year Average	2009 to 2023
Quantity Standard	5.2080
Quality Standard	\$160
Service Standard	\$834

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$834
Eligible Amount	\$828,926



Table B-5
Service Standard Calculation – Fire Protection Services – Facilities

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Springbrook Fire Station (Fire Share)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$546	\$634
Stirling Fire Station	-	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	11,281	\$546	\$634
Total	3,000	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281	14,281		

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137		
Per Capita Standard	0.6230	2.9437	2.9264	2.9421	2.9672	2.9752	2.9914	2.9839	2.9808	2.9740	2.9808	2.9727	2.8851	2.8062	2.7800		

15 Year Average	2009 to 2023
Quantity Standard	2.7822
Quality Standard	\$634
Service Standard	\$1,764

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$1,764
Eligible Amount	\$1,753,317



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumper	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	\$978,500
Rescue Vehicle	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$515,000
Water Source Support Vehicle/1 Ton Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$280,000
Air Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,900
Bush Fire Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,900
Total	7	7	7	7	7	7	7	7	7	7	7	7	8	8	8	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0015	0.0014	0.0014	0.0014	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0016	0.0016	0.0016

15 Year Average	2009 to 2023
Quantity Standard	0.0015
Quality Standard	\$475,000
Service Standard	\$713

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$713
Eligible Amount	\$708,225



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
SCBA Equipment and Air Packs	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$15,000
Bunker Gear	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$4,500
Extrication Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$80,000
Hand Held Radio	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$1,200
Portable Pumps	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	\$10,000
Thermal Imaging Equipment					1	1	1	1	1	1	1	1	1	1	1	\$6,000
Postive Pressure Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Grass Fire Wajax Pumps	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Light tower unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$20,000
Total	119	119	119	120	121	121	121	121	121	121	121	121	121	122	123	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0247	0.0245	0.0244	0.0247	0.0251	0.0252	0.0253	0.0253	0.0253	0.0252	0.0253	0.0252	0.0244	0.0240	0.0239

15 Year Average	2009 to 2023
Quantity Standard	0.0248
Quality Standard	\$8,268
Service Standard	\$205

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$205
Eligible Amount	\$203,810



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Ball Diamond - Lit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$906,400
Ball Diamond - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$326,300
Canteen	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$96,700
Playground	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$77,300
Outdoor Rink and Maintenance Shed	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$115,000
Tennis Court	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$121,800
Total	12	12	12	12	12	12	12	12	12	12	12	12	13	13	13	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0026	0.0026	0.0025

15 Year Average	2009 to 2023
Quantity Standard	0.0025
Quality Standard	\$244,048
Service Standard	\$610

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$610
Eligible Amount	\$606,459



Table B-9
Service Standard Calculation – Parks and Recreation Services – Parks & Recreation Vehicles and Equipment

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Dodge 1 Ton	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$135,000
Ford Explorer	-	-	-	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$65,000
Dodge Ram 1500 Classic	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$70,000
2018 John Deer 310 SK Backhoe	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$300,000
2018 Trackless Sidewalk Machine	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$225,000
Vermer Chipper (BC1000XL)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$60,000
Equifab 2.8 Yard Sander	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$16,000
2022 Mahindra Lawn Tractor/Mower	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$45,000
Cub Cadet - Lawn Tractor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$7,500
Ice Resurfacer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$219,300
Chev 1/2 ton 4 x 2	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$60,000
2020 Massey Ferguson	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$30,000
Total	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

15 Year Average	2009 to 2023
Quantity Standard	0.0011
Quality Standard	\$85,518
Service Standard	\$94

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$94
Eligible Amount	\$93,506



Table B-10
Service Standard Calculation – Parks and Recreation Services – Recreation Facilities

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Stirling-Rawdon & District Recreation Centre	10,617	10,617	10,617	10,617	10,617	10,950	11,125	11,300	11,476	11,651	11,827	11,795	11,764	11,733	11,701	\$390	\$434
Total	10,617	10,617	10,617	10,617	10,617	10,950	11,125	11,300	11,476	11,651	11,827	11,795	11,764	11,733	11,701		

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	2.2048	2.1883	2.1755	2.1872	2.2058	2.2812	2.3303	2.3612	2.3953	2.4263	2.4685	2.4553	2.3766	2.3055	2.2779

15 Year Average	2009 to 2023
Quantity Standard	2.3093
Quality Standard	\$434
Service Standard	\$1,002

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$1,002
Eligible Amount	\$996,227



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Stirling-Rawdon Public Library	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	\$379	\$461
Total	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250		

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.4673	0.4638	0.4611	0.4635	0.4675	0.4688	0.4713	0.4701	0.4696	0.4686	0.4696	0.4684	0.4545	0.4421	0.4380

15 Year Average	2009 to 2023
Quantity Standard	0.4629
Quality Standard	\$461
Service Standard	\$213

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$213
Eligible Amount	\$212,139



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

Township of Stirling-Rawdon
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Print Titles	26,629	26,279	25,930	25,580	25,230	24,880	24,531	24,181	23,831	23,482	23,132	22,782	22,432	22,083	21,733	36
Print Volumes	26,629	26,287	25,945	25,603	25,261	24,919	24,577	24,236	23,894	23,552	23,210	22,868	22,526	22,184	21,842	36
CDs	27	25	23	21	19	17	15	14	12	10	8	6	4	2	-	36
DVDs	-	330	660	991	1,321	1,651	1,981	2,312	2,642	2,972	3,302	3,632	3,963	4,293	4,623	36
Periodicals	-	16	32	48	64	80	96	113	129	145	161	177	193	209	225	36
Overdrive Subscription	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2,359
Ancestry Subscription	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	160
Vita Toolkit Subscription	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	755
																-
Total	53,285	52,940	52,592	52,245	51,898	51,551	51,203	50,856	50,509	50,161	49,814	49,468	49,121	48,773	48,426	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	11.0660	10.9122	10.7771	10.7633	10.7829	10.7397	10.7254	10.6260	10.5424	10.4459	10.3974	10.2972	9.9233	9.5841	9.4269

15 Year Average	2009 to 2023
Quantity Standard	10.4673
Quality Standard	\$36
Service Standard	\$377

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$377
Eligible Amount	\$375,066



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2022 Financial Information Return.

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

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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads and Related	74,522	31,761	106,284
2. Fire Protection Services	75,918	76,895	152,813
3. Parks and Recreation Services	40,401	298,450	338,851
4. Library Services	44,538	136,845	181,383
5. Water Services	299,010	1,207,313	1,506,323
6. Wastewater Services	600,522	878,658	1,479,180
Total	1,134,912	2,629,922	3,764,834



Appendix D

Local Service and Developer Contribution Policy



Appendix D: Local Service and Developer Contribution Policy

The following provides the Township'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.) (dependent 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 and not within the area that the plan relates, included in the D.C. calculation

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 and not within the area that the plan relates, included in the D.C. calculation



Appendix E

Proposed Development Charge By-law

THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON

BY-LAW NO. XXX-24

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

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

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

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

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

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

AND WHEREAS the Council of The Corporation of the Township of Stirling-Rawdon has given notice of and held a public meeting on the 3rd day of September, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON ENACTS AS FOLLOWS:

1. DEFINITIONS

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 four or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Notwithstanding the foregoing an apartment unit includes a Stacked Townhouse Dwelling Unit;

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

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

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

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (a) furniture and equipment other than computer equipment, and
 - (b) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and

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

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

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

"Council" means the Council of the Township;

"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 growth-related net capital costs against land in the Township under this by-law;

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

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

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

"grade" means the average level of finished ground adjoining a building or structure at all exterior walls;

"gross floor area" means:

- (1) in the case of a residential building or structure, the total area of all floors above the average level of finished ground of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (2) in the case of a non-residential building or structure, or in the case of a mixed use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (b) loading facilities above or below grade; and
 - (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

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

"institutional" means development of a building or structure intended for use:

- (1) as a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (2) as a retirement home within the meaning of Subsection 2 (1) of the Retirement Homes Act, 2010.

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

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

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

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

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

- (1) a corporation to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,

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

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

"Official Plan" means the Official Plan adopted for the Township, 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'

"Park Model Trailer" means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square metres

"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;

"Planning Act" means the Planning Act, 1990, as amended;

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

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

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

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

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

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

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

"servicing agreement" means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

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

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

"Township" means the area within the geographic limits of the Township of Stirling-Rawdon; and "Township" also means the Corporation of the Township of Stirling-Rawdon.

2. DESIGNATION OF SERVICES

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

- (1) Services Related to a Highway;
- (2) Fire Protection Services;
- (3) Parks and Recreation Services;
- (4) Library Services;

- (5) Wastewater Services (within the Urban Serviced Area only);
- (6) Water Services (within the Urban Serviced Area only); and
- (7) Growth-Related Studies.

3. APPLICATION OF BY-LAW RULES

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

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

3.2 Subject to section 3.3, this by-law applies to all lands in the Township of Stirling-Rawdon 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 Township or a local board thereof;
- (2) a board of education; or
- (3) the Corporation of the County of Hastings or a local board thereof;

Approvals for Development

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

- (1) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (2) the approval of a minor variance under section 45 of the *Planning Act*;
- (3) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

- (4) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (5) a consent under section 53 of the *Planning Act*;
- (6) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- (7) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4 are required before the lands, buildings or structures can be developed.

Exemptions

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

- (1) The enlargement of an existing dwelling unit;
- (2) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
- (3) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
- (4) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling

contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units; or

- (5) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.

3.6 Exemption for Industrial Development:

- (1) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (2) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 3.6 (2) (a) by the amount of the enlargement;
- (3) that for greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged areas for persons, goods, and equipment, and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other

passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility;

3.7 Other Exemptions:

- (1) Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - (a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
 - (b) places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the Assessment Act, R.S.O. 1990, c. A31, as amended.
 - (c) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
 - (d) Affordable and attainable residential units as follows:
 - (i) As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from development charges
 - (ii) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from development charges

Amount of Charges

Residential

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

residential unit, and calculated with respect to each of the services according to the type of residential use.

- (1) Park Model Trailers shall be charged at the Other Multiple rate as set out in schedule B of this by-law.

Non-Residential

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

Reduction of Development Charges for Redevelopment

- 3.10 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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

Time of Payment of Development Charges

- 3.11 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.
- 3.12 Notwithstanding subsection 3.11, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.13 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the development charges under subsections 3.11 and 3.12 shall be calculated based on the rates set out in Schedule B on the date the planning application was made, including interest. Where both planning applications apply development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest, set out in Schedule B on the date of the later planning application.
- 3.14 Interest for the purposes of Sections 3.12 and 3.13 shall be determined as the base rate plus 1%
- (1) The base rate shall be equal to the average prime rate on:
1. October 15 of the previous year, if the adjustment date is January 1,
 2. January 15 of the same year, if the adjustment date is April 1,
 3. April 15 of the same year, if the adjustment date is July 1, and
 4. July 15 of the same year, if the adjustment date is October 1.
- 3.15 The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date

for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

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

Discounts for Rental Housing

- 3.17 The development charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

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

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.8 and 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on January 1st of each year, beginning on January 1st, 2026, 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 Township and an owner or former owner have entered into an agreement with respect to land within the area to which this by-law applies, and a conflict exists between the provisions of this by-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this by-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. By-law Amendment or Repeal

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- 9.2 Refunds that are required to be paid under Subsection 9.1 shall be paid to the registered owner of the land on the date on which the refund is paid.
- 9.3 Refunds that are required to be paid under Subsection 9.1 shall be paid with interest to be calculated as follows:
- i. interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - ii. the refund shall include the interest owed under this Section;
 - iii. interest shall be paid at the Bank of Canada rate in effect on the later of:
 - 1. the date of enactment of this by-law, or

2. the date of the last quarterly adjustment, in accordance with the provisions of Subsection 9.3 iv.

- iv. The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarter-yearly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.

10. DATE BY-LAW IN FORCE

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

11. DATE BY-LAW EXPIRES

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

12. EXISTING BY-LAW REPEALED

- 12.1 By-law No. 1200-18, as amended, is hereby repealed as of the date and time of this by-law coming into effect.

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

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON
SCHEDULE "A" TO BY-LAW NO. XXXX-24

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2(4)

TOWNSHIP-WIDE SERVICES

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

URBAN SERVICED AREA SERVICES

Water Services

Wastewater Services

CLASSES OF SERVICE

Growth-Related Studies

THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON
SCHEDULE "B" TO BY-LAW NO. XXXX-24
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,281	3,500	3,729	2,119	2.64
Fire Protection Services	1,688	1,119	1,192	677	0.84
Parks and Recreation Services	2,759	1,828	1,948	1,107	0.53
Library Services	1,431	948	1,010	574	0.28
Growth-Related Studies	192	127	136	77	0.07
Total Municipal Wide Services	11,351	7,522	8,015	4,554	4.36
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	7,360	4,877	5,197	2,954	4.56
Total Urban Services	22,100	14,645	15,605	8,870	13.69
GRAND TOTAL RURAL AREA	11,351	7,522	8,015	4,554	4.36
GRAND TOTAL URBAN AREA	33,451	22,167	23,620	13,424	18.05