



Addendum #2 to 2024 Development Charges Background Study

Municipality of West Perth

For Public Circulation and Comment

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1. Summary of Revisions to the May 23, 2024 Development Charges Background Study, as Amended

As required by the Development Charges Act (D.C.A.), 1997, provision, the Municipality of West Perth (Municipality) has undertaken a Development Charges Background Study (D.C.B.S.) and distributed the study and draft by-law to the public. Following release of the D.C.B.S., the D.C.A. was amended, as such, the Municipality undertook an amendment to embrace the required changes in the legislation to the development charge calculations and refined the draft by-law accordingly. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process, as amended:

- May 23, 2024 – Release D.C.B.S. and draft by-law
- June 28, 2024 – Release of Addendum to D.C.B.S. and draft by-law
- July 2, 2024 – Public Meeting of Council
- July 18, 2024 – Meeting with Stakeholders
- August 19, 2024 – Meeting of Council to Review the Growth-Related Capital Infrastructure Needs
- October 21, 2024 – Anticipated passage of D.C. By-law
- February 1, 2025 – Anticipated date of by-law enactment.

The purpose of the addendum to the May 23, 2024, D.C.B.S., as amended, is to reduce the cost of a growth-related study included in the D.C. calculations, as per Council's direction on August 19, 2024. Further, Council has directed staff to implement the new D.C. by-law as of February 1, 2025, with a three-year phase-in, and align the annual indexing date to correspond to the effective date of February 1st.

The refinements, as they related to the calculation of the D.C.s are detailed in this report, and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. By-law. A revised draft proposed by-law is included herein, which embraces the Council directed phase-in, effective date, indexing date and updates to the calculate charges.



2. Addendum

This section of the addendum report provides an explanation for the above-noted refinements.

2.1 Growth-Related Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Municipality's capital works program. These studies have been included within a Growth-Related Studies class of services, based on the eligible D.C. services to which the studies relate.

At the August 18, 2024 meeting of Council, a reduction to the estimated cost of the 2029 Recreation, Parks and Trails Master Plan Update was directed by Council. The original cost estimated anticipated a full update to this study, at a cost of \$98,000, vs. \$50,000 that Council felt would provide funding (2024\$) to undertake updates to some components of the study.

In aggregate, the revised study costs that have been identified total \$516,400. Deductions of \$220,004 related to the costs that benefit existing development, \$9,000 to recognize the cost which benefit D.C. ineligible services, and \$30,639 related to the current D.C. reserve fund, have been made. The net D.C. eligible costs for studies that have been considered with the calculation of the charge within the class of services totals \$256,757.

As the allocation of the net growth-related costs, between residential and non-residential development is based on the allocations for each services area, the study costs related to parks and recreation services, are allocated based on 95% residential benefit and 5% non-residential benefit.

When all studies, based on their respective residential/non-residential allocations are combined as a class of service, the allocation between residential and non-residential benefits result in an overall residential share of \$210,465 (82%), and non-residential share of \$46,292 (18%).

The reduction in the study costs, have resulted in a decrease to the calculated D.C. for residential. The revised D.C. for a single and semi-detached residential dwelling unit



related to Growth-Related Studies is \$612 (decreasing from \$711). As the costs associated with the study is one that relates to parks and recreation services, which allocates five percent (5%) of costs to non-residential development, the overall reduction in the study costs do not reflect a reduction in the D.C. for non-residential development of \$0.13 per sq.ft. of gross floor area.

2.2 Impacts on the Calculated D.C.

Based on the changes identified, as noted above, the amended schedule of charges is presented in Table 2-1.



Table 2-1
Amended Schedule of Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,593	3,546	3,232	2,129	2,040	2.13
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	612	388	354	233	223	0.13
Total Municipal Wide Services/Class of Services	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
Urban Services:						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
Total Urban Services	\$11,231	\$7,120	\$6,491	\$4,275	\$4,096	\$4.29
GRAND TOTAL RURAL AREA	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
GRAND TOTAL URBAN AREA	\$20,870	\$13,230	\$12,061	\$7,943	\$7,611	\$7.17



By comparison to the charges presented in the May 23, 2024, D.C.B.S., as amended on June 28, 2024, including the revised draft charges related to growth-related studies, the amended total charge for a single and semi-detached residential dwelling, in the urban serviced areas, would decrease by \$99 (from \$20,968 to \$20,870). The non-residential charges presented in the D.C.B.S., remains at \$7.17, in the urban serviced area.

The updated charges presented herein (as per Table 2-2 to 2-3), provide a comparison to the current charges, the charges in the May 23, 2024, D.C.B.S, the June 28, 2024, Addendum 1 report, and the revised charges as per this addendum report. The comparison Tables are provided for a single and semi-detached residential dwelling unit and the cost per sq.ft. of G.F.A. for non-residential development.

Table 2-2
Comparison of Current, Calculated, and Amended D.C.s - Single-detached Dwelling

Services/Class of Services	Current	Calculated (As per D.C. Study May 24, 2024)	Calculated (As Addendum 1 Report)	Calculated (As Addendum 2 Report)
Municipal Wide Services:				
Services Related to a Highway	2,161	5,593	5,593	5,593
Fire Protection Services	396	1,310	1,310	1,310
Policing Services	-	5	5	5
Parks and Recreation Services	614	1,262	1,262	1,262
Library Services	-	823	823	823
Provincial Offences Act including By-Law Enforcement	-	14	14	14
Waste Diversion	-	19	19	19
Municipal Wide Class of Services:				
Growth-Related Studies	277	704	711	612
Total Municipal Wide Services/Class of Services	\$3,448	\$9,730	\$9,737	\$9,638
Urban Area Specific Services:				
Stormwater Drainage and Control Services	1,498	856	856	856
Wastewater Services	4,360	6,912	6,912	6,912
Water Services	2,263	3,463	3,463	3,463
Total Urban Area Specific Services	\$8,121	\$11,231	\$11,231	\$11,231
Grand Total - Urban Area Services/Class of Services	\$11,569	\$20,962	\$20,968	\$20,870



Table 2-3
Comparison of Current, Calculated, and Amended D.C.s – Non-residential (on a per sq.ft. of Gross Floor Area)

Service/Class of Service	Current	Calculated (As per D.C. Study May 24, 2024)	Calculated (As Addendum 1 Report)	Calculated (As Addendum 2 Report)
Municipal Wide Services:				
Services Related to a Highway	-	2.14	2.13	2.13
Fire Protection Services	-	0.50	0.50	0.50
Policing Services	-	-	-	-
Parks and Recreation Services	-	0.06	0.06	0.06
Library Services	-	0.04	0.04	0.04
Provincial Offences Act including By-Law Enforcement	-	0.01	0.01	0.01
Waste Diversion	-	0.01	0.01	0.01
Municipal Wide Class of Services:				
Growth-Related Studies	-	0.66	0.13	0.13
Total Municipal Wide Services/Class of Services	\$0.00	\$3.42	\$2.88	\$2.88
Urban Area Specific Services:				
Stormwater Drainage and Control Services	-	0.33	0.33	0.33
Wastewater Services	-	2.64	2.64	2.64
Water Services	-	1.32	1.32	1.32
Total Urban Area Specific Services	\$0.00	\$4.29	\$4.29	\$4.29
Grand Total - Urban Area Services/Class of Services	\$0.00	\$7.71	\$7.17	\$7.17

2.3 Development Charge Phase-in, Effective Date, and Indexing Date

In addition to the calculated D.C.s, contained herein, Council has directed that the proposed new D.C. by-law be refined to provide for an effective date of February 1, 2025. As the D.C.B.S. was undertaken in 2024, all costing and the calculated D.C.s are valued in 2024 dollars. As such, the annual indexing provisions will need to be applied in 2025 to ensure the costs being recovered reflect the most recent inflationary impacts. Therefore, the annual indexing date has been refined to February 1st each year, beginning on February 1st, 2025.

Further, Council has directed that the calculated D.C.s be phase-in over the first three (3) years of the by-law based on the following:

- Year 1 – February 1, 2025, to January 31, 2026: 85% of the calculated rate;
- Year 2 – February 1, 2026, to January 31, 2027: 95% of the calculated rate; and



- Years 3 to 10 – February 1, 2027: 100% of the calculated rate.

Note that the annual indexing provisions will apply to the phased-in rates. Tables 2-4 through 2-6 provide the phased-in rates (2024\$).



Table 2-4
Schedule of Development Charges
Effective February 1, 2025 to January 1, 2026
(2024\$)

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	4,754	3,014	2,747	1,810	1,734	1.81
Fire Protection Services	1,114	706	643	424	406	0.43
Policing Services	4	3	3	2	2	-
Parks and Recreation Services	1,073	680	620	408	391	0.05
Library Services	700	444	405	266	255	0.03
Provincial Offences Act including By-Law Enforcement	12	8	7	4	4	0.01
Waste Diversion	16	10	9	6	6	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	521	330	301	198	190	0.11
Total Municipal Wide Services/Class of Services	\$8,194	\$5,195	\$4,735	\$3,118	\$2,988	\$2.45
Urban Services:						
Stormwater Drainage and Control Services	728	462	421	277	265	0.28
Wastewater Services	5,875	3,725	3,396	2,236	2,143	2.24
Water Services	2,944	1,866	1,701	1,120	1,074	1.12
Total Urban Services	\$9,547	\$6,053	\$5,518	\$3,633	\$3,482	\$3.64
GRAND TOTAL RURAL AREA	\$8,194	\$5,195	\$4,735	\$3,118	\$2,988	\$2.45
GRAND TOTAL URBAN AREA	\$17,741	\$11,248	\$10,253	\$6,751	\$6,470	\$6.09

Note: Rates are subject to annual indexing as per Section 17 of the by-law



Table 2-5
Schedule of Development Charges
Effective February 1, 2026, to January 1, 2027
(2024\$)

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
Municipal Wide Services:						
Services Related to a Highway	5,313	3,369	3,070	2,023	1,938	2.03
Fire Protection Services	1,245	789	719	474	454	0.48
Policing Services	5	3	3	2	2	-
Parks and Recreation Services	1,199	760	693	456	437	0.06
Library Services	782	496	452	297	285	0.04
Provincial Offences Act including By-Law Enforcement	13	9	8	5	5	0.01
Waste Diversion	18	11	10	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	582	369	336	221	212	0.12
Total Municipal Wide Services/Class of Services	\$9,157	\$5,806	\$5,291	\$3,485	\$3,340	\$2.75
Urban Services:						
Stormwater Drainage and Control Services	814	516	470	310	296	0.31
Wastewater Services	6,566	4,163	3,795	2,499	2,395	2.51
Water Services	3,290	2,085	1,901	1,252	1,200	1.25
Total Urban Services	\$10,670	\$6,764	\$6,166	\$4,061	\$3,891	\$4.07
GRAND TOTAL RURAL AREA	\$9,157	\$5,806	\$5,291	\$3,485	\$3,340	\$2.75
GRAND TOTAL URBAN AREA	\$19,827	\$12,570	\$11,457	\$7,546	\$7,231	\$6.82

Note: Rates are subject to annual indexing as per Section 17 of the by-law



Table 2-6
Schedule of Development Charges
Effective February 1, 2027
(2024\$)

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,593	3,546	3,232	2,129	2,040	2.13
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	612	388	354	233	223	0.13
Total Municipal Wide Services/Class of Services	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
Urban Services:						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
Total Urban Services	\$11,231	\$7,120	\$6,491	\$4,275	\$4,096	\$4.29
GRAND TOTAL RURAL AREA	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
GRAND TOTAL URBAN AREA	\$20,870	\$13,230	\$12,061	\$7,943	\$7,611	\$7.17

Note: Rates are subject to annual indexing as per Section 17 of the by-law



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

Based on the foregoing, the following revisions are made to the May 23, 2024 D.C.B.S., as amended. Accordingly, the amended pages are appended to this report:

- Table of Contents - Updated to reflect the changes summarized below;
- Executive Summary (pages iv to ix) - Updated to reflect the revised charges, to the cost of growth-related study costs, including updated Tables ES-3 to ES-5;
- Page 1-3 – Updated Figure 1-1 related to the D.C. process, including the additional stakeholder meeting, additional meeting of Council, the second addendum report, and revised anticipated by-law passage dates;
- Pages 5-7 to 5-8 - Updated to reflect the refinements for the growth-related study costs in the calculation of the charge;
- Pages 5-14 and 5-15 – Updated Table 5-8 to provide the revised capital program related to Growth-Related Studies and revised Table 5-9 for the overall residential and non-residential splits for Growth-Related Studies;
- Page 6-2 – updated Table 6-2 to refinement for the growth-related study costs to be recovered through D.C.s;
- Pages 6-3 and 6-4 – updated Tables 6-3 and 6-4 to reflect the revisions to the growth-related study costs;
- Page 7-6: - Section 7.3.6 revised the timing of the annual indexing to be February 1st each year;
- Pages 7-8 to 7-9:
 - Section 7.4.3 updated to reflect the by-law in-force date of February 1, 2025;
 - Section 7.4.5 added to provide for the proposed phase-in of the D.C.s;
- Page C-3 – Updated Table C-2 to reflect the growth-related studies class of service;
- Appendix G – Updated proposed by-law to reflect the revisions to the growth-related study costs D.C. calculations, and refine the effective date, refine the annual indexing date, add the phase-in, and other minor refinements required due to these changes, including adding additional schedules to the by-law, related to the phase-in; and
- Throughout the report - updated page numbering, including additional pages, due to this addendum report, where required.



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

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

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

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



Appendices



Appendix A

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Table ES-1
Municipality of West Perth
Summary of Anticipated Municipal-Wide D.C. Residential and Non-Residential Development

Measure	10 Year mid-2024 to mid-2034	Urban Buildout mid-2024 to Urban Buildout
(Net) Population Increase	843	1,648
(Gross) Population Increase in New Households*	1,036	1,760
Residential Unit Increase	380	708
Non-Residential Employment Increase	355	711
Non-Residential Gross Floor Area Increase (sq.ft.)	384,300	654,200

*Growth includes population in both permanent, seasonal, and institutional households

(e) Table ES-2 includes a summary of the D.C. eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10-years) for existing and future development. This summary is provided by service in Table 6-4 of the D.C. Background Study.

In total, gross capital costs of approximately \$17.95 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Municipal staff. A portion of these capital costs, \$198,000, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C. recoverable costs include approximately \$7.02 million related to the portion of capital projects that will benefit the existing development, \$445,000 related to anticipated grants, subsidies, and other contributions, and



\$89,900 relates to the portion of capital costs that are related to D.C. ineligible services.

The resultant net D.C. recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$10.20 million, of which \$7.36 million is attributed to the forecasted residential development and \$2.84 million allocated to the forecasted non-residential development.

Table ES-2
Municipality of West Perth
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next ten years	\$17,949,273
Less: benefit to existing development	\$7,015,241
Less: post planning period benefit	\$198,000
Less: costs associated with D.C. ineligible services	\$89,900
Less: grants, subsidies, and other contributions	\$445,000
Net costs to be recovered from D.C.s. over the term of the by-law	\$10,201,131

- (f) At present, the Municipality imposes D.C.s on residential developments in accordance with By-Law 63-2019. The Municipality is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for July 2, 2024, with adoption of the D.C. by-law anticipated for October 21, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services and class of services are calculated based on a municipal-wide 10-year forecast period:

- Services Related to a Highway;
- Fire Protection Services;



- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Provincial Offences Act Including By-law Enforcement;
- Waste Diversion; and
- Growth-Related Services (Class of Services).

The following services are calculated based on an urban-wide buildout forecast period:

- Water Services; and
- Wastewater Services; and
- Stormwater Services.

(g) The calculated D.C. for a single detached unit within the urban service area is \$20,870. The calculated non-residential charge for developments within the urban service area is \$7.17 per sq.ft. of gross floor area. Table ES-4 provides the calculated D.C.s for residential and non-residential developments by service.



Table ES-3
Municipality of West Perth
Calculated Schedule of Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,593	3,546	3,232	2,129	2,040	2.13
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	612	388	354	233	223	0.13
Total Municipal Wide Services/Class of Services	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
Urban Services:						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
Total Urban Services	\$11,231	\$7,120	\$6,491	\$4,275	\$4,096	\$4.29
GRAND TOTAL RURAL AREA	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
GRAND TOTAL URBAN AREA	\$20,870	\$13,230	\$12,061	\$7,943	\$7,611	\$7.17



(h) Tables ES-4 and ES-5 provide a comparison of the D.C.s currently imposed in the Municipality and the calculated charges herein, including the refinements to the proposed rates as per both addendum reports (June 28, 2024 and October 15, 2024). These comparisons are provided for a single-detached residential dwelling unit and non-residential development on a per sq.ft. of gross floor basis, respectively. Note that the Municipality currently exempts non-residential development from payment of D.C.s.

Table ES-4
Municipality of West Perth
Single-Detached Residential Dwelling Unit D.C. Comparison

Services/Class of Services	Current	Calculated (As per D.C. Study May 24, 2024)	Calculated (As Addendum 1 Report)	Calculated (As Addendum 2 Report)
Municipal Wide Services:				
Services Related to a Highway	2,161	5,593	5,593	5,593
Fire Protection Services	396	1,310	1,310	1,310
Policing Services	-	5	5	5
Parks and Recreation Services	614	1,262	1,262	1,262
Library Services	-	823	823	823
Provincial Offences Act including By-Law Enforcement	-	14	14	14
Waste Diversion	-	19	19	19
Municipal Wide Class of Services:				
Growth-Related Studies	277	704	711	612
Total Municipal Wide Services/Class of Services	\$3,448	\$9,730	\$9,737	\$9,638
Urban Area Specific Services:				
Stormwater Drainage and Control Services	1,498	856	856	856
Wastewater Services	4,360	6,912	6,912	6,912
Water Services	2,263	3,463	3,463	3,463
Total Urban Area Specific Services	\$8,121	\$11,231	\$11,231	\$11,231
Grand Total - Urban Area Services/Class of Services	\$11,569	\$20,962	\$20,968	\$20,870



Table ES-5
Municipality of West Perth
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

Service/Class of Service	Current	Calculated (As per D.C. Study May 24, 2024)	Calculated (As Addendum 1 Report)	Calculated (As Addendum 2 Report)
Municipal Wide Services:				
Services Related to a Highway	-	2.14	2.13	2.13
Fire Protection Services	-	0.50	0.50	0.50
Policing Services	-	-	-	-
Parks and Recreation Services	-	0.06	0.06	0.06
Library Services	-	0.04	0.04	0.04
Provincial Offences Act including By-Law Enforcement	-	0.01	0.01	0.01
Waste Diversion	-	0.01	0.01	0.01
Municipal Wide Class of Services:				
Growth-Related Studies	-	0.66	0.13	0.13
Total Municipal Wide Services/Class of Services	\$0.00	\$3.42	\$2.88	\$2.88
Urban Area Specific Services:				
Stormwater Drainage and Control Services	-	0.33	0.33	0.33
Wastewater Services	-	2.64	2.64	2.64
Water Services	-	1.32	1.32	1.32
Total Urban Area Specific Services	\$0.00	\$4.29	\$4.29	\$4.29
Grand Total - Urban Area Services/Class of Services	\$0.00	\$7.71	\$7.17	\$7.17

(i) Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law for each service, which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-law; and
- considering reductions in the charges (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).

The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C.s on other development.



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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to Mid- 2024
Public release of final D.C. Background study and proposed by-law	May 23, 2024
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public Release of Addendum #1 to Background Study	June 28, 2024
Public meeting of Council	July 2, 2024
Meeting with Stakeholders	July 18, 2024
Meeting of Council to Review the Growth-Related Capital Infrastructure Needs	August 19, 2024
Public Release of Addendum #2 to Background Study	October 15, 2024
Council considers adoption of background study and passage of by-law	October 21, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Municipality makes pamphlet available (where by-law not appealed)	By 60 days after in force date



law provided herein include a class of services for growth-related studies. This class is comprised of the following services:

- Development Charge Studies;
- Community Improve Plan;
- Zoning By-law Update;
- Strategic Plan;
- Water and Wastewater Rate Studies;
- Library Strategic Plans;
- Road Needs Studies;
- Active Transportation Master Plans; and
- Recreation, Parks, and Trails Master Plans.

The list of growth-related studies has an estimated gross capital cost of approximately \$516,400. Deductions related to non-D.C. eligible services of \$9,000, benefit to existing development of \$220,004, and the balance in the existing D.C. reserve fund of \$30,639, have been made. Therefore, the net D.C. recoverable cost of \$256,757 has been included for calculation purposes Table 5-8 provides the summary of the class of service for growth studies.

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

- Services Related to a Highway: 20.3%;
- Fire Protection Services: 4.75%;
- Policing Services: 0.02%;
- Parks and Recreation Services: 3.38%
- Library Services: 2.2%;
- P.O.A. including By-law Enforcement: 0.05%;
- Waste Diversion Services: 0.07%;
- Stormwater Services: 5.28%;
- Water Services: 21.35%; and
- Wastewater Services: 42.61%.



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 5-9 (i.e., resulting in an overall split of 82% residential and 18% non-residential).



Table 5-8
Municipality of West Perth
Infrastructure Costs Included in the Development Charge Calculation
For Growth Studies Class of Service

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service(s) to Which the Study Relates	Gross Capital Cost Estimate (2019\$) & 2024\$ Gross for shared Studies	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033												
1	Development Charges Study	2024	All D.C. Eligible Services		35,000	-	-	35,000	-	-	35,000	24,989	10,011
2	Development Charges Study	2033	All D.C. Eligible Services		35,000	-	-	35,000	-	-	35,000	24,989	10,011
3	Community Improvement Plan:	2024	All D.C. Eligible Services		30,000	-	3,000	27,000	6,751	-	20,249	14,456	5,793
4	Zoning By-law Update	2027-2028	All D.C. Eligible Services		30,000	-	3,000	27,000	6,751	-	20,249	14,456	5,793
5	Strategic Plan	2025	All D.C. Eligible Services		30,000	-	3,000	27,000	13,502	-	13,498	9,635	3,863
6	Water Rate Study	2024-2025	Water Services	8,000	11,600	-	-	11,600	10,600	-	1,000	700	300
7	Water Rate Study	2029-2030	Water Services	8,000	11,600	-	-	11,600	10,600	-	1,000	700	300
8	Wastewater Rate Study	2024-2025	Wastewater Services	8,000	11,600	-	-	11,600	10,600	-	1,000	700	300
9	Wastewater Rate Study	2029-2030	Wastewater Services	8,000	11,600	-	-	11,600	10,600	-	1,000	700	300
10	Library Strategic Plan	2027	Library Services	5,850	6,000	-	-	6,000	5,500	-	500	475	25
11	Library Strategic Plan	2031	Library Services	5,850	6,000	-	-	6,000	5,500	-	500	475	25
12	Road Needs Study	2028	Services Related to a Highway		50,000	-	-	50,000	45,000	-	5,000	3,500	1,500
13	Road Needs Study	2033	Services Related to a Highway		50,000	-	-	50,000	45,000	-	5,000	3,500	1,500
14	Active Transportation Master Plan	2024	Services Related to a Highway		25,000	-	-	25,000	6,300	-	18,700	13,090	5,610
15	Active Transportation Master Plan	2024	Parks and Recreation Services		25,000	-	-	25,000	6,300	-	18,700	17,765	935
16	Recreation, Parks, and Trails Master Plan	2024	Parks and Recreation Services		98,000	-	-	98,000	24,500	-	73,500	69,825	3,675
17	Recreation, Parks, and Trails Master Plan Update	2029	Parks and Recreation Services		50,000	-	-	50,000	12,500	-	37,500	35,625	1,875
	Adjustments												
18	Reserve Fund Adjustment		All D.C. Eligible Services		-	-	-	-	30,639	-	(30,639)	(25,115)	(5,524)
	Total				516,400	-	9,000	507,400	250,643	-	256,757	210,465	46,292



Table 5-9
Municipality of West Perth
Infrastructure Costs Included in the Development Charge Calculation
For Growth Studies Class of Services
Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Fire Protection Services	5,263	3,683	1,580
Policing Services	18	12	6
Services Related to a Highway	48,129	33,691	14,437
Parks and Recreation Services	119,612	113,632	5,980
Library Services	3,330	3,164	165
Provincial Offences Act including By-law Enforcement	54	38	16
Waste Diversion Services	74	52	22
Stormwater	5,849	4,094	1,755
Wastewater Services	48,992	34,294	14,698
Water Services	25,437	17,804	7,632
Total	\$256,757	\$210,465	\$46,292
Overall Growth Studies Class of Services Residential/Non-Residential %		82%	18%



Table 6-1
Municipality of West Perth
Urban-Wide D.C. Calculation for the Urban Buildout Forecast Period

SERVICE	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Stormwater Drainage and Control Services</u>	\$	\$	\$	\$
1.1 Channels, drainage and ponds	499,889	214,238	856	0.33
2. <u>Wastewater Services</u>				
2.1 Treatment plants & Sewers	4,033,357	1,728,581	6,912	2.64
3. <u>Water Services</u>				
3.1 Treatment, storage and distribution systems	2,020,592	865,968	3,463	1.32
TOTAL	\$6,553,838	\$2,808,788	\$11,231	\$4.29
D.C.-Eligible Capital Cost	\$6,553,838	\$2,808,788		
Buildout Gross Population/GFA Growth (sq.ft.)	1,760	654,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,723.77	\$4.29		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.016	\$11,231		
Other Multiples	1.912	\$7,120		
Apartments - 2 Bedrooms +	1.743	\$6,491		
Apartments - Bachelor and 1 Bedroom	1.148	\$4,275		
Special Care/Special Dwelling Units	1.100	\$4,096		

Table 6-2
Municipality of West Perth
Municipal-Wide D.C. Calculation for the 10-year Forecast Period

SERVICE/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. <u>Services Related to a Highway</u>	\$	\$	\$	\$
4.1 Roads and Related	1,921,444	823,476	5,593	2.13
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	449,870	192,801	1,310	0.50
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	1,610	690	5	-
7. <u>Parks and Recreation Services</u>				
7.1 Facilities, vehicles and equipment	433,626	22,822	1,262	0.06
8. <u>Library Services</u>				
8.1 Library facilities, materials and vehicles	282,720	14,880	823	0.04
9. <u>Provincial Offences Act including By-Law Enforcement</u>				
9.1 Facilities, vehicles and equipment	4,690	2,010	14	0.01
10. <u>Waste Diversion</u>				
10.1 Waste diversion facilities, vehicles, equipment and other	6,370	2,730	19	0.01
11. <u>Growth-Related Studies</u>				
11.1 Growth-Related Studies	210,465	46,292	612	0.13
TOTAL	\$3,310,794	\$1,105,701	\$9,638	\$2.88
D.C.-Eligible Capital Cost	\$3,310,794	\$1,105,701		
10-Year Gross Population/GFA Growth (sq.ft.)	1,036	384,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,195.75	\$2.88		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.016	\$9,638		
Other Multiples	1.912	\$6,110		
Apartments - 2 Bedrooms +	1.743	\$5,570		
Apartments - Bachelor and 1 Bedroom	1.148	\$3,669		
Special Care/Special Dwelling Units	1.100	\$3,515		



Table 6-3
Municipality of West Perth
Calculated Schedule of Development Charges
by Service/Class of Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,593	3,546	3,232	2,129	2,040	2.13
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	612	388	354	233	223	0.13
Total Municipal Wide Services/Class of Services	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
Urban Services:						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
Total Urban Services	\$11,231	\$7,120	\$6,491	\$4,275	\$4,096	\$4.29
GRAND TOTAL RURAL AREA	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
GRAND TOTAL URBAN AREA	\$20,870	\$13,230	\$12,061	\$7,943	\$7,611	\$7.17



Table 6-4
Municipality of West Perth
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Stormwater Drainage and Control Services							
1.1 Channels, drainage and ponds	667,800	-	-	100,000	-	397,460	170,340
2. Wastewater Services							
2.1 Treatment plants & Sewers	5,425,645	-	146,280	-	-	3,695,556	1,583,810
3. Water Services							
3.1 Treatment, storage and distribution systems	5,250,191	-	4,000,000	-	-	875,134	375,057
4. Services Related to a Highway							
4.1 Roads and Related	3,204,936	-	863,427	230,000	82,800	1,420,096	608,613
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	1,500,000	-	1,308,000	-	115,200	53,760	23,040
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	2,300	-	-	-	-	1,610	690
7. Parks and Recreation Services							
7.1 Facilities, vehicles and equipment	979,500	-	408,051	115,000	-	433,626	22,822
8. Library Services							
8.1 Library facilities, materials and vehicles	305,800	-	8,200	-	-	282,720	14,880
9. Provincial Offences Act including By-Law Enforcement							
9.1 Facilities, vehicles and equipment	6,700	-	-	-	-	4,690	2,010
10. Waste Diversion							
10.1 Waste diversion facilities, vehicles, equipment and other	90,000	80,900	-	-	-	6,370	2,730
11. Growth-Related Studies							
11.1 Studies	516,400	9,000	281,283	-	-	185,349	40,768
Total Expenditures & Revenues (Services)	\$17,949,273	\$89,900	\$7,015,241	\$445,000	\$198,000	\$7,356,371	\$2,844,760



Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted and approved after January 1, 2020, and June 5, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that have not received approval prior to June 6, 2024), 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 Municipality can impose is the average prime rate plus 1%.

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on February 1st, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period

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 require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2) (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

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

1. All Municipal services, except for Water, Wastewater, and Stormwater Services, require that the average 15-year service standard be calculated. This average



- To continue to apply urban-wide area D.C.s for Water, Wastewater, and Stormwater Services in the Mitchell urban serviced area.

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 Municipality's D.C. collections be contributed into ten (10) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- P.O.A. Including By-law Enforcement Act;
- Waste Diversion;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

7.4.2 Categories for Class of Service for Reserve Fund and Credit Purposes

It is recommended that the Municipality's D.C. collections related to the growth-related studies class of services be contributed into a separate reserve fund from the 10 reserve funds specific for the services noted above in section 7.4.1. Note that the current D.C. reserve fund balance for Administration Studies has been included in the growth-related studies D.C. calculations.

7.4.3 By-law In-force Date

The by-law will come into force on February 1, 2025, subject to annual indexing (as per section 7.3.6 herein).



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

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

7.4.5 Phase-In of Development Charges

The Development Charges are to be phased-in over the first three (3) years of the by-law based on the following percentages of the calculated rates (subject to annual indexing):

- Year 1 – February 1, 2025, to January 31, 2026: 85% of the calculated rate;
- Year 2 – February 1, 2026, to January 31, 2027: 95% of the calculated rate; and
- Years 3 to 10 – February 1, 2027: 100% of the calculated rate.

7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies, and other contributions;”

“Adopt the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services and class of service, except Water Services, Wastewater Services, and Stormwater Services.”

“Adopt the D.C. approach to calculate the charges on a uniform Urban-wide basis for Water Services, Wastewater Services, and Stormwater Services.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 23, 2024, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 23, 2024, as amended;”

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

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



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-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	814,127	7,571	6,592	14,163
2. Wastewater Services				
2.1 Treatment plants & Sewers	5,761,938	111,760	206,299	318,059
3. Water Services				
3.1 Treatment, storage and distribution systems	2,886,559	24,761	151,562	176,323
4. Services Related to a Highway				
4.1 Roads and Related	3,702,619	114,845	95,381	210,226
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	1,134,571	3,672	67,403	71,075
6. Policing Services				
6.1 Facilities, vehicles and equipment, small equipment and gear	2,300	230	151,856	152,086
7. Parks and Recreation Services				
7.1 Facilities, vehicles and equipment	571,449	37,460	136,234	173,694
8. Library Services				
8.1 Library facilities, materials and vehicles	297,600	34,689	30,281	64,970
9. Provincial Offences Act including By-Law Enforcement				
9.1 Facilities, vehicles and equipment	6,700	268	-	268
10. Waste Diversion				
10.1 Waste diversion facilities, vehicles, equipment and other	90,000	455	21,849	22,304
Growth-Related Studies				
11.1 Growth-Related Studies	265,757	-	-	-
Total	\$15,533,621	\$335,711	\$867,457	\$1,203,168



Appendix G

Proposed D.C. By-law



THE CORPORATION OF THE MUNICIPALITY OF WEST PERTH
BY-LAW NO. 2024-xx
BEING A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF WEST
PERTH
WITH RESPECT TO DEVELOPMENT CHARGES

WHEREAS Section 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in subsection 2(2) of the Act;

AND WHEREAS a Development Charges Background Study for the Corporation of the Municipality of West Perth, dated May 23, 2024 (the "Study") as required by section 10 of the Act was presented to Council along with a draft of this By-law as then proposed on July 16, 2024, and was completed within a one-year period prior to the enactment of this By-law;

AND WHEREAS an addendum to the Development Charges Background Study dated June 28, 2024, was undertaken due to changes in the Act put in place subsequent to May 23, 2024; and

AND WHEREAS an addendum to the Development Charges Background Study dated October 15, 2024, was undertaken due to changes directed by Council after the public consultation process; and

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before June 10, 2024, and copies of the Study and this proposed development charge by-law were made available to the public not later than May 23, 2024, in accordance with subsection 12(1) of the Act;

AND WHEREAS a public meeting was held on July 2, 2024, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting");



AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law;

AND WHEREAS the Council, in adopting the Municipality of West Perth` Development Charges Background Study on May 23, 2024, as amended, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE the Council enacts as follows:

DEFINITIONS

1. In this By-law:
 - (a) "Act" means the *Development Charges Act*, 1997, S.O. 1997, c. 27;
 - (b) "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;
 - (c) "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
 - (d) "Agricultural Use" means a bona fide farming operation, including barns, silos, and other ancillary buildings to such agricultural development for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture. Agricultural use does not include the development of a single detached dwelling on agricultural land, nor does it include a building for the growing or processing of cannabis.
 - (e) "Ancillary Residential Use" means a residential dwelling that would be ancillary to a single detached dwelling, semi-detached dwelling, or row dwelling;



- (f) "Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;
- (g) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (h) "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, which do not have rear yards;
 - (i) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (i) "Benefiting Area" means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (j) "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;
- (k) "Bona Fide Farm Uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
- (l) "Capital Costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
 - (i) to acquire land or an interest in land, including a leasehold interest, except in relation to such services as are prescribed for the purposes of this paragraph of the *Development Charges Act*, 1997,
 - (ii) to improve land,



- (iii) to acquire, lease, construct or improve buildings and structures,
 - (iv) to acquire, lease, construct or improve facilities including:
 - a) rolling stock, with an estimated useful life of seven years or more,
 - b) furniture and equipment other than computer equipment;
 - c) materials acquired for circulation, reference, or information purposes by a board within the meaning of the *Public Libraries Act*,
 - (v) Costs to undertake studies in connection with any of the matters referred to in items (i) through (iv) above,
 - (vi) Costs of the development charge background study required under section 10 of the *Development Charges Act, 1997*,
 - (vii) Interest on money borrowed to pay for costs described in paragraphs (i) to (iv).
- (m) “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- (n) “Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a license, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis;
- (o) “Charitable Dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint



home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

- (p) “Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government, nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;
- (q) “Commercial Use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard;
- (r) “Council” means the Council of the Municipality of West Perth;
- (s) “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 has the effect of increasing the size or usability thereof, and includes redevelopment;
- (t) “Development Charge” means a charge imposed with respect to growth-related net capital costs against land in the municipality under this by-law;
- (u) “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;

- (v) “Existing Industrial Building” means a building used for or in connection with:
 - (i) manufacturing, producing, processing, storing, or distributing something;
 - (ii) research or development in connection with manufacturing, producing, or processing something;
 - (iii) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (iv) office or administrative purposes if they are:
 - a) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - b) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- (w) “Farm Building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use and an on-farm diversified use;
- (x) “Front-end Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- (y) “Front-ending Agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefiting area providing for front-end payments by an owner or owners or for the



installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;

- (z) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (aa) “Gross Floor Area” means the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of a building;
 - (i) In the case of a commercial, industrial and/or institutional building or structure, or in the case of a mixed-use building or structure in respect of the commercial, industrial and/or institutional 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 commercial, industrial and/or institutional use and a residential use.
- (bb) “Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
- (cc) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;



- (dd) "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 any land, buildings or structures used for an agricultural use;
- (ee) "Institutional" means development of a building or structure intended for use:
 - (i) as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
 - (ii) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (iii) 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 (i); or
 - c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- (ff) "Live-work Unit" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- (gg) "Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body, or local



authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;

- (hh) "Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (ii) "Maximum Interest Rate" means on a particular date, 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, adjusted on the first business day of every January, April, July, and October, plus one percentage point;
- (jj) "Minimum Interest Rate" means the interest rate of the Bank of Canada on the day the by-law comes into force, updated on the first business day of every January, April, July, and October;
- (kk) "Mixed Use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- (ll) "Multiple Dwellings" means all dwellings other than single-detached, semi-detached, apartment, and special care/special dwelling units;
- (mm) "Municipality" (or the "Municipality") means The Corporation of the Municipality of West Perth;
- (nn) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
 - (i) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;



- (ii) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- (oo) "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;
- (pp) "On-Farm Diversified Use" means a use occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business;
- (qq) "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;
- (rr) "Place of Worship" means land that is owned by and used for the purposes of worship within a place of worship, a churchyard, cemetery, or burial ground exempt from taxation under section 3 of the Assessment Act, R.S.O., 1990, c. A.31, as amended, and includes related administrative, assembly, and associated space, but does not include portions of such buildings or structures used for any commercial use, including but not limited to daycare facilities, private schools, or banquet facilities;
- (ss) "Planning Act" means the Planning Act, 1990, as amended;
- (tt) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the



use of a building or structure from residential to non-residential or from non-residential to residential;

- (uu) “Regulation” means any regulation made pursuant to the Act;
- (vv) "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.
- (ww) “Residential Use” means land or buildings, or structure of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;
- (xx) “Retirement Home or Lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- (yy) "Rowhouse 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;
- (zz) “School Board" has the same meaning as that specified in the Education Act, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- (aaa) “Semi-Detached Dwelling,” “Duplex” or “Row Housing” means a dwelling unit in a residential building consisting of two (or more in the case of row housing) dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;
- (bbb) “Services” (or “service”) means those services designated in Schedule “A” to this by-law or specified in an agreement made under Section 44 of the Act;



- (ccc) “Services in Lieu” means those services specified in an agreement made under Section 9 of this by-law;
- (ddd) “service standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;
- (eee) “Servicing Agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (fff) “Single Detached Dwelling Unit” means a residential building consisting of one dwelling unit and not attached to another structure.
- (ggg) "Special Care/Special Need Dwelling" means a Building, or part of a Building:
- (i) containing two or more Dwelling Units which units have a common entrance from street level;
 - (ii) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (iii) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
 - (iv) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
 - (v) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;



- (hhh) “Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- (iii) “Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

SCHEDULE OF DEVELOPMENT CHARGES

- 2. (a) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules “B,” which relate to the services set out in Schedule “A.”
- (b) The development charge with respect to the use of any land, buildings, or structures shall be calculated as follows:
 - (i) in the case of residential 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 residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the services according to the type of residential use;
 - (ii) in the case of non-residential 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, including the non-residential portion for a Live-Work unit, and calculated with respect to the services according to the total floor area of the non-residential use.



- (c) Council hereby determines that the development of land, buildings, or structures for residential and non-residential uses will require the provision, enlargement, expansion, or improvement of the services referenced in Schedule “A.”

APPLICABLE LANDS

- 3. (a) Subject to subsections (b), (c), (d), and (e), this by-law applies to all lands in the Municipality of West Perth whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31.
- (b) This by-law shall not apply to land that is owned by and use for the purposes of:
 - (i) a board of education;
 - (ii) any municipality or local board thereof;
 - (iii) bona fide agricultural use or farm building;
 - (iv) the portion of lands, buildings, or structures used for worship in a place of worship, as well as a churchyard, cemetery, or burial ground exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31.
- (c) This by-law shall not apply to that category of exempt development described in the *Development Charges Act, 1997*, c.27 and O. Reg. 82/98, namely:
 - (i) an enlargement to an existing dwelling unit;
 - (ii) A second residential unit in an existing detached house, semi-detached house, or rowhouse 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 detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;



- (iii) A third residential unit in an existing detached house, semi-detached house, or rowhouse 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 detached house, semi-detached house or rowhouse contains any residential units;
- (iv) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- (v) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (vi) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (vii) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- (viii) 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 percent of the existing residential Dwelling Units.



- (d)
 - (i) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
 - (ii) If the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero.
 - (iii) If the gross floor area is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction 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 paragraph a by the amount of the enlargement.
 - (iv) The exemption to Development charges in (i) through (iii) above shall only apply to the first instance of an industrial expansion.
- (e) Notwithstanding the provisions of this By-law, development charges shall not be imposed on:
 - (i) 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 is intended to be occupied and used by the university;
 - (ii) Non-profit Housing;
 - (iii) Affordable inclusionary residential units;
 - (iv) Affordable residential units; and
 - (v) Attainable residential units.
- (f) That where a conflict exists between the provisions of the new by-law and any other agreement between the Municipality and the owner, with respect



to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

- (g) This by-law is not applicable to development for which a complete application for building permit has been submitted prior to the in-force date of this by-law.
4. (a) Subject to subsection (b), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential and commercial, industrial, and/or institutional use, where:
- (i) the development of that land will increase the need for services, and
 - (ii) the development requires:
 - a) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act, 1990*;
 - b) the approval of a minor variance under Section 45 of the *Planning Act, 1990*;
 - c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act, 1990*;
 - d) the approval of a plan of subdivision under Section 51 of the *Planning Act, 1990*;
 - e) a consent under Section 53 of the *Planning Act, 1990*;
 - f) the approval of a description under Section 51 of the *Condominium Act*, R.S.O. 1980, c.84; or
 - g) the issuing of a permit under the *Building Code Act*, R.S.O. 1992 in relation to a building or structure.
- (b) subsection (a) shall not apply in respect of:



- (i) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 52 of the Planning Act, 1990;
- (ii) local services installed at the expense of the owner as a condition of approval under Section 53 of the Planning Act, 1990.

EXEMPTION FOR INDUSTRIAL DEVELOPMENT

5. Notwithstanding any other provision of this by-law:

- (a) 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, or the original gross floor area.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection (i) by the amount of the enlargement;
- (iii) For the purpose of section 5 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

EXISTING AGREEMENTS

6. An agreement with respect to charges related to development registered prior to passage of the by-law remains in effect after enactment of this by-law.

MULTIPLE CHARGES

7. (a) Where two or more of the actions described in Section 4 (a)(ii) are required before land to which a development charge applies can be



developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

- (b) Notwithstanding subsection (a), if two or more of the actions described in Section 4 (a)(ii) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule “A”, an additional development charge on the additional residential units and/or commercial and/or industrial floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICE STANDARDS

- 8. For the purposes of Section 8, the approved service standards for the municipality are those contained in the Development Charges Background Study dated May 23, 2024, as amended.

SERVICES IN LIEU

- 9.
 - (a) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner’s development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu, in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the municipality.
 - (b) In any agreement under subsection (a), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
 - (c) The credit provided for in subsection (b) shall not exceed the service standards referenced in Section 8 and used in the calculation of the charges in Schedules “B” and no credit shall be charged to any development charges reserve fund prescribed in this by-law.



FRONT-ENDING AGREEMENTS

10. (a) Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to Section 21 of the *Development Charges Act, 1997*, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.
- (b) Front-end payments made by benefitting owners under a front-ending agreement relating to the provision of services for which a development charge is payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedule “B” of this by-law.
- (c) No credit given pursuant to subsection 9(a) shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedule “B” and referenced in Section 6.
- (d) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

DEVELOPMENT CHARGE REDEVELOPMENT CREDITS

11. (a) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. If the development includes the conversion from one use (the “first use”) to another use, the



credit shall be based on the development charges calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use.

- (b) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement, site plan agreement or a consent application has been entered into with the Municipality for the development within 5 years from the date the demolition permit was issued.
- (c) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

DISCOUNTS FOR RENTAL HOUSING

- 12. The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms - 25% reduction;
 - (b) Two bedrooms - 20% reduction; and
 - (c) All other bedroom quantities - 15% reduction.

TIMING OF CALCULATION AND PAYMENT

- 13.
 - (a) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
 - (b) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
 - (c) Notwithstanding 13 (a), Development Charges for rental housing and institutional developments are due and payable in 6 equal installments



commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest based on the Maximum Interest Rate, payable on the anniversary date each year thereafter.

- (d) Notwithstanding subsections 13 (a) and 13 (c), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under subsections 2(b)(i) and 2(b)(ii) herein, shall be calculated based on the rates set out in Schedules "B-1" to "B-3", as applicable, on the date the planning application was made, including interest based on the Maximum Interest Rate. Where both planning applications apply, development charges under subsections 2(b)(i) and 2(b)(ii) herein, shall be calculated on the rates set out in Schedules "B-1" to "B-3", as applicable, on the date of the latter planning application, including interest based on the Maximum Interest Rate.
- (e) Notwithstanding subsections 13(a) and 13(c), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the Development Charges under subsections 2(b)(i) and 2(b)(ii) herein, shall be calculated based on the rates set out in Schedules "B-1" to "B-3", as applicable, on the date of the planning application, including interest based on the Maximum Interest Rate. Where both planning applications apply, development charges under subsection 2(b)(i) and 2(b)(ii) herein, shall be calculated on the rates set out in Schedules "B-1" to "B-3", as applicable, on the date of the latter planning application, including interest based on the Maximum Interest Rate.
- (f) Interest for the purposes of rule (c), (d) and (e) shall be determined as prescribed in the Development Charges Act, as amended from time to time.



- (g) Notwithstanding subsections 13(a), 13(b), and 13(c), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

BY-LAW REGISTRATION

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

RESERVE FUND(S)

- 15.
 - (a) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
 - (b) Council directs the Municipal Treasurer to divide the reserve fund(s) created hereunder into the separate sub-accounts in accordance with the service and class of services categories set out in Schedule “A” to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
 - (c) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
 - (d) Where any unpaid development charges are collected as taxes under subsection (c), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (a).

BY-LAW AMENDMENT OR REPEAL

- 16.
 - (a) 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.



- (b) Refunds that are required to be paid under subsection (a) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (c) Refunds that are required to be paid under subsection (a) shall be paid with interest based on the Minimum Interest Rate 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 Minimum Interest Rate in effect on the later of:
 - a) the date of enactment of this by-law, or
 - b) the date of the last quarterly adjustment, in accordance with the provisions of subsection (d).
- (d) 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.

DEVELOPMENT CHARGE SCHEDULE INDEXING

- 17. The development charges referred to in Schedules “B” shall be adjusted annually, without amendment to this by-law, on February 1st, beginning in 2025 and thereafter in each year while this by-law is in force, in accordance with the Statistics Canada Quarterly, Construction Price Statistics as prescribed in the Act.

BY-LAW ADMINISTRATION

- 18. The Municipal Treasurer shall administer this by-law.



PHASE-IN

19. The Development Charges will be phased-in over the first three years of the by-law as follow, subject to indexing as per Section 17 herein:
- February 1, 2025 to January 31, 2026: 85% of the calculated charges;
 - February 1, 2026 to January 31, 2027: 95% of the calculated charges; and
 - February 1, 2027: 100% of the calculated charges.

SCHEDULES TO THE BY-LAW

20. The following schedules to this by-law form an integral part of this by-law:

Schedule “A” – Designated Municipal Services and Class of Services
Under this By-law

Schedule “B-1” – Schedule of Residential and Non-Residential
Development Charges effective February 1, 2025, to January 31, 2026

Schedule “B-2” – Schedule of Residential and Non-Residential
Development Charges effective February 1, 2026, to January 31, 2027

Schedule “B-1” – Schedule of Residential and Non-Residential
Development Charges effective February 1, 2027

DATE BY-LAW EFFECTIVE

21. This By-law shall continue in force and effect for a term not to exceed ten years from February 1, 2025, the date of its enactment, unless it is repealed at an earlier date.

BY-LAW REPEAL

22. By-law No. 2019-48 is hereby repealed on the effective date this By-law comes into force.

SHORT TITLE

23. This by-law may be cited as the Development Charges By-law.



THIS By-law read a first time the 21st day of October, 2024.

THIS By-law read a second and third time and finally passed this 21st day of October, 2025.

Mayor

Municipal Clerk



SCHEDULE “A”
DESIGNATED MUNICIPAL SERVICES AND CLASS OF SERVICES UNDER THIS BY-
LAW

Municipal Wide Services

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Provincial Offences Act, including By-law Enforcement; and
- Waste Diversion.

Municipal Wide Class of Services

- Growth-Related Studies

Urban Wide Services

- Water Services;
- Wastewater Services; and
- Stormwater Services.



SCHEDULE “B-1”
SCHEDULE OF RESIDENTIAL AND NON-RESIDENTAL DEVELOPMENT CHARGES
FEBRUARY 1, 2025 TO JANUARY 1, 2026

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	4,754	3,014	2,747	1,810	1,734	1.81
Fire Protection Services	1,114	706	643	424	406	0.43
Policing Services	4	3	3	2	2	-
Parks and Recreation Services	1,073	680	620	408	391	0.05
Library Services	700	444	405	266	255	0.03
Provincial Offences Act including By-Law Enforcement	12	8	7	4	4	0.01
Waste Diversion	16	10	9	6	6	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	521	330	301	198	190	0.11
Total Municipal Wide Services/Class of Services	\$8,194	\$5,195	\$4,735	\$3,118	\$2,988	\$2.45
Urban Services:						
Stormwater Drainage and Control Services	728	462	421	277	265	0.28
Wastewater Services	5,875	3,725	3,396	2,236	2,143	2.24
Water Services	2,944	1,866	1,701	1,120	1,074	1.12
Total Urban Services	\$9,547	\$6,053	\$5,518	\$3,633	\$3,482	\$3.64
GRAND TOTAL RURAL AREA	\$8,194	\$5,195	\$4,735	\$3,118	\$2,988	\$2.45
GRAND TOTAL URBAN AREA	\$17,741	\$11,248	\$10,253	\$6,751	\$6,470	\$6.09

Note: Rates are subject to annual indexing as per Section 17 of the by-law



SCHEDULE “B-2”
SCHEDULE OF RESIDENTIAL AND NON-RESIDENTAL DEVELOPMENT CHARGES
FEBRUARY 1, 2026 TO JANUARY 1, 2027

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,313	3,369	3,070	2,023	1,938	2.03
Fire Protection Services	1,245	789	719	474	454	0.48
Policing Services	5	3	3	2	2	-
Parks and Recreation Services	1,199	760	693	456	437	0.06
Library Services	782	496	452	297	285	0.04
Provincial Offences Act including By-Law Enforcement	13	9	8	5	5	0.01
Waste Diversion	18	11	10	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	582	369	336	221	212	0.12
Total Municipal Wide Services/Class of Services	\$9,157	\$5,806	\$5,291	\$3,485	\$3,340	\$2.75
Urban Services:						
Stormwater Drainage and Control Services	814	516	470	310	296	0.31
Wastewater Services	6,566	4,163	3,795	2,499	2,395	2.51
Water Services	3,290	2,085	1,901	1,252	1,200	1.25
Total Urban Services	\$10,670	\$6,764	\$6,166	\$4,061	\$3,891	\$4.07
GRAND TOTAL RURAL AREA	\$9,157	\$5,806	\$5,291	\$3,485	\$3,340	\$2.75
GRAND TOTAL URBAN AREA	\$19,827	\$12,570	\$11,457	\$7,546	\$7,231	\$6.82

Note: Rates are subject to annual indexing as per Section 17 of the by-law



**SCHEDULE “B-3”
SCHEDULE OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
FEBRUARY 1, 2027**

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,593	3,546	3,232	2,129	2,040	2.13
Fire Protection Services	1,310	830	757	499	478	0.50
Policing Services	5	3	3	2	2	0.00
Parks and Recreation Services	1,262	800	729	480	460	0.06
Library Services	823	522	476	313	300	0.04
Provincial Offences Act including By-Law Enforcement	14	9	8	5	5	0.01
Waste Diversion	19	12	11	7	7	0.01
Municipal Wide Class of Services:						
Growth-Related Studies	612	388	354	233	223	0.13
Total Municipal Wide Services/Class of Services	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
Urban Services:						
Stormwater Drainage and Control Services	856	543	495	326	312	0.33
Wastewater Services	6,912	4,382	3,995	2,631	2,521	2.64
Water Services	3,463	2,195	2,001	1,318	1,263	1.32
Total Urban Services	\$11,231	\$7,120	\$6,491	\$4,275	\$4,096	\$4.29
GRAND TOTAL RURAL AREA	\$9,638	\$6,110	\$5,570	\$3,668	\$3,515	\$2.88
GRAND TOTAL URBAN AREA	\$20,870	\$13,230	\$12,061	\$7,943	\$7,611	\$7.17

Note: Rates are subject to annual indexing as per Section 17 of the by-law