



2021 Development Charges Background Study

Township of Adjala-Tosorontio

For Public Circulation and Comment

July 29, 2021

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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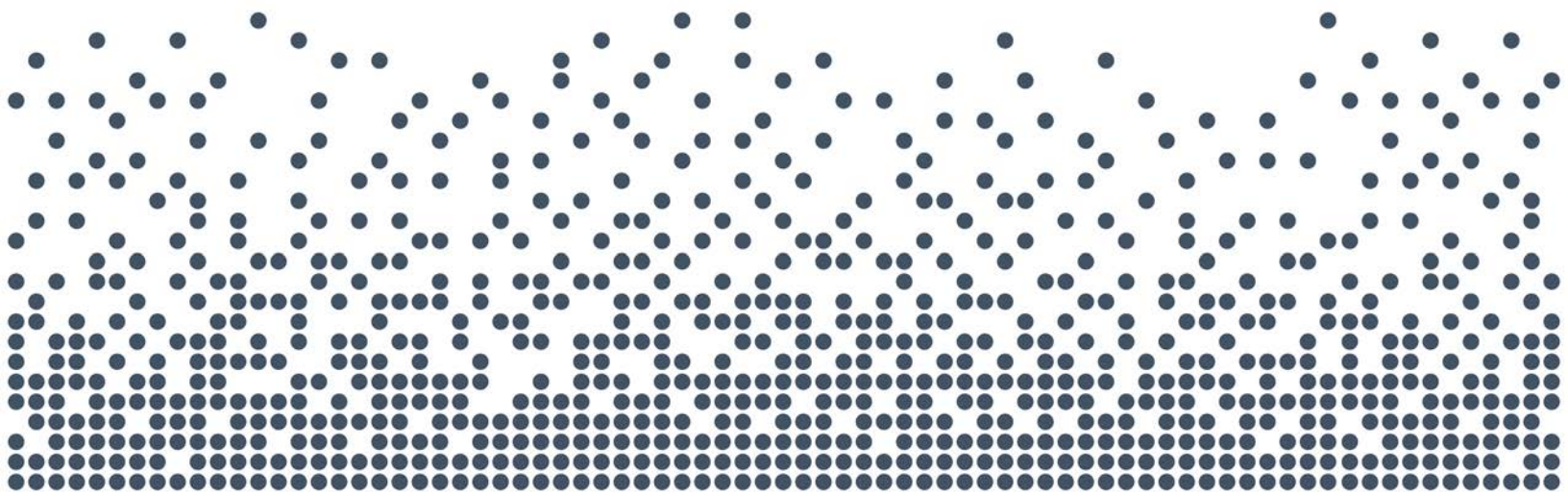
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List of Acronyms and Abbreviations

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



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law on the Township's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C. by-law.

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with Township Staff	April 20, 2021
2. Data collection and staff interviews	April 2021 – June 2021
3. Presentation of draft findings and D.C. policy discussion with Township Staff	July 5, 2021
4. Council D.C. Workshop	July 14, 2021



Process Steps	Dates
5. D.C. Background Study and draft D.C. by-law available to public	July 29, 2021
6. Public Meeting of Council	September 8, 2021
7. D.C. By-law passage	September 27, 2021
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)

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

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the



installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.

- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

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

List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;



- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

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

Classes of D.C. Services

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

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

Statutory Exemptions



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

Transition

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

1.4 Other Legislative Changes

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“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 is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.



Chapter 2

Current Township of Adjala-Tosorontio D.C. Policy



2. Current Township of Adjala-Tosorontio D.C. Policy

2.1 By-law Enactment

The Township adopted By-law number 16-35 on September 12, 2016, which provides for Municipal-wide and area-specific D.C.s to be imposed in the Township. By-law 16-35 will expire on October 1, 2021.

2.2 Services Covered

The following Township-wide services are included under By-law 16-35:

- Transportation Services;
- Fire Protection Services;
- Police Services;
- Parks and Recreation Services;
- Library Services; and
- Administration Studies.

The following area-specific services are included under By-law 16-35:

- Roads Services – Everett Settlement Area.

2.3 Timing of D.C. Calculation and Payment

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

2.4 Indexing

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



Table 2-1
Township of Adjala-Tosorontio
Current Development Charges (2021\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Transportation Services	3,674	2,217	1,781	3,064	1,247	1.85
Fire Protection Services	1,819	1,098	881	1,517	617	0.89
Police Services	10	6	5	8	3	0.00
Library Services	-	-	-	-	-	0.00
Parks and Recreation Services	859	518	418	716	290	0.35
Growth-Related Studies	380	229	185	316	129	0.18
Total Municipal Wide Services/Class of Services	6,742	4,068	3,270	5,621	2,286	3.27
Area-Specific Services - Everett Settlement Area						
Roads Services	1,765	1,064	856	1,470	598	0.94
Total Urban Services	1,765	1,064	856	1,470	598	0.94
GRAND TOTAL MUNICIPAL-WIDE	6,742	4,068	3,270	5,621	2,286	3.27
GRAND TOTAL EVERETT SETTLEMENT AREA	8,507	5,132	4,126	7,091	2,884	4.21

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists five years prior to the date of payment of the D.C.

2.6 Area to Which the By-law Applies and Exemptions

By-law 16-35 provides for the following statutory exemptions:

- The municipality or local board thereof;
- A board of education;
- The Corporation of the County of Simcoe, or a local board thereof;
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98); and
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s;

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

- Places of worship, churchyards, or cemeteries exempt from taxation under the Assessment Act;



- Non-residential farm buildings constructed for bona-fide farm uses except for any building constructed to accommodate an On-Farm Business; and
- Any vacant lot established prior to the effective date of the respective By-laws for the former Townships of Adjala and Tosorontio, i.e. Adjala By-law 91-43 on November 22nd 1991 and Tosorontio By-law 93-37 on September 7th, 1993.



Chapter 3

Anticipated Development in the Township of Adjala- Tosorontio



3. Anticipated Development in the Township of Adjala-Tosorontio

3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Adjala-Tosorontio will be required to provide services, over a 10-year (mid-2021 to mid-2031) and longer-term (mid-2021 to post 2031) time horizon.

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

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

- Township of Adjala-Tosorontio 2016 Development Charges Background Study, Watson & Associates Economists Ltd., July 13, 2016;
- Simcoe County Residential Land Budget, Simcoe County Planning Department in consultation with Hemson Consulting Ltd., 2016;
- Simcoe County Employment Land Budget, Hemson Consulting Ltd., June 2017;
- Official Plan of the Township of Adjala-Tosorontio, Consolidated to November, 2000;
- Official Plan Amendment No. 8 to the Official Plan for the Township of Adjala-Tosorontio (adopted August 13, 2008, modified March 15, 2016)



- Official Plan Amendment No. 15 to the Official Plan for the Township of Adjala-Tosorontio (adopted September 3, 2013, technical modification July 16, 2020)
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential building permit data over the 2011 to 2020 period;
- Residential and non-residential supply opportunities as provided by the Township of Adjala-Tosorontio; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Adjala-Tosorontio.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in As identified in Table 3-1 and Appendix A, *Schedule 1*, permanent population in Adjala-Tosorontio is anticipated to reach approximately 14,510 by mid-2031, resulting in an increase of approximately 3,410 persons over the 10-year period. The Township has additional units in the approvals process which, when built will exceed the Official Plan population target. These units are assumed to be built post 2031, increasing the Townships population to 17,800.¹

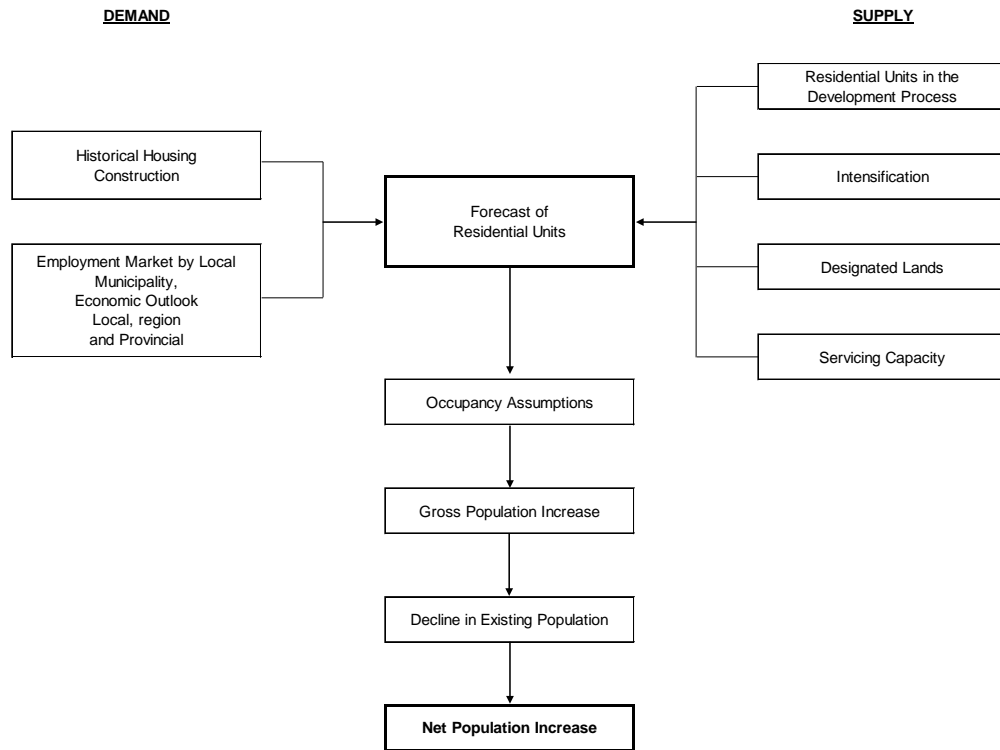
Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, permanent population in Adjala-Tosorontio is anticipated to reach approximately 14,510 by mid-2031, resulting in an increase of approximately 3,410 persons over the 10-year period. The Township has additional units in the approvals process which, when built will exceed the Official Plan population target. These units are assumed to be built post 2031, increasing the Townships population to 17,800.^[1]

[1] The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 3%.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	Mid 2006	11,020	10,695	105	10,590	3,385	40	30	80	3,535	3.025
	Mid 2011	10,860	10,538	108	10,430	3,549	10	15	0	3,574	2.949
	Mid 2016	11,310	10,975	90	10,885	3,730	70	25	10	3,835	2.862
Forecast	Mid 2021	11,430	11,093	92	11,001	3,826	70	34	10	3,940	2.815
	Mid 2031	14,950	14,507	122	14,385	4,950	228	34	10	5,222	2.778
	Post 2031	18,340	17,801	151	17,650	5,961	532	34	10	6,537	2.723
Incremental	Mid 2006 - Mid 2011	-160	-157	3	-160	164	-30	-15	-80	39	
	Mid 2011 - Mid 2016	450	437	-18	455	181	60	10	10	261	
	Mid 2016 - Mid 2021	120	118	2	116	96	0	9	0	105	
	Mid 2021 - Mid 2031	3,520	3,414	30	3,384	1,124	158	0	0	1,282	
	Mid 2021 - Post 2031	6,910	6,708	59	6,649	2,135	462	0	0	2,597	

Source: Watson & Associates Economists Ltd., 2021.

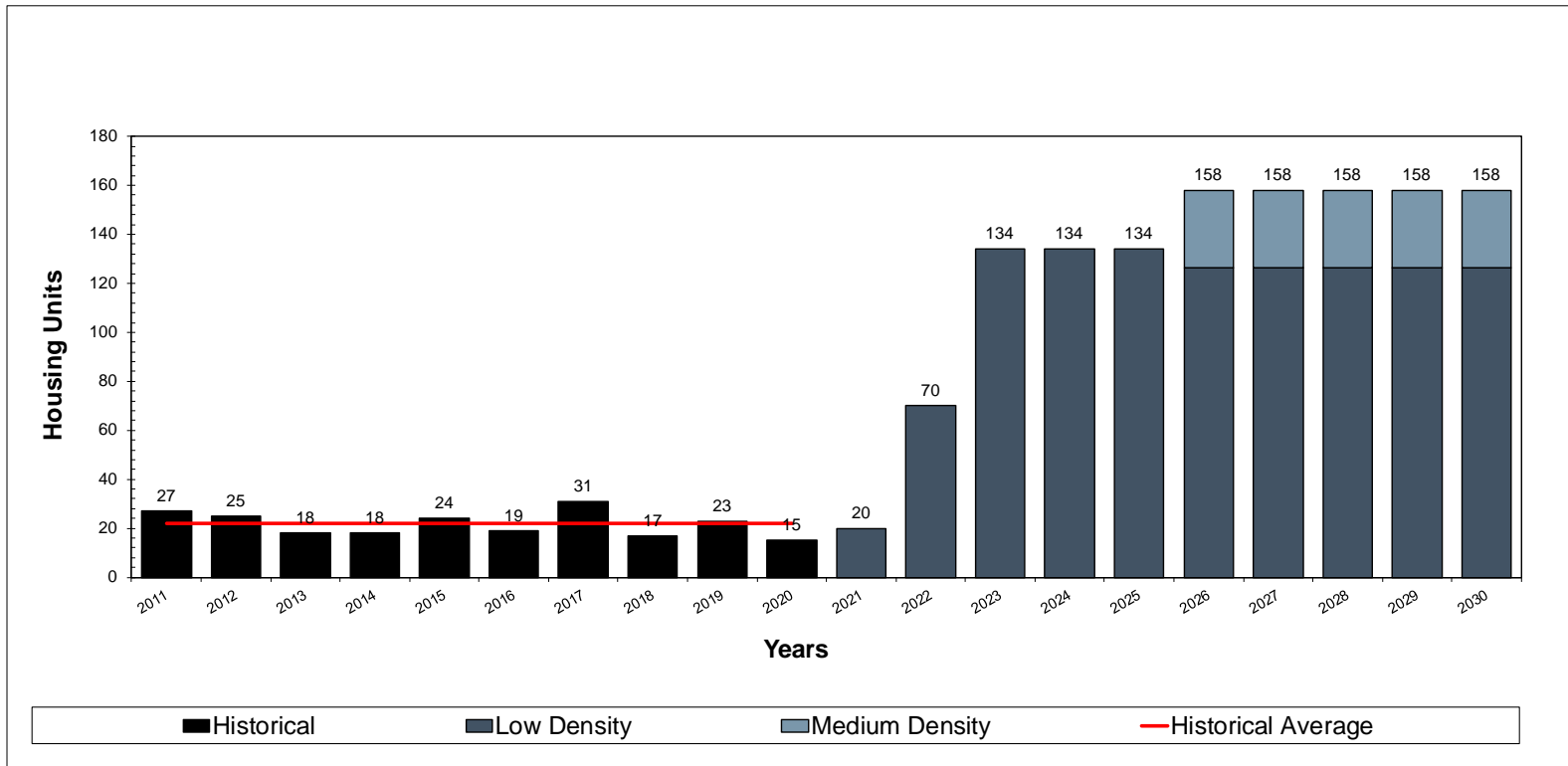
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data and data provided by Township Staff for the Township of Adjala-Tosoronto , 2011-2020.

¹ Growth forecast represents calendar year.



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

1. Housing Unit Mix (Appendix A – Schedules 1 ,6 and 7)

- The housing unit mix for the Township was derived from a review from active development applications (as per Schedule 6), historical development activity (as per Schedule 7), and discussions with planning staff regarding anticipated development trends for the Township.
- Based on the above, the 2021 to 2031 household growth forecast for the Township is comprised of 88% low density (single detached and semi-detached) and 12% medium density (multiples except apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2021 and 2031 by development location is summarized below:

Development Location	Amount of Housing Growth, 2021 to-2031	Percentage of Housing Growth, 2021 to 2031
Everett (Urban)	630	49%
Colgan and Remaining Urban	640	50%
Rural	10	1%
Township Total	1,280	100%

Note: Figures may not add precisely due to rounding.

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning



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

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

- The number of housing units to be constructed by 2031 in the Township over the forecast period is presented in Figure 3-2. Over the 2021 to 2031 forecast period, the Township is anticipated to average 128 new housing units per year.
- An Institutional population^[1] growth of 30 is anticipated between 2021 to 2031 period.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a and 8b summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Township. Due to data limitations, P.P.U.s for medium and high-density dwellings were derived from Simcoe Area^[2] as outlined in Schedule 8b . The total calculated 25-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 3.107
 - Medium density: 2.416
 - High density^[3]: 1.594

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

^[2] Simcoe Area includes Simcoe County and City of Barrie and City of Orillia.

^[3] Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



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

- Existing households for mid-2021 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and mid-2021, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2021 to 2031 forecast period is approximately 490.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data^[1] (place of work) for the Township is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 115 primary (6%);
 - 560 work at home employment (31%);
 - 293 industrial (16%);
 - 423 commercial/population related (23%); and
 - 410 institutional (23%).
- The 2016 employment by usual place of work, including work at home, is 1,800. An additional 200 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).^[2]
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 2,325 by Mid-2031. This represents an employment increase of approximately 235 jobs.

^[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

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



- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area (G.F.A.) generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 143,600 sq.ft. over the 10-year forecast period.
- In terms of percentage growth, the 2021 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
 - primary – 17%;
 - industrial – 44%;
 - commercial/population-related – 18%; and
 - institutional – 21%.

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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township by area.
- The amount and percentage of forecast total non-residential growth between 2021 and 2031 by development type is summarized below.



Development Location	Amount of Non-Residential G.F.A., 2021 to 2031	Percentage of Non-Residential G.F.A., 2021 to 2031
Urban (Everett)	37,900	26%
Colgan and Remaining Urban	18,000	13%
Rural	87,700	61%
<i>Township Total</i>	143,600	100%

Note: Figures may not add precisely due to rounding.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

s.s.2 (4) of the D.C.A. sets out the eligible services that can be included in a D.C. By-law as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed



In addition to the above eligible services, the D.C.A. also sets out in s.s.7 (3) that a development charge by-law may provide for a class consisting of studies.

Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services).

Table 4-1 identifies the potential components within each service category, whether the Township provides the service, and whether the service has been included in the proposed D.C. by-law.

4.3 Increase in Need for Service

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



Figure 4-1

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

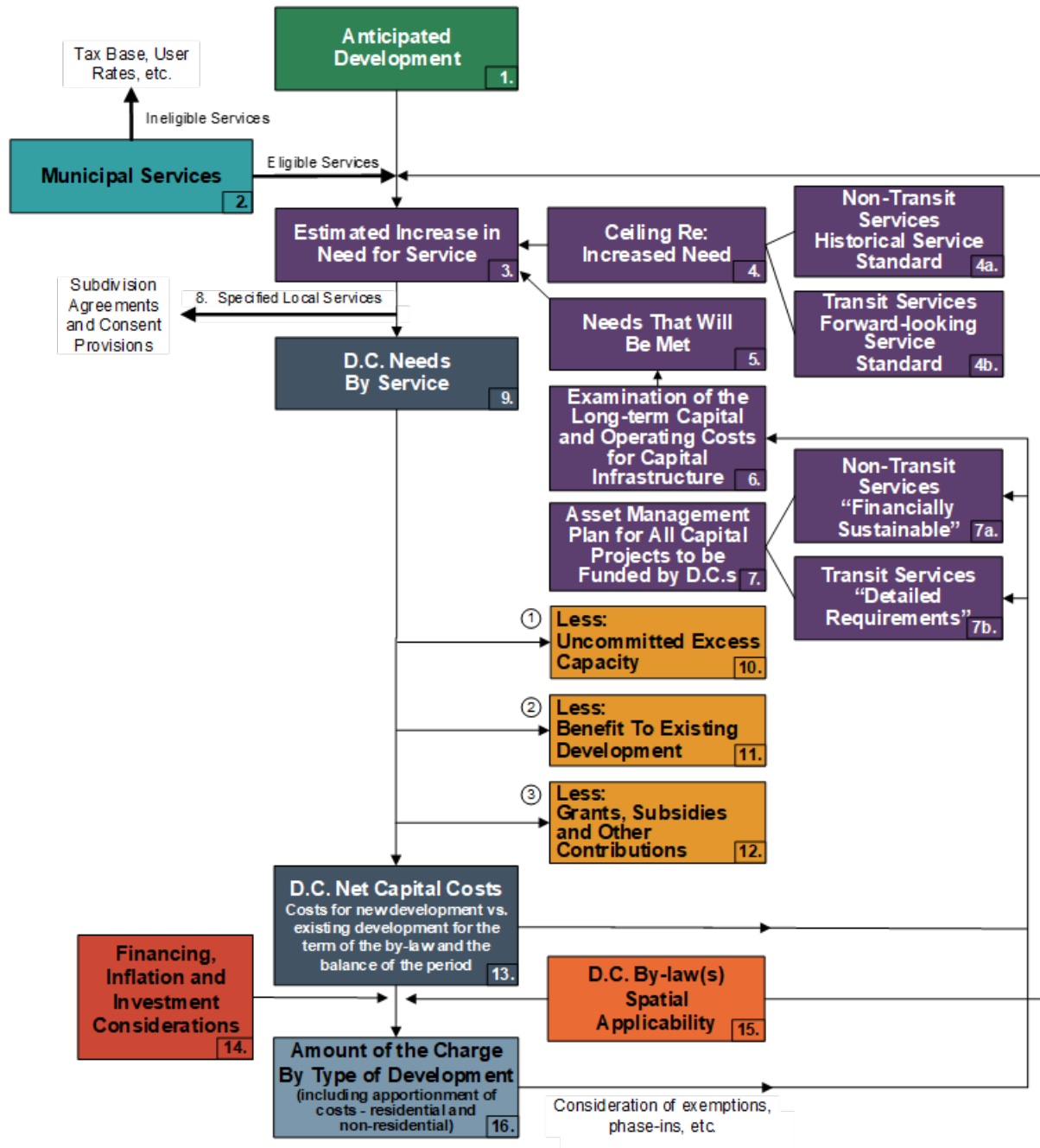




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes	1.1 Arterial roads
	Yes	1.2 Collector roads
	Yes	1.3 Bridges, Culverts and Roundabouts
	No	1.4 Local municipal roads
	Yes	1.5 Traffic signals
	Yes	1.6 Sidewalks and streetlights
	Yes	1.7 Active Transportation
	Yes	1.8 Works Yard
	Yes	1.9 Rolling stock ^[1]
2. Transit Services	n/a	2.1 Transit vehicles ^[1] & facilities
	n/a	2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds
	No	3.4 Centralized retention/detention ponds
4. Fire Protection Services	Yes	4.1 Fire stations
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ^[1]
	Yes	4.3 Small equipment and gear

^[1] with 7+ year lifetime

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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	<p>Ineligible</p> <p>No</p> <p>No</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>5.1 Acquisition of land for parks, woodlots and E.S.A.s</p> <p>5.2 Development of area municipal parks</p> <p>5.3 Development of district parks</p> <p>5.4 Development of municipal-wide parks</p> <p>5.5 Development of special purpose parks</p> <p>5.6 Parks rolling stock^[1] and yards</p> <p>5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)</p> <p>5.8 Recreation vehicles and equipment^[1]</p>
6. Library Services	<p>No</p> <p>No</p> <p>No</p>	<p>6.1 Public library space (incl. furniture and equipment)</p> <p>6.2 Library vehicles^[1]</p> <p>6.3 Library materials</p>
7. Electrical Power Services	<p>n/a</p> <p>n/a</p> <p>n/a</p>	<p>7.1 Electrical substations</p> <p>7.2 Electrical distribution system</p> <p>7.3 Electrical system rolling stock</p>
9. Wastewater Services	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>9.1 Treatment plants</p> <p>9.2 Sewage trunks</p> <p>9.3 Local systems</p> <p>9.4 Vehicles and equipment^[1]</p>
10. Water Supply Services	<p>No</p> <p>No</p> <p>No</p> <p>No</p>	<p>10.1 Treatment plants</p> <p>10.2 Distribution systems</p> <p>10.3 Local systems</p> <p>10.4 Vehicles and equipment^[1]</p>



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
11. Waste Diversion Services	Ineligible Ineligible n/a n/a	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment ^[1]
12. Policing Services	Yes Yes Yes	12.1 Police detachments 12.2 Police rolling stock ^[1] 12.3 Small equipment and gear
13. Long-Term Care Services	n/a n/a	13.1 Long-Term Care space 13.2 Vehicles ^[1]
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles ^[1]
15. Public Health	n/a n/a	15.1 Public Health department space 15.2 Public Health department vehicles ^[1]
16. Housing Services	n/a	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space
18. Social Services	n/a	18.1 Social service space
19. Ambulance Services	n/a n/a	19.1 Ambulance station space 19.2 Vehicles ^[1]
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	Ineligible Ineligible Ineligible	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo) 23.2 Other



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres
25. Other	Yes Yes	25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ^[2] and facilities, including the D.C. background study cost 25.2 Interest on money borrowed to pay for growth-related capital

^[1] with a 7+ year lifetime

^[2] same percentage as service component to which it pertains

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

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.



4.5 Capital Forecast

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

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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8 para. 5 of O. Reg. 82/98 indicates that a D.C. background study must set out, “the estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that, “...the value of the credit cannot be



recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Township has no outstanding D.C. credit obligations.

4.7 Classes of Services

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

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

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

- Growth-Related Studies
 - Transportation Services;
 - Fire Protection Services;
 - Policing Services; and
 - Parks and Recreation Services.

4.8 Eligible Debt and Committed Excess Capacity

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



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

4.9 Existing Reserve Funds

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

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

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

The Township’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2020 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2016 to 2020 period as well as reserve fund adjustments that were identified in the Township’s 2016 D.C. Background Study. Furthermore, the reserve funds have also been adjusted to account for estimated 2021 D.C. revenues to mid-2021. These balances have been applied against future spending requirements for all services.

Table 4-2
Township of Adjala-Tosorontio
Estimated D.C. Reserve Funds Balances (as at Mid-2021)

Service	Totals
Transportation Services	\$441,581
Fire Protection Services	\$228,392
Policing Services	\$483
Parks and Recreation Services	\$147,400
Library Services	\$8,914
Growth Related Studies	(\$52,582)
Roads Services - Everett Settlement Area	(\$93,147)
Total	\$681,041



4.10 Deductions

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

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

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

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study...”

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

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

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

4.10.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Municipality's



“excess capacity,” other than excess capacity which is “committed” (discussed above in 4.6).

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

4.10.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.10.1 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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



other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

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

4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.11 Township-Wide vs. Area Rating

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



4.12 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied on a uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 1997, and described in Chapter 4, was followed in determining D.C. eligible costs.

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

5.1 Service Levels and 10-Year Capital Costs for Municipality-wide D.C. Calculation

This section evaluates the development-related capital requirements for select services and classes of service over the 10-year planning period (2021-2031). Each service or class of service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Fire Protection Services

The Township currently has two fire halls and contracts fire services from the Town of Mono (deemed to utilize one third of the Rosemont Fire Hall). In total, these three fire facilities supply 25,561 sq.ft. of building space that have provided a per capita average level of service of \$1,835 over the 2011 to 2020 period. A total of 16.3 vehicles and 195 items of equipment are also utilized in the operation of the fire halls. These additional inventories provide a historical level of service of \$669 per capita. In aggregate, based on the historical level of service provided over the 2011-2020 period and the forecast population growth over the 2021 to 2031 period (i.e. 6,649 net population), the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$10.7 million.



Based on the needs identified in the Township's 2016 D.C. Background Study and through discussions with staff and Council, the Township is anticipating the construction of a new fire station in Everett and additional facility space in Loretto (expansion or replacement). To outfit these facilities, and to service new development within the Township, the Township is anticipating the purchase of additional ladder trucks, equipment for eight additional firefighters, four self-contained breathing apparatuses, eight breathing air cylinders and adding a water supply at the Loretto fire station. The Township is also anticipating the completion of a Fire Master plan.

The gross capital costs for the above capital program are \$12.3 million. To recognize the benefits to development beyond the 2031 forecast period, a deduction of \$2.2 million is applied. A further \$7.2 million is deducted from the calculation of the charge to acknowledge the benefits these capital projects have to existing development. After accounting for the current D.C. reserve fund balance of \$228,400, \$2.7 million has been included in the calculation of the charge.

The total net D.C.-eligible costs included in the calculation of the charge are then allocated between residential and non-residential development according to the share of the incremental population and employment growth over the forecast period (i.e. 3,384 population (96% residential) and 1,47 employment (4% non-residential)).

5.1.2 Police Services

Police services within the Township are provided by the Ontario Provincial Police (O.P.P.) through contractual agreement. The Township is charged for base services on a per household basis and included within the base services charge are costs relating to facilities, vehicle usage, and uniforms and equipment. This represents a cost per household within the Township of \$10. This results in a historical level of investment of \$3 per capita over the 2011-2020 period. When applied to the forecast net 10-year population growth, the maximum D.C.-eligible amount that can be included in the charge is \$11,700.

The net present value of the increase in base service costs to the Township over the forecast period is approximately \$65,000. A total of \$53,500 has been deducted from the calculation so as not to exceed the historical level of service cap. A deduction of \$483 has also been applied in recognition of the uncommitted reserve fund balance. This results in a total of \$11,700 being included in the calculation of the charge.



The allocation of net growth-related costs for Police Services between residential and non-residential development is 96% residential and 4% non-residential based on the relationship of incremental population and employment growth over the 10-year forecast period (i.e. 2021-2031).

5.1.3 Transportation Services

The Township has a current inventory of 262.4 km of gravel, surface treated and paved roads. In addition, the Township also maintains an inventory of 74 bridges, 2.8 km of sidewalks and active transportation trails and 461 traffic lights. To facilitate the maintenance of these assets, the Township utilizes a fleet of 33 vehicles and equipment and 34,620 sq. ft. of public works facility space. The summation of these assets results in an average historical level of service of \$29,117 per capita. Based on this historical level of service, the maximum eligible amount that could be included in the calculation of the charge is \$93.6 million.

In addition to the needs identified in the Township's previous D.C. Background Study, capital needs consisting of a new storage building in Colgan and service specific studies have been included in the calculation of the charge. Included within the growth-related studies that have been identified is a Development Related Expansion Analysis, that will be examining the need for additional Transportation Services Needs over the forecast period. The gross capital costs of the increase in need for service total approximately \$17.6 million.

Deductions of \$3.4 million and \$6.8 million are then applied to recognize the benefits to development beyond the forecast period and benefits to existing development, respectively. Additionally, deductions of \$5,500 have been made to account for anticipated funding for the preliminary design of the capital project relating to Bridge #18. After accounting for the current uncommitted reserve fund balance of \$441,600, net D.C.-eligible costs included in the calculation of the charge are \$6.9 million.

These costs are then allocated to 96% to residential and 4% to non-residential development to reflect the share of net population to employment growth.

5.1.4 Parks and Recreation Services

The Township currently maintains 55 acres of developed parkland on which there are 44 amenities including sports fields, playground equipment and walking trails.



Furthermore, the Township operates 1,800 sq. ft. of recreation space within the Township Municipal Office. This results in an average historical level of service of \$671 per capita. In aggregate, the maximum D.C.-eligible costs that can be included in the calculation of the charge is \$4.5 million.

Parkland development needs of \$2.1 million have been identified at the Warden's Park Development and within the Loretto, Everett and Colgan developments. In addition to this parkland development, needs for a recreation master plan update have also been included within the calculation of the charge. Among other needs, the recreation master plan will examine the need for additional recreation facility space within the Township for potential inclusion in a future D.C. background study or amendment.

The total gross capital costs of Parks and Recreation Services needs are \$2.2 million.

In acknowledgement of the service capacity for development beyond 2031, \$275,300 is deducted from the calculation of the charge. Additional deductions include \$14,700 to recognize the benefits to existing development and \$147,400 to account for the uncommitted reserve fund balance. After deductions, a total of \$1.7 million is included in the calculation of the charge.

The net D.C.-eligible costs are allocated 94% to residential and 4% to non-residential based on the forecast population and employment growth within the Township..

5.1.5 Library Services

Library services are provided to Township residents through service provision agreements with the Town of New Tecumseth, Township of Essa and Township of Clearview. As per the terms of the service provision agreements, The Township of Adjala-Tosorontio pays each respective Library board an amount that is determined by Library usage. The terms of the service provision agreements do not identify requirements for capital funding from the Township or the inclusion of capital within the cost of service provision. As such, no D.C. eligible capital needs have been included in the calculation of the charge for library services.

5.1.6 Growth-Related Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have



been included within a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All studies have been allocated to the classes of services in the following manner:

- Transportation Services – 61.1%
- Fire Protection Services – 23.5%
- Policing Services – 0.1%
- Parks and Recreation Services – 15.3%

The following provides a list of the studies included in the calculations:

- D.C. Background Study (3) – 2021, 2026 and 2031
- Official Plan (2) – 2021 and 2025-2031
- Infrastructure Design Criteria – 2021-2025
- Zoning By-law (2) – 2021 and 2025-2031
- Sustainability Study – 2021
- FCM AMP Development – 2021
- Urban Design Guidelines – 2021-2031
- Municipal Engineering Design Standards – 2021-2031

The cost of these studies is \$658,200 of which \$256,200 is attributable to existing benefit. A deduction of \$25,800 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund deficit of \$52,600 has been included, resulting in a net D.C.-eligible cost of \$418,100 to be included in the calculations.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocation for each service area and are presented in Table 5-7 below.



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

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
	<u>Facilities</u>									
1	New Fire Station (Everett)	2021-2031	9,100,000	1,363,100	7,736,900	7,112,700		624,200	599,232	24,968
2	Addition Facility Space within existing or new facility - 1 Bay (Loretto)	2021-2031	587,000	-	587,000	-		587,000	563,520	23,480
	<u>Vehicles</u>									
3	75' Ladder Truck (Everett)	2023	1,200,000	823,100	376,900	-		376,900	361,824	15,076
4	75' Ladder Truck (Loretto)	2021	1,200,000	-	1,200,000	-		1,200,000	1,152,000	48,000
	<u>Equipment</u>									
5	8 Additional Firefighters	2021-2031	36,000	24,700	11,300	-		11,300	10,848	452
6	4 SCBA's	2023	40,000	27,400	12,600	-		12,600	12,096	504
7	8 Breathing Air Cylinders	2023	12,000	8,200	3,800	-		3,800	3,648	152
8	Water supply at Station 2 (Loretto)	2021	80,000	-	80,000	61,200		18,800	18,048	752
	<u>Studies</u>									
9	Fire Master Plan	2021-2031	58,700	-	58,700	14,700		44,000	42,240	1,760
	Reserve Fund Adjustment		-	-	-	-		(228,392)	(219,256)	(9,136)
	Total		12,313,700	2,246,500	10,067,200	7,188,600	-	2,650,208	2,544,200	106,008



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Policing Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Police Services	2021-2031	65,629	-	53,471	12,157	-		12,157	11,671	486
	Reserve Fund Adjustment								(483)	(463)	(19)
	Total		65,629	-	53,471	12,157	-	-	11,675	11,208	467



**Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
	<u>Roads</u>									
1	Replacement of Bridge #19 on the 6th Concession north of 89 Highway/ widened to two full lanes	2022	915,500	-	915,500	497,700		417,800	401,088	16,712
2	Road construction south of Colgan on the 8th Concession to remove hills for sightlines and paving	2021-2031	1,176,059	-	1,176,059	706,600		469,459	450,681	18,778
3	Concession Road 7 from 5 Sideroad Adjala to Highway 9 - strengthening/geometric improvement	2022	1,287,273	-	1,287,273	655,700		631,573	606,310	25,263
4	Replacement of Bridge #34 north of County Rd #14 on the 7th Concession/widen to two full lanes for additional traffic volume	2021-2031	1,048,900	-	1,048,900	432,500		616,400	591,744	24,656
5	Replacement of Bridge #18 on the 6th Concession north of 89 Highway/ widened to two full lanes	2021	2,119,500	-	2,119,500	1,181,500	5,532	932,468	895,170	37,299
6	Everett Sidewalks	2021-2031	2,300,000	995,100	1,304,900	849,300		455,600	437,376	18,224
	<u>Facilities</u>									
7	Depot Replacement in Everett	2021-2031	5,131,000	1,915,800	3,215,200	2,338,000		877,200	842,112	35,088
8	Depot Expansion in Loretto (2 Bays)	2021-2031	1,282,750	-	1,282,750	-		1,282,750	1,231,440	51,310
9	Public Works Storage Building in Colgan (for Sidewalk Plows)		700,000	-	700,000	-		700,000	672,000	28,000
	<u>Vehicles and Equipment</u>									
10	Additional Tandem Truck - Everett	2021-2031	350,000	240,100	109,900	-		109,900	105,504	4,396
11	Additional Tandem Truck - Loretto	2021-2031	350,000	-	350,000	-		350,000	336,000	14,000
12	Trackless Sidewalk Plow - Everett	2021-2031	140,000	96,000	44,000	-		44,000	42,240	1,760
13	1 Ton Dump Truck -Everett	2021-2031	100,000	68,600	31,400	-		31,400	30,144	1,256
14	Trackless Sidewalk Plow - Loretto	2021-2031	140,000	-	140,000	-		140,000	134,400	5,600
15	1 Ton Dump Truck - Loretto	2021-2031	100,000	-	100,000	-		100,000	96,000	4,000
16	Additional Pickup Truck - Everett	2021-2031	85,000	58,300	26,700	-		26,700	25,632	1,068
17	Trailer - Everett	2021-2031	25,000	17,100	7,900	-		7,900	7,584	316
18	Front Mount Mowers - Everett (2)	2021-2031	75,000	51,400	23,600	-		23,600	22,656	944



**Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Transportation Services Cont'd**

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
	Studies									
19	Road Needs Study (3)	2021-2031	105,000	-	105,000	52,500		52,500	50,400	2,100
20	Bridge Inspection Study (5)	2021-2031	130,000	-	130,000	65,000		65,000	62,400	2,600
21	Development Related Expansion Analysis	2021-2031	10,000	-	10,000	-		10,000	9,600	400
	Reserve Fund Adjustment		-	-	-	-		(441,581)	(423,918)	(17,663)
	Total		17,570,982	3,442,400	14,128,582	6,778,800		6,902,669	6,626,562	276,107



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2021-2031								96%	4%
	<u>Parkland Development</u>									
1	Adjala-Tosorontio Wardens Park Development	2021-2031	248,300	-	248,300	-		248,300	238,368	9,932
2	Loretto (0.9 ac.)	2021-2031	110,000	-	110,000	-		110,000	105,600	4,400
3	Everett (7.3 ac.)	2021-2031	896,000	275,300	620,700	-		620,700	595,872	24,828
4	Colgan (7.0 ac.)	2021-2031	856,000	-	856,000	-		856,000	821,760	34,240
	<u>Studies</u>									
5	Recreation Master Plan Update	2021-2031	58,700	-	58,700	14,700		44,000	42,240	1,760
			-	-	-	-		-	-	-
	Reserve Fund Adjustmnet		-	-	-	-		(147,400)	(141,504)	(5,896)
	Total		2,169,000	275,300	1,893,700	14,700	-	1,731,600	1,662,336	69,264



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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2021-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	D.C. Background Study	2021	48,000			48,000	-		48,000
2	D.C. Background Study	2026	48,000			48,000	-		48,000
3	D.C. Background Study	2031	48,000			48,000	-		48,000
4	Official Plan	2021	29,602	-	1,480	28,122	14,800		13,322
5	Official Plan	2025-2031	150,000	-	7,500	142,500	75,000		67,500
6	Infrastructure Design Criteria	2021-2025	70,400	-	3,520	66,880	35,200		31,680
7	Zoning By-law	2021	56,610	-	2,830	53,779	28,300		25,479
8	Zoning By-law	2025-2031	75,000	-	3,750	71,250	37,500		33,750
9	Sustainability Study	2021	31,200	-	2,340	28,860	7,800		21,060
10	FCM AMP Development	2021	62,500	-	1,471	61,029	47,800	10,590	2,639
11	Urban Design Guidelines	2021-2031	19,000	-	1,425	17,575	4,800		12,775
12	Municipal Engineering Design Standards	2021-2031	19,850	-	1,489	18,361	5,000		13,361
			-	-			-		
	Reserve Fund Adjustment			-		-	-	-	52,582
	Total		658,162	-	25,805	632,357	256,200	10,590	418,149



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of Service (2020-2031)

Service	2021-2031	Residential Share	Non-Residential Share
Transportation Services	255,516	245,295	10,221
Fire Protection Services	98,103	94,178	3,924
Policing Services	432	415	17
Parks and Recreation Services	64,099	61,535	2,564
Library Services	-	-	-
Total	418,149	401,423	16,726



5.2 Service Levels and 10-Year Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for select services and classes of service over the 10-year planning period (2021-2031) within the Everett Settlement Area. Each service or class of service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Roads Services – Everett Settlement Area

This historical average level of service provided for roads within the Township is \$21,656 per capita (as summarized in Appendix B). This level of service provides for a maximum D.C. recoverable costs of \$40.5 million when applied to the 10-year growth forecast to occur in the Everett Settlement Area (i.e. 1,870 net population increase to 2031).

The extension of Concession Rd 6 to the Everett Settlement Area has been identified to benefit development within that area directly and has such been treated on an area-specific basis. Moreover, the recovery of the costs from an area-specific D.C. was included in an O.M.B. decision to address future development within the settlement area. A gross capital cost estimate of \$1.9 million has been identified for this project.

Deductions of \$556,700 and \$95,400 have been identified to acknowledge the benefits to development beyond the forecast period and existing development, respectively. After inclusion of the current reserve fund deficit of \$93,100, the total D.C. recoverable costs included in the calculation of the charge is \$1.3 million.

These costs have been allocated 96% to residential and 4% non-residential to reflect the share of population to employment growth within the Everett Settlement Area.



Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Roads Services – Everett Settlement Area

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2031	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 96%	Non-Residential Share 4%
1	Anticipated Capital Needs - Roads (Con Rd 6)	2021-2031	1,907,200	556,700	1,350,500	95,400		1,255,100	1,204,896	50,204
	Reserve Fund Adjustment		-	-	-	-		93,147	89,421	3,726
	Total		1,907,200	556,700	1,350,500	95,400	-	1,348,247	1,294,317	53,930



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 shows the D.C. calculation for the municipal-wide services being assessed over the 10-year planning horizon. Table 6-2 presents the calculation of the D.C.s to be imposed for the area-specific Everett Settlement Area services over the 10-year (2021-2031) forecast period.

The total D.C.-eligible costs in Tables 6-1 and 6-2 include the attribution of growth-related studies by service area identified in Table 5-7. The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, and apartments bachelor and 1-bedroom, and other multiples). The non-residential D.C. for has been calculated on a per square foot of G.F.A. basis.

Table 6-3 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and non-residential G.F.A. for Township-wide and area-specific services.

Table 6-4 and 6-5 compare the existing charges to the charges proposed herein (Table 6-3), for a single detached residential dwelling unit and per square metre of G.F.A. for non-residential development. The calculated charges per single-detached dwelling unit are \$89,012 outside the Everett Settlement Area and \$11,163 within the Everett Settlement Area. The residential charges for a single detached dwelling unit represent a 34% increase (+\$2,270) and 31% increase (+\$2,656) over the current charges outside and within the Everett Settlement Area, respectively. The calculated charges for non-residential development are \$3.25 Township-wide and \$4.67 per sq. ft. of G.F.A. within the Everett Settlement Area, representing a 1% decrease and 11% increase over the current charges of \$3.27 and \$4.21 per sq. ft. of G.F.A. outside and within the Everett Settlement Area, respectively.



Table 6-1
Municipal-Wide Services D.C. Calculation
2021-2031

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Transportation Services	\$ 6,626,562	\$ 276,107	\$ 5,507	\$ 1.99
2. Fire Protection Services	2,544,200	106,008	2,115	0.76
3. Policing Services	11,208	467	9	-
4. Parks and Recreation Services	1,662,336	69,264	1,381	0.50
5. Library Services	-	-	-	-
TOTAL	\$10,844,307	\$451,846	\$9,012	3.25
Growth-Related Studies	\$401,423	\$16,726		
Library Services Reserve Fund	(\$8,558)	(\$357)		
D.C.-Eligible Capital Cost	\$11,237,172	\$468,572		
10-Year Gross Population/GFA Growth (sq.ft.)	3,874	143,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,900.66	\$3.26		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.107	\$9,012		
Other Multiples	2.416	\$7,008		
Apartments - 2 Bedrooms +	1.746	\$5,065		
Apartments - Bachelor and 1 Bedroom	1.220	\$3,539		

Table 6-2
Area Specific – Everett Settlement Area Services D.C. Calculation
2021-2031

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Transportation Services - Everett Settlement Area	\$ 1,294,317	\$ 53,930	\$ 2,151	\$ 1.42
TOTAL	\$1,294,317	\$53,930	\$2,151	\$1.42
Growth-Related Studies				
D.C.-Eligible Capital Cost	\$1,294,317	\$53,930		
10-Year Gross Population/GFA Growth (sq.ft.)	1,870	37,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$692.15	\$1.42		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.107	\$2,151		
Other Multiples	2.416	\$1,672		
Apartments - 2 Bedrooms +	1.746	\$1,208		
Apartments - Bachelor and 1 Bedroom	1.220	\$844		



**Table 6-3
Schedule of Calculated D.C.s (2021\$)**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Transportation Services	5,314	4,132	2,986	2,087	1.92
Fire Protection Services	2,040	1,586	1,146	801	0.74
Policing Services	9	7	5	4	0.00
Parks and Recreation Services	1,333	1,037	749	523	0.48
Growth-Related Studies	316	246	178	124	0.11
Total Municipal Wide Services/Class of Services	9,012	7,008	5,064	3,539	3.25
Area-Specific Services - Everett Settlement Area					
Roads Services - Everett Settlement Area	2,151	1,673	1,209	845	1.42
Total Urban Services	2,151	1,673	1,209	845	1.42
GRAND TOTAL MUNICIPAL-WIDE	9,012	7,008	5,064	3,539	3.25
GRAND TOTAL EVERETT SETTLEMENT AREA	11,163	8,681	6,273	4,384	4.67

**Table 6-4
Comparison of Current and Calculated Residential (Single Detached) D.C.s**

Service/Class	Current	Calculated
Municipal Wide Services/Class of Service:		
Transportation Services	3,674	5,314
Fire Protection Services	1,819	2,040
Policing Services	10	9
Parks and Recreation Services	859	1,333
Library Services	-	-
Growth-Related Studies	380	316
Total Municipal Wide Services/Class of Services	6,742	9,012
Area-Specific Services - Everett Settlement Area		
Roads Services - Everett Settlement Area	1,765	2,151
Total Urban Services	1,765	2,151
GRAND TOTAL MUNICIPAL-WIDE	6,742	9,012
GRAND TOTAL EVERETT SETTLEMENT AREA	8,507	11,163



Table 6-5
Comparison of Current and Calculated Non-Residential (per sq. ft. of G.F.A.) D.C.s

Service/Class	Current	Calculated
Municipal Wide Services/Class of Service:		
Transportation Services	1.85	1.92
Fire Protection Services	0.89	0.74
Policing Services	-	-
Parks and Recreation Services	0.35	0.48
Library Services	-	-
Growth-Related Studies	0.18	0.11
Total Municipal Wide Services/Class of Services	3.27	3.25
Area-Specific Services - Everett Settlement Area		
Roads Services - Everett Settlement Area	0.94	1.42
Total Urban Services	0.94	1.42
GRAND TOTAL MUNICIPAL-WIDE	3.27	3.25
GRAND TOTAL EVERETT SETTLEMENT AREA	4.21	4.67



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

The rules provided are based on the Township’s existing policies; with consideration for the updates from Bill 108 and Bill 197.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide D.C. calculation for all municipal-wide services and one area-specific charge for Roads Services within the Everett Settlement Area; and
- one municipal D.C. by-law be encompassing all municipal-wide and area-specific services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned to industrial and non-industrial (commercial and institutional) uses based on the forecast employment by development type.
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

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

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.



7.3.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)). The G.F.A. of an existing industrial building will be determined as of October 1, 2021.
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98). To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:
 - A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of October 1, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
 - The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after October 1, 2021, and for which development charges were paid.
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O. Reg. 82/98.
- 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 is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Non-statutory exemptions

- Places of worship, churchyards, or cemeteries exempt from taxation under the Assessment Act;



- Non-residential farm buildings constructed for bona-fide farm uses except for any building constructed to accommodate an On-Farm Business; and
- Any vacant lot established prior to the effective date of the respective By-laws for the former Townships of Adjala and Tosorontio, i.e. Adjala By-law 91-43 on November 22nd 1991 and Tosorontio By-law 93-37 on September 7th, 1993, shall receive a credit equal to the levy paid under By-law 91-43 or By-law 93-97, indexed to current values in accordance with the prescribed index under the Act. In no case shall the amount of the credit exceed the charge for a single detached dwelling unit at the time of building permit issuance.

7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect on October 1, 2021, and no transition policy has been proposed.

7.3.6 Timing of Collection

The D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the D.C.A., 1997.

As of January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning application approval (for applications made after January 1, 202-), shall be determined based on the D.C. charge in effect on the day the Site Plan or Zoning By-law Amendment application was made.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges as outlined in the Township's Interest Rate Policy.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“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.



“Institutional development” means development of a building or structure intended for use,

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

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

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

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on October 1st, in accordance with provisions under the D.C.A.



7.3.8 D.C. Spatial Applicability

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

Based on the foregoing, former O.M.B. decisions and discussions with Township staff, area-specific D.C.s are suitable for Road Services for the Everett Settlement Area. The recommendations are:

- to apply municipal-wide D.C.s for Transportation Services, Fire Protection Services, Policing Services, Parks and Recreation Services, and Growth-Related Studies; and
- to apply an area-specific D.C. for Road Services within the Everett Settlement Area.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

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

- Municipal-wide
 - Transportation Services;
 - Fire Protection Services;
 - Policing Services;
 - Parks and Recreation Services; and
 - Growth-Related Studies.
- Area-Specific



- Roads Services – Everett Settlement Area

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force on October 1, 2021.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated July 29, 2021, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated July 29, 2021, as amended”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

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

The A.M.P. shall,

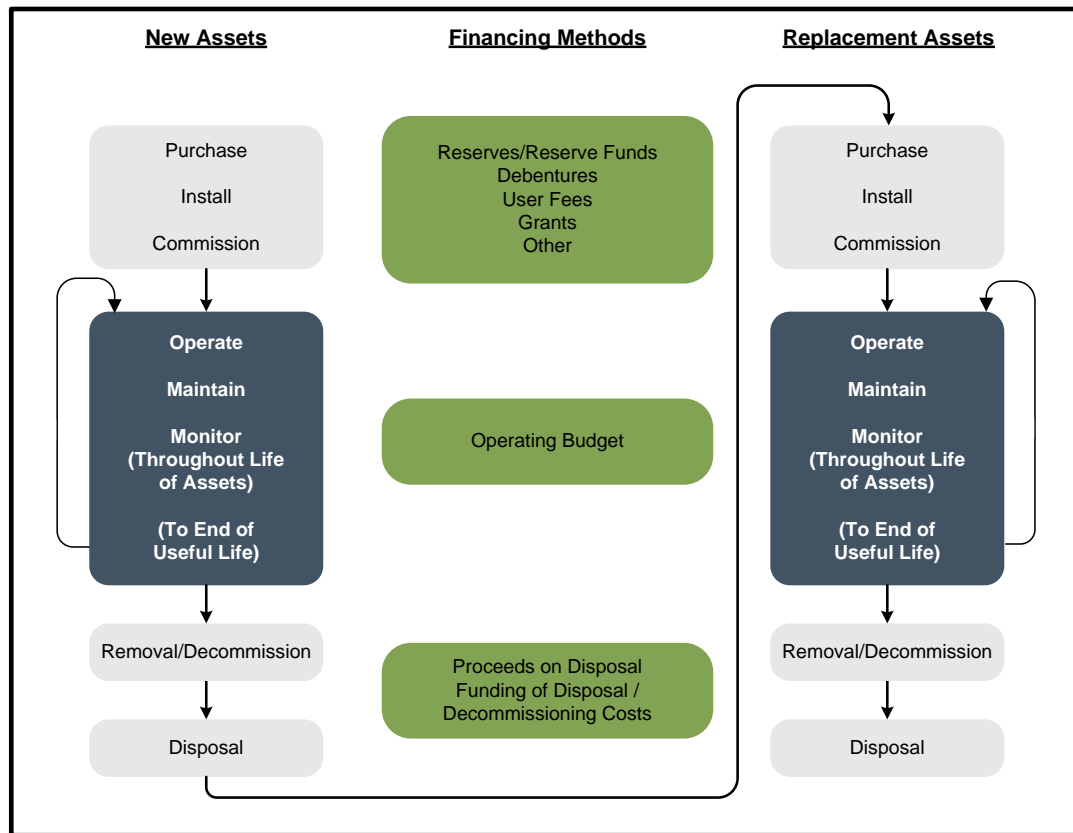
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Township recently completed an update to its A.M.P. (2017), however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2017 A.M.P.



In recognition to the schematic in Section 8.1, the following table (presented in 2021\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Township financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2021 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$3.8 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$3.7 million. This amount, totalled with the existing operating revenues of \$12.4 million, provides annual revenues of \$16.0 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2021\$)

Description	2031 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,025,445
Annual Debt Payment on Post Period Capital ²	474,779
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	1,062,034
Annual Lifecycle - Area-specific Services ³	66,833
Sub-Total - Annual Lifecycle	1,128,867
Incremental Operating Costs (for D.C. Services)	1,191,734
Total Expenditures	3,820,824
Revenue (Annualized)	
Total Existing Revenue ⁴	12,348,077
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	3,649,013
Total Revenues	15,997,090

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

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

⁴ As per Sch. 10 of FIR



Chapter 9

By-Law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Municipal policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

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



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

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

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

9.3.4 Appeals

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

9.3.5 Complaints

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

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

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

9.3.6 Credits

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



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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

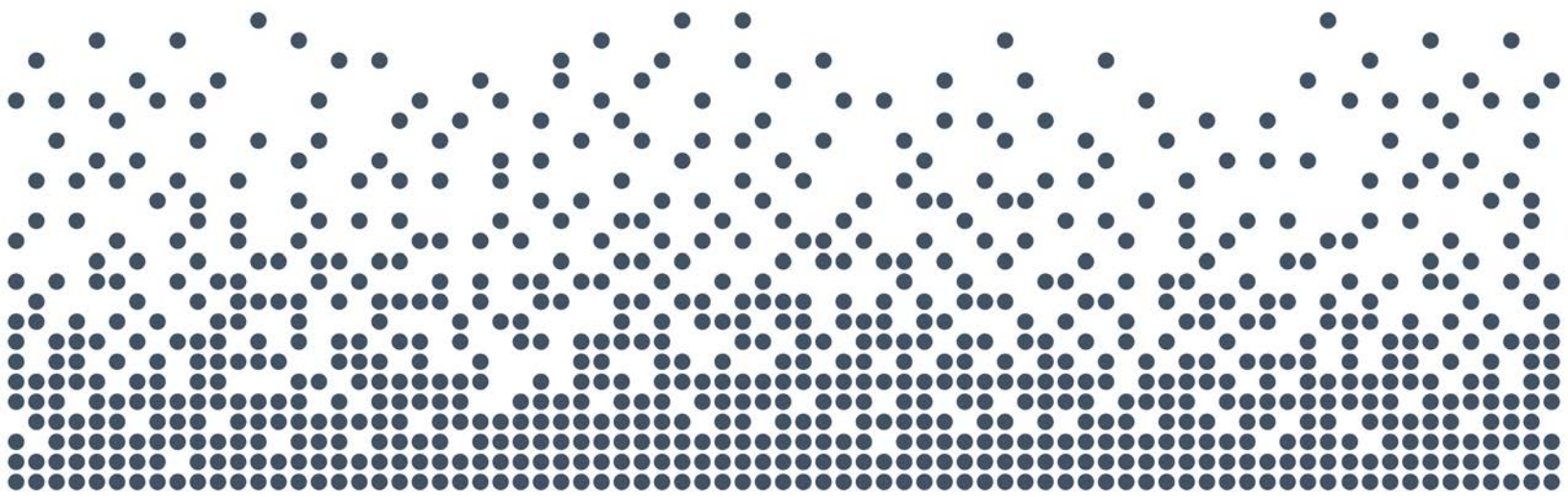
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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



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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	Mid 2006	11,020	10,695	105	10,590	3,385	40	30	80	3,535	3.025
	Mid 2011	10,860	10,538	108	10,430	3,549	10	15	0	3,574	2.949
	Mid 2016	11,310	10,975	90	10,885	3,730	70	25	10	3,835	2.862
Forecast	Mid 2021	11,430	11,093	92	11,001	3,826	70	34	10	3,940	2.815
	Mid 2031	14,950	14,507	122	14,385	4,950	228	34	10	5,222	2.778
	Post 2031	18,340	17,801	151	17,650	5,961	532	34	10	6,537	2.723
Incremental	Mid 2006 - Mid 2011	-160	-157	3	-160	164	-30	-15	-80	39	
	Mid 2011 - Mid 2016	450	437	-18	455	181	60	10	10	261	
	Mid 2016 - Mid 2021	120	118	2	116	96	0	9	0	105	
	Mid 2021 - Mid 2031	3,520	3,414	30	3,384	1,124	158	0	0	1,282	
	Mid 2021 - Post 2031	6,910	6,708	59	6,649	2,135	462	0	0	2,597	

Source: Watson & Associates Economists Ltd., 2021.

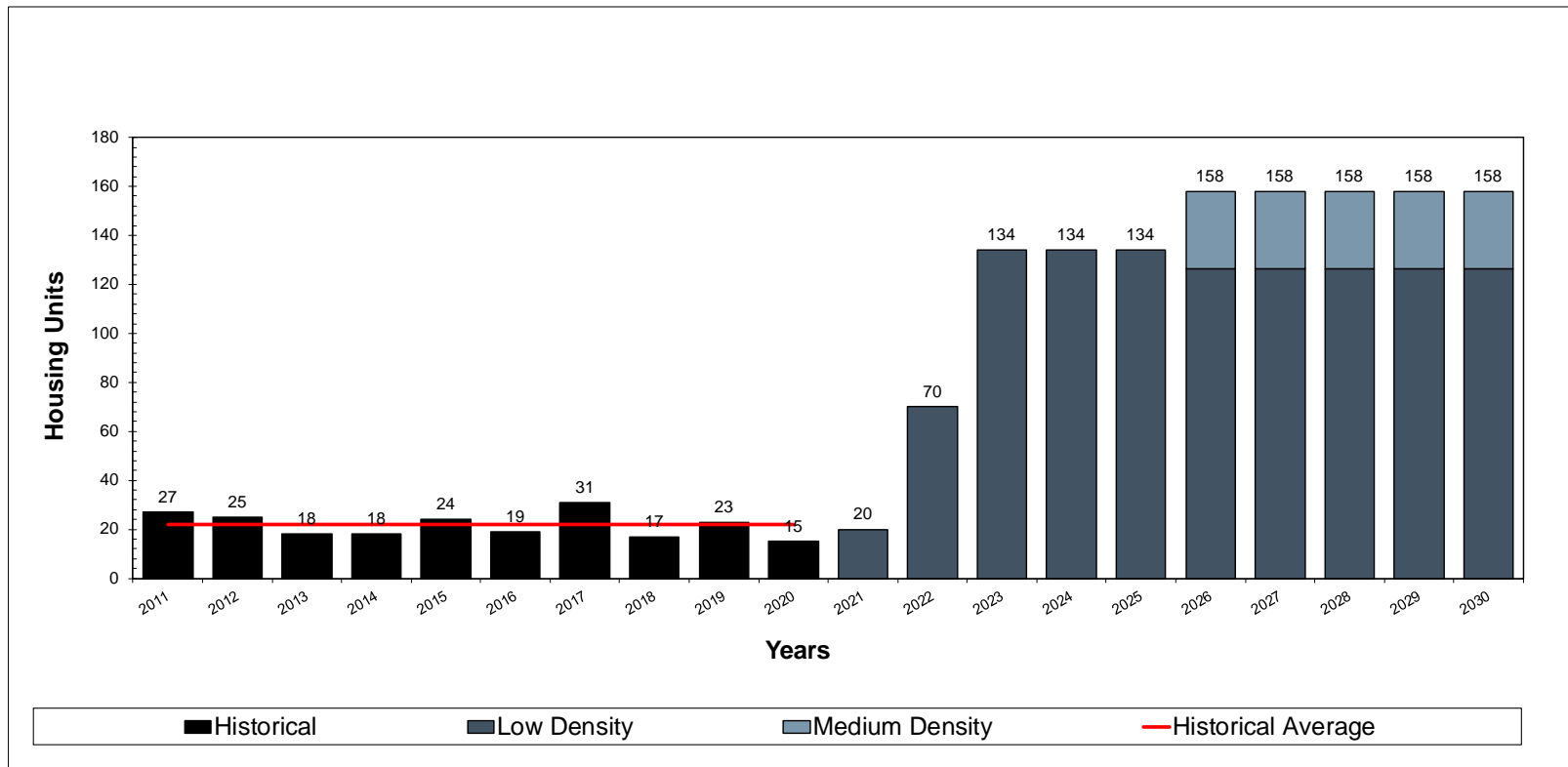
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1
Annual Housing Forecast¹



Source: Historical housing activity derived from Statistics Canada building permit data and data provided by Township Staff for the Township of Adjala-Tosorontio, 2011-2020.

¹ Growth forecast represents calendar year.



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

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban(Everett)	2021 - 2031	515	111	0	627	1,870	(255)	1,615	14	1,630
	2021 - Post 2031	1,516	415	0	1,932	5,715	(573)	5,142	46	5,188
Colgan and Remaining Urban	2021 - 2031	597	47	0	644	1,970	(225)	1,745	16	1,760
	2021 - Post 2031	597	47	0	644	1,970	(506)	1,464	13	1,477
Rural	2021 - 2031	11	0	0	11	34	(10)	24	0	24
	2021 - Post 2031	21	0	0	21	65	(22)	43	0	43
Township of Adjala-Tosorontio	2021 - 2031	1,124	158	0	1,282	3,874	(490)	3,384	30	3,414
	2021 - Post 2031	2,135	462	0	2,597	7,750	(1,101)	6,649	59	6,708

Source: Watson & Associates Economists Ltd., 2021.

¹ Includes townhouses and apartments in duplexes.

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

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



Schedule 3 Current Year Growth Forecast Mid 2016 to Mid 2021

		Population
Mid 2016 Population		10,975
Occupants of New Housing Units, Mid 2016 to Mid 2021	<i>Units (2)</i>	105
	<i>multiplied by P.P.U. (3)</i>	3,221
	<i>gross population increase</i>	338
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2021	<i>Units</i>	2
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	2
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2021	<i>Units (4)</i>	3,835
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.058
	<i>total decline in population</i>	-222
Population Estimate to Mid 2021		11,093
<i>Net Population Increase, Mid 2016 to Mid 2021</i>		118

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.370	91%	3.081
<i>Multiples (6)</i>	2.407	0%	0.000
<i>Apartments (7)</i>	1.627	9%	0.139
Total		100%	3.221

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Note: Numbers may not add to totals due to rounding.



Schedule 4 Ten Year Growth Forecast Mid 2021 to Mid 2031

		Population
Mid 2021 Population		11,093
Occupants of New Housing Units, Mid 2021 to Mid 2031	<i>Units (2)</i>	1,282
	<i>multiplied by P.P.U. (3)</i>	3,022
	<i>gross population increase</i>	3,874
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2031	<i>Units</i>	27
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	30
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2031	<i>Units (4)</i>	3,940
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.124
	<i>total decline in population</i>	-490
Population Estimate to Mid 2031		14,507
<i>Net Population Increase, Mid 2021 to Mid 2031</i>		<i>3,414</i>

(1) Mid 2021 Population based on:

2016 Population (10,975) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (105 x 3.221 = 338) + (2 x 1.1 = 2) + (3,835 x -0.058 = -222) = 11,093

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.107	88%	2.724
<i>Multiples (6)</i>	2.416	12%	0.298
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i>	1.220		
<i>two bedrooms or more</i>	1.746		
Total		100%	3.022

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

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

(4) Mid 2021 households based upon 2016 Census (3,835 units) + Mid 2016 to Mid 2021 unit estimate (105 units) = 3,940 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5 Post 2031 Growth Forecast Mid 2021 to Post 2031

			Population
Mid 2021 Population			11,093
Occupants of New Housing Units, Mid 2021 to Post 2031	<i>Units (2)</i>	2,597	
	<i>multiplied by P.P.U. (3)</i>	2,984	
	<i>gross population increase</i>	7,750	7,750
Occupants of New Equivalent Institutional Units, Mid 2021 to Post 2031	<i>Units</i>	53	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	59	59
Decline in Housing Unit Occupancy, Mid 2021 to Post 2031	<i>Units (4)</i>	3,940	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.279	
	<i>total decline in population</i>	-1,101	-1,101
Population Estimate to Post 2031			17,801
<i>Net Population Increase, Mid 2021 to Post 2031</i>			6,708

(1) Mid 2021 Population based on:

2016 Population (10,975) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (105 x 3.221 = 338) + (2 x 1.1 = 2) + (3,835 x -0.058 = -222) = 11,093

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.107	82%	2.554
<i>Multiples (6)</i>	2.416	18%	0.430
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i>	1.220		
<i>two bedrooms or more</i>	1.746		
Total		100%	2.984

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

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

(4) Mid 2021 households based upon 2016 Census (3,835 units) + Mid 2016 to Mid 2021 unit estimate (105 units) = 3,940 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Township of Adjala-Tosorontio
Summary of Housing Units in the Development Approvals Process and Greenfield
Lands designated Residential as of 2021

Stage of Development	Density Type			Total
	Singles & Semi-Detached	Multiples ¹	Apartments ²	
Proposed OPA / ZBA	868	415	0	1,283
Cumac (Everett)	45	0	0	45
Farsight (Everett)				0
Farsight Barzo lands (Everett)	823	415		1,238
Colgan				0
Location #5				0
<i>% Breakdown</i>	68%	32%	0%	100%
Plans of Subdivisions - Draft Approved	1,243	47	0	1,290
Cumac (Everett)	0	0	0	0
Farsight (Everett)	646			646
Farsight Barzo lands (Everett)				0
Colgan	597	47		644
Location #5				0
<i>% Breakdown</i>	96%	4%	0%	100%
Vacant lands designated for Residential (ha)	42	0	0	42
<i>% Breakdown</i>	100%	0%	0%	100%
Total	2,111	462	0	2,573
Cumac (Everett)	45	0	0	45
Farsight (Everett)	646	0	0	646
Farsight Barzo lands (Everett)	823	415	0	1,238
Colgan	597	47	0	644
Location #5	0	0	0	0
<i>% Breakdown</i>	82%	18%	0%	100%

Source: Data provided by Township Staff

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7
Township of Adjala-Tosorontio
Historical Residential Building Permits
Years 2011 to 2020

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2011	27	0	0	27
2012	25	0	0	25
2013	18	0	0	18
2014	18	0	0	18
2015	20	0	4	24
Sub-total	108	0	4	112
Average (2011 - 2015)	22	0	1	22
% Breakdown	96.4%	0.0%	3.6%	100.0%
2016	19	0	0	19
2017	27	0	4	31
2018	13	0	4	17
2019	22	0	1	23
2020	15	0	0	15
Sub-total	96	0	9	105
Average (2016 - 2020)	19	0	2	21
% Breakdown	91.4%	0.0%	8.6%	100.0%
2011 - 2020				
Total	204	0	13	217
Average	20	0	1	20
% Breakdown	94.0%	0.0%	6.0%	100.0%

Source: Statistics Canada Publication, 64-001XIB and building permit data provided by Township Staff

¹ Includes townhouses and apartments in duplexes.

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



Schedule 8a
Township of Adjala-Tosorontio
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.304	-	3.370		
6-10	-	-	-	2.667	-	2.971		
11-15	-	-	-	3.209	4.200	3.333		
16-20	-	-	-	2.875	-	3.016		
20-25	-	-	-	3.368	-	3.261	3.190	3.107
25-35	-	-	-	2.773	3.000	2.763		
35+	-	-	1.764	2.730	3.412	2.618		
Total	-	-	1.822	2.869	3.576	2.840		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.409	-	3.370
6-10	-	-	-	2.667	-	2.971
11-15	-	-	-	3.269	4.200	3.365
16-20	-	-	-	2.837	-	3.016
20-25	-	-	-	3.300	-	3.184
25-35	-	-	-	2.793	3.000	2.774
35+	-	-	1.804	2.720	3.639	2.622
Total	-	1.167	1.823	2.870	3.750	2.841

¹ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 8b
Simcoe Area
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.857	1.884	2.572	-	2.407		
6-10	-	1.083	1.696	2.625	-	2.414		
11-15	-	1.520	1.923	2.611	4.278	2.474		
16-20	-	1.600	2.000	2.638	3.273	2.466		
20-25	-	1.314	1.778	2.735	4.429	2.404	2.433	2.416
25-35	-	1.340	1.798	2.520	3.186	2.317		
35+	-	1.326	1.948	2.717	3.250	2.350		
Total	-	1.375	1.880	2.636	3.544	2.393		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.277	1.647	2.138	-	1.627		
6-10	-	1.216	1.608	1.930	-	1.558		
11-15	-	1.203	1.606	2.432	-	1.635		
16-20	-	1.208	1.787	2.304	-	1.723		
20-25	-	1.191	1.714	2.429	-	1.636	1.636	1.594
25-35	-	1.170	1.676	2.561	-	1.607		
35+	1.243	1.201	1.781	2.603	3.059	1.624		
Total	1.298	1.201	1.724	2.445	3.000	1.623		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.440	1.824	3.014	4.478	2.841
6-10	-	1.296	1.788	2.960	3.949	2.774
11-15	-	1.363	1.842	2.941	4.120	2.864
16-20	-	1.380	1.847	2.880	3.895	2.782
20-25	-	1.297	1.763	2.753	3.786	2.594
25-35	-	1.239	1.757	2.757	3.610	2.557
35+	1.140	1.282	1.823	2.607	3.568	2.345
Total	1.200	1.294	1.811	2.774	3.815	2.567

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

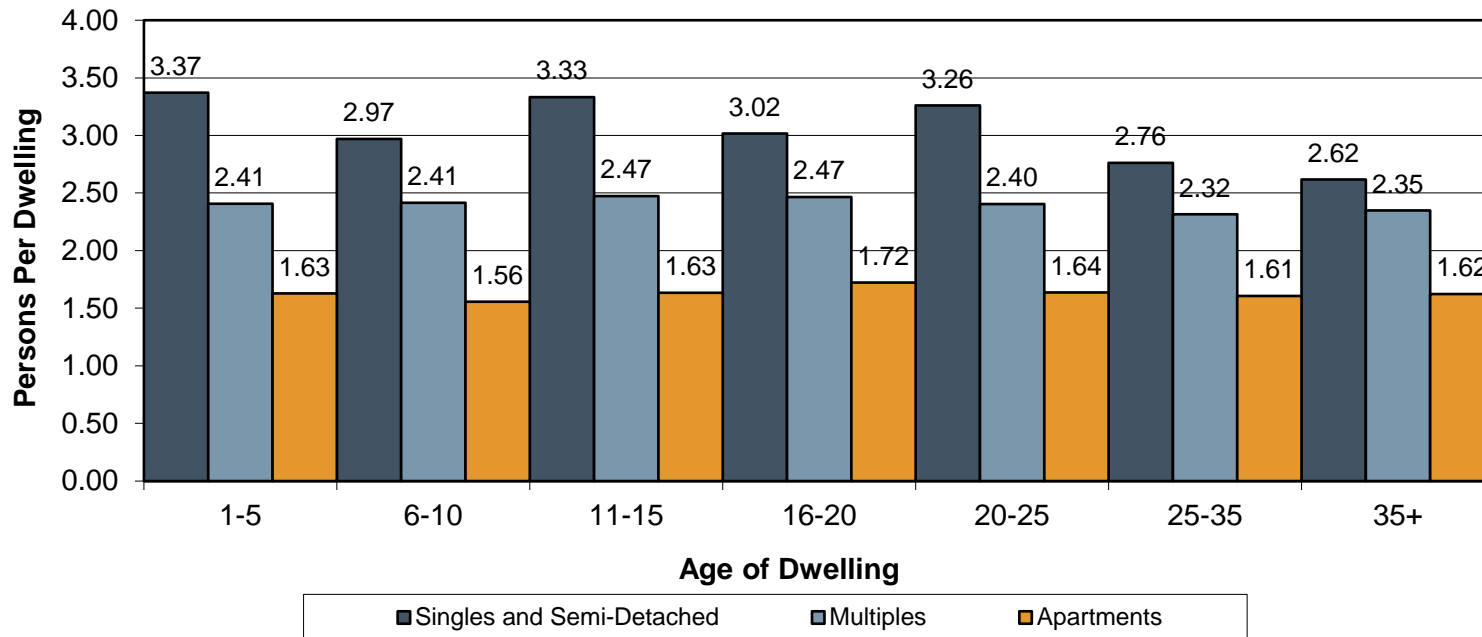
Note: Does not include Statistics Canada data classified as 'Other'

Simcoe Area include Simcoe County and City of Barrie and City of Orillia

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



Schedule 9
Township of Adjala-Tosorontio
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)



Multiple and Apartment P.P.U.s are based on Simcoe Area.



Schedule 10a Township of Adjala-Tosorontio Employment Forecast, 2021 to 2031

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	10,695	0.007	0.061	0.018	0.024	0.014	0.126	0.042	0.168	80	655	195	260	155	1,345	448	1,793	690
Mid 2011	10,538	0.012	0.046	0.025	0.018	0.022	0.123	0.026	0.149	130	485	263	188	230	1,295	273	1,568	810
Mid 2016	10,975	0.010	0.051	0.027	0.038	0.037	0.164	0.018	0.183	115	560	293	423	410	1,800	203	2,003	1,240
Mid 2021	11,093	0.010	0.052	0.028	0.037	0.042	0.169	0.019	0.188	109	581	308	413	467	1,878	211	2,089	1,297
Mid 2031	14,507	0.008	0.044	0.025	0.032	0.035	0.144	0.017	0.160	117	642	357	460	510	2,086	239	2,325	1,444
Incremental Change																		
Mid 2006 - Mid 2011	-157	0.005	-0.015	0.007	-0.007	0.007	-0.003	-0.016	-0.019	50	-170	68	-73	75	-50	-174	-224	120
Mid 2011 - Mid 2016	437	-0.0019	0.0050	0.0017	0.0207	0.0155	0.0411	-0.0074	0.0337	-15	75	30	235	180	505	-70	435	430
Mid 2016 - Mid 2021	118	-0.0007	0.0014	0.0011	-0.0012	0.0047	0.0054	0.0005	0.0059	-6	21	16	-10	57	78	8	86	57
Mid 2021 - Mid 2031	3,414	-0.0018	-0.0081	-0.0032	-0.0055	-0.0070	-0.0256	-0.0025	-0.0281	8	61	49	47	43	208	28	236	147
Annual Average																		
Mid 2006 - Mid 2011	-31	0.00097	-0.00304	0.00134	-0.00130	0.00147	-0.00057	-0.00319	-0.00376	10	-34	14	-15	15	-10	-35	-45	24
Mid 2011 - Mid 2016	87	-0.0004	0.0010	0.0003	0.0041	0.0031	0.0082	-0.0015	0.0067	-3	15	6	47	36	101	-14	87	86
Mid 2016 - Mid 2021	24	-0.0001	0.0003	0.0002	-0.0002	0.0009	0.0011	0.0001	0.0012	-1	4	3	-2	11	16	2	17	11
Mid 2021 - Mid 2031	341	-0.00018	-0.00081	-0.00032	-0.00055	-0.00070	-0.00256	-0.00025	-0.00281	1	6	5	5	4	21	3	24	15

Source: Watson & Associates Economists Ltd., 2021.

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



Schedule 10b
Township of Adjala-Tosorontio
Employment and Gross Floor Area (G.F.A.) Forecast, 2021 to 2031

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	10,695	80	195	260	155	690					
Mid 2011	10,538	130	263	188	230	810					
Mid 2016	10,975	115	293	423	410	1,240					
Mid 2021	11,093	109	308	413	467	1,297					
Mid 2031	14,507	117	357	460	510	1,444					
Incremental Change											
Mid 2006 - Mid 2011	-157	50	68	-73	75	120					
Mid 2011 - Mid 2016	437	-15	30	235	180	430					
Mid 2016 - Mid 2021	118	-6	16	-10	57	57					
Mid 2021 - Mid 2031	3,414	8	49	47	43	147	24,000	63,700	25,800	30,100	143,600
Annual Average											
Mid 2006 - Mid 2011	-31	10	14	-15	15	24					
Mid 2011 - Mid 2016	87	-3	6	47	36	86					
Mid 2016 - Mid 2021	24	-1	3	-2	11	11					
Mid 2021 - Mid 2031	341	1	5	5	4	15	2,400	6,370	2,580	3,010	14,360

Source: Watson & Associates Economists Ltd., 2021.

¹ Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,300
Commercial/ Population Related	550
Institutional	700

* Reflects Mid 2021 to Post 2031 forecast period

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



Schedule 10c
Township of Adjala-Tosorontio
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed, 2021 to 2031

Development Location	Timing	Primary G.F.A. S.F.	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non- Residential G.F.A. S.F.	Employment Increase ²
Urban(Everett)	2021 - 2031	-	-	16,800	21,100	37,900	61
Colgan and Remaining Urban	2021 - 2031	-	-	9,000	9,000	18,000	29
Rural	2021 - 2031	24,000	63,700	-	-	87,700	57
Township of Adjala-Tosorontio	2021 - 2031	24,000	63,700	25,800	30,100	143,600	147

Source: Watson & Associates Economists Ltd., 2021.

¹ Square feet per employee assumptions:

Primary	3,000
Industrial	1,300
Commercial	550
Institutional	700

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

*Reflects Mid 2021 to 2031 forecast period



Schedule 11
Township of Adjala-Tosorontio
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	2,018	340	0	2,358	0	815	0	815	0	12	0	12	2,018	1,166	0	3,185
2008	2,176	180	0	2,356	536	302	0	838	0	57	0	57	2,712	539	0	3,251
2009	1,964	141	0	2,105	492	744	392	1,627	0	215	1,153	1,367	2,455	1,099	1,545	5,100
2010	1,260	192	558	2,009	769	335	0	1,104	309	0	0	309	2,338	526	558	3,422
2012	1,644	90	0	1,734	0	2	0	2	0	0	0	0	1,644	92	0	1,737
2013	990	318	0	1,308	1,136	11	0	1,147	0	969	0	969	2,126	1,297	0	3,423
2014	1,925	240	0	2,165	826	95	0	921	0	0	0	0	2,750	335	0	3,086
2015	794	413	0	1,207	759	4	0	763	0	0	0	0	1,553	417	0	1,970
2016	1,254	240	0	1,495	0	2,032	0	2,032	28	16	0	45	1,283	2,289	0	3,572
Subtotal	15,505	2,187	558	18,250	5,627	4,339	392	10,358	337	1,269	1,153	2,758	21,470	7,795	2,102	31,367
Percent of Total	85%	12%	3%	100%	54%	42%	4%	100%	12%	46%	42%	100%	68%	25%	7%	100%
Average	1,551	219	558	1,825	804	482	392	1,036	169	254	1,153	460	2,147	779	1,051	3,137
2007 - 2011 Period Total				10,341				5,494				1,745				17,580
2007 - 2011 Average				2,068				1,099				349				3,516
% Breakdown				58.8%				31.2%				9.9%				100.0%
2012 - 2016 Period Total				7,909				4,865				1,014				13,787
2012 - 2016 Average				1,582				973				203				2,757
% Breakdown				57.4%				35.3%				7.4%				100.0%
2007 - 2016 Period Total				18,250				10,358				2,758				31,367
2007 - 2016 Average				1,825				1,036				276				3,137
% Breakdown				58.2%				33.0%				8.8%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



Schedule 12
Township of Adjala-Tosorontio
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	255	290	265	35	-25	
21	<i>Mining and oil and gas extraction</i>	0	0	0	0	0	
	Sub-total	255	290	265	35	-25	
	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	15	10	15	-5	5	
23	<i>Construction</i>	110	50	70	-60	20	
31-33	<i>Manufacturing</i>	60	90	155	30	65	
41	<i>Wholesale trade</i>	65	100	75	35	-25	
48-49	<i>Transportation and warehousing</i>	60	140	55	80	-85	
56	<i>Administrative and support</i>	43	13	33	-30	20	
	Sub-total	353	403	403	50	0	
	Population Related Employment						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	130	60	195	-70	135	
51	<i>Information and cultural industries</i>	10	35	20	25	-15	
52	<i>Finance and insurance</i>	40	0	50	-40	50	
53	<i>Real estate and rental and leasing</i>	40	0	40	-40	40	
54	<i>Professional, scientific and technical services</i>	105	95	100	-10	5	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	43	13	33	-30	20	
71	<i>Arts, entertainment and recreation</i>	20	45	40	25	-5	
72	<i>Accommodation and food services</i>	60	20	65	-40	45	
81	<i>Other services (except public administration)</i>	100	50	125	-50	75	
	Sub-total	548	318	668	-230	350	
	Institutional						
61	<i>Educational services</i>	115	115	130	0	15	
62	<i>Health care and social assistance</i>	55	140	55	85	-85	
91	<i>Public administration</i>	20	30	280	10	250	
	Sub-total	190	285	465	95	180	
	Total Employment	1,345	1,295	1,800	-50	505	
	Population	10,695	10,538	10,975	-157	437	
	Employment to Population Ratio						
	Industrial and Other Employment	0.03	0.04	0.04	0.01	0.00	
	Population Related Employment	0.05	0.03	0.06	-0.02	0.03	
	Institutional Employment	0.02	0.03	0.04	0.01	0.02	
	Primary Industry Employment	0.02	0.03	0.02	0.00	0.00	
	Total	0.13	0.12	0.16	0.00	0.04	

Source: Statistics Canada Employment by Place of Work

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



Appendix B

Historical Level of Service Calculations



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Loretto Fire Hall	7,800	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	\$700	\$812
Rosemont Fire Hall (33.33% of total)	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$700	\$812
Everett Fire Hall	9,461	9,461	9,461	9,461	9,461	9,461	9,461	9,461	10,161	10,161	\$700	\$812
Total	18,661	24,861	24,861	24,861	24,861	24,861	24,861	24,861	25,561	25,561		

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	1.7892	2.3598	2.3377	2.3202	2.3030	2.2840	2.2798	2.2688	2.3311	2.3246

10 Year Average	2011-2020
Quantity Standard	2.2598
Quality Standard	\$812
Service Standard	\$1,835

D.C. Amount (before deductions)	10-year
Forecast Population	3,384
\$ per Capita	\$1,835
Eligible Amount	\$6,209,538



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Pumpers	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$800,000
Light Duty Rescue	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$225,000
Utility Vehicles (Equipment Vans)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$80,000
Tankers	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	\$500,000
Mini Pump (Pump 10) - Everett	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$250,000
Polaris ATV	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$28,000
Trailer for ATV	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$15,000
Chief Vehicle	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$80,000
Pumpers (Rosemont @ 33.33%)	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	\$800,000
Rescue Vans (Heavy) (Rosemont @ 33.33%)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$210,000
Tankers (Rosemont @ 33.33%)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$500,000
Rehab Trailer - purchased 2009	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$25,000
Total	17.33	17.33	17.33	17.33	16.33	16.33	16.33	16.33	16.33	16.33	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0017	0.0016	0.0016	0.0016	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015

10 Year Average	2011-2020
Quantity Standard	0.0016
Quality Standard	\$358,456
Service Standard	\$574

D.C. Amount (before deductions)	10-year
Forecast Population	6,649
\$ per Capita	\$574
Eligible Amount	\$3,813,401



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Adjala-Toronto Fire Fighters (gear, helmet, gloves, pagers etc.)	65	65	60	60	60	60	60	60	60	60	\$4,500
Rosemont Fire Fighters (33.33% of total)	9	9	9	9	9	10	10	10	10	10	\$4,500
SCBA's	32	32	32	32	32	32	32	32	32	32	\$10,000
Breathing Air Cylinders	60	60	60	60	60	60	60	60	60	60	\$1,500
Auto Extrication - Electric	1	1	1	1	1	1	1	1	1	1	\$54,000
Auto Extrication - Hydraulic	3	3	3	3	3	3	3	3	3	3	\$30,000
Miscellaneous Small Equipment (fans, generators etc)	25	25	25	25	25	25	25	25	25	25	\$2,000
Gear Extractor						2	2	2	2	2	\$10,000
Cascade System	2	2	2	2	2	2	2	2	2	2	\$50,000
Total	197	197	192	192	192	195	195	195	195	195	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0189	0.0187	0.0181	0.0179	0.0178	0.0179	0.0179	0.0178	0.0178	0.0177

10 Year Average	2011-2020
Quantity Standard	0.0181
Quality Standard	\$5,286
Service Standard	\$96

D.C. Amount (before deductions)	10-year
Forecast Population	6,649
\$ per Capita	\$96
Eligible Amount	\$636,110



Service: Policing Services - Small Equipment and Gear
 Unit Measure: No. of Households

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/household)
Police Services	3,570	3,592	3,615	3,637	3,660	3,682	3,773	3,865	3,956	4,047	\$10
Total	3,570	3,592	3,615	3,637	3,660	3,682	3,773	3,865	3,956	4,047	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.3423	0.3410	0.3399	0.3394	0.3390	0.3383	0.3460	0.3527	0.3608	0.3681

10 Year Average	2011-2020
Quantity Standard	0.3468
Quality Standard	\$10
Service Standard	\$3

D.C. Amount (before deductions)	10-year
Forecast Population	3,384
\$ per Capita	\$3
Eligible Amount	\$11,675



Service: Transportation Services - Roads
 Unit Measure: km of roadways

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/km)
Gravel Roads	95.8	94.8	90.8	73.8	71.0	71.0	71.0	71.0	71.0	71.0	\$672,742
Surface Treated Roads	17.0	17.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	\$873,130
Paved Roads	149.6	150.6	160.6	177.6	180.4	180.4	180.4	180.4	180.4	180.4	\$989,509
Total	262.4	262.4	262.4	262.4	262.4	262.4	262.4	262.4	262.4	262.4	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0252	0.0249	0.0247	0.0245	0.0243	0.0241	0.0241	0.0239	0.0239	0.0239

10 Year Average	2011-2020
Quantity Standard	0.0244
Quality Standard	\$887,557
Service Standard	\$21,656

D.C. Amount (before deductions)	10-year
Forecast Population	3,384
\$ per Capita	\$21,656
Eligible Amount	\$73,285,258



Service: Transportation Services - Bridges, Culverts & Structures
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Bridges	44	44	48	48	48	48	48	48	48	48	\$1,039,438
Structural Culverts	25	25	25	25	25	25	25	25	25	25	\$503,300
Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	\$125,000
Total	70	70	74	74	74	74	74	74	74	74	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0067	0.0066	0.0070	0.0069	0.0069	0.0068	0.0068	0.0068	0.0067	0.0067

10 Year Average	2011-2020
Quantity Standard	0.0068
Quality Standard	\$842,412
Service Standard	\$5,728

D.C. Amount (before deductions)	10-year
Forecast Population	3,384
\$ per Capita	\$5,728
Eligible Amount	\$19,384,906



Service: Transportation Services - Traffic Signals & Streetlights
 Unit Measure: No. of Traffic Signals

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Streetlights	452	453	453	453	453	455	456	458	459	461	\$4,500
Total	452	453	453	453	453	455	456	458	459	461	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0433	0.0430	0.0426	0.0423	0.0420	0.0418	0.0418	0.0418	0.0419	0.0419

10 Year Average	2011-2020
Quantity Standard	0.0422
Quality Standard	\$4,505
Service Standard	\$190

D.C. Amount (before deductions)	10-year
Forecast Population	3,384
\$ per Capita	\$190
Eligible Amount	\$643,298



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Everett Depot (5th Line)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$350	\$389
Everett Salt Shed (5th Line)	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	\$61	\$71
Everett Storage Building	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	\$350	\$389
Loretto Works Depot (4th Concession)	14,660	14,660	14,660	14,660	14,660	14,660	14,660	14,660	14,660	14,660	\$350	\$389
Loretto Salt Shed (4th Concession)	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	\$59	\$69
Storage Trailers	320	320	320	320	320	320	320	320	320	320	\$117	\$133
Total	34,620	34,620	34,620	34,620	34,620	34,620	34,620	34,620	34,620	34,620		

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	3.3193	3.2862	3.2553	3.2310	3.2070	3.1805	3.1747	3.1593	3.1573	3.1484

10 Year Average	2011-2020
Quantity Standard	3.2119
Quality Standard	\$267
Service Standard	\$858

D.C. Amount (before deductions)	Everett 2031
Forecast Population	1,615
\$ per Capita	\$858
Eligible Amount	\$1,386,106



Class of Service: Transportation Services - Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Dump Trucks	10	10	9	9	9	9	9	9	9	9	\$350,000
Pickup Trucks	4	4	4	4	4	5	5	6	6	7	\$75,000
1 Ton	2	2	2	2	2	2	2	2	2	2	\$100,000
Backhoes	2	2	2	2	2	2	2	2	2	2	\$205,300
Grader	2	2	2	2	2	2	2	2	2	2	\$660,000
Loader	2	2	2	2	2	2	2	2	2	2	\$240,000
Tractors	1	1	1	1	1	1	1	1	1	1	\$147,000
Chipper	1	1	1	1	1	1	1	1	1	1	\$80,000
Brush cut	1	1	1	1	1	1	1	1	1	1	\$82,000
Sweepster	1	1	1	1	1	1	1	1	1	1	\$58,000
Fuel Tanks	3	3	3	3	3	3	4	4	5	5	\$32,000
Total	29	29	28	28	28	29	30	31	32	33	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0028	0.0028	0.0026	0.0026	0.0026	0.0027	0.0028	0.0028	0.0029	0.0030

10 Year Average	2011-2020
Quantity Standard	0.0028
Quality Standard	\$214,739
Service Standard	\$601

D.C. Amount (before deductions)	10-year
Forecast Population	3,384
\$ per Capita	\$601
Eligible Amount	\$2,034,698



Service: Parkland Development
 Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Acre)
Loretto Park	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	\$66,900
Lisle Park	7.61	7.61	7.61	7.61	7.61	7.61	7.61	7.61	7.61	7.61	\$66,900
Everett Park	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	\$66,900
Rosemont Park	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	\$66,900
Adjala-Tosorontio Wardens Park	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	\$66,900
Woodland Heights	2.00	2.00	2.00	-	-	-	-	-	-	-	\$66,900
Other Parkland	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	\$66,900
Glencairn	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$66,900
Total	57	57	57	55	55	55	55	55	55	55	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0054	0.0054	0.0053	0.0051	0.0051	0.0050	0.0050	0.0050	0.0050	0.0050

10 Year Average	2011-2020
Quantity Standard	0.0051
Quality Standard	\$67,329
Service Standard	\$343

D.C. Amount (before deductions)	10-year
Forecast Population	6,649
\$ per Capita	\$343
Eligible Amount	\$2,283,134



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Ball Diamond	4	4	4	4	4	4	4	4	4	4	\$76,300
Soccer Field	4	4	4	4	4	4	4	4	4	4	\$34,700
Playground Equipment	11	13	13	14	14	14	14	14	14	14	\$88,000
Outdoor Ice Rink	1	1	1	1	1	1					\$52,100
Bleachers	4	4	4	4	4	4	4	4	4	4	\$13,300
Concession Booth	1	1	1	1	1	1	1	1	1	1	\$140,800
Refreshment Booth	1	1	1	1	1	1	1	1	1	1	\$35,200
Comfort Stations	1	1	1	1	1	1	1	1	1	1	\$11,700
Storage	2	2	2	2	2	2	2	2	2	2	\$63,400
Fencing	4	4	4	4	4	4	4	4	4	4	\$137,800
Dugouts	4	4	4	4	4	4	4	4	4	4	\$12,100
Concrete Play Surface	2	2	2	2	2	2	2	2	2	2	\$33,700
Walking Track	1	1	1	1	1	1	1	1	1	1	\$117,300
Gazebo	1	1	1	1	1	1	1	1	1	1	\$93,900
Walking Trail				1	1	1	1	1	1	1	\$117,300
Total	41	43	43	45	45	45	44	44	44	44	

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.0039	0.0041	0.0040	0.0042	0.0042	0.0041	0.0040	0.0040	0.0040	0.0040

10 Year Average	2011-2020
Quantity Standard	0.0041
Quality Standard	\$67,627
Service Standard	\$277

D.C. Amount (before deductions)	10-year
Forecast Population	6,649
\$ per Capita	\$277
Eligible Amount	\$1,843,568



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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Everett Fire Hall Recreational Space	700	700	700	700	700	700	700	700	-	-	\$293	\$327
Township Municipal Office Recreational Sp	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$184	\$206
Total	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	1,800	1,800		

Population	10,430	10,535	10,635	10,715	10,795	10,885	10,905	10,958	10,965	10,996
Per Capita Standard	0.2397	0.2373	0.2351	0.2333	0.2316	0.2297	0.2293	0.2281	0.1642	0.1637

10 Year Average	2011-2020
Quantity Standard	0.2192
Quality Standard	\$235
Service Standard	\$51

D.C. Amount (before deductions)	10-year
Forecast Population	6,649
\$ per Capita	\$51
Eligible Amount	\$342,224



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2019 Financial Information Return.

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

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



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

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Transportation Services	535,999	154,894	690,893
2. Fire Protection Services	412,909	275,882	688,792
3. Policing Services	2,652	493,817	496,469
4. Parks and Recreation Services	110,474	96,137	206,612
5. Growth-Related Studies	-	-	-
6. Roads Services - Everett Settlement Area	66,833	171,003	237,835
Total	1,128,867	1,191,734	2,320,601



Appendix D

Draft D.C. By-law

THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO

BY-LAW NUMBER 2021-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

WHEREAS the Township of Adjala-Tosorontio will experience growth through development and re-development;

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

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

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

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

AND WHEREAS the Council of The Corporation of the Township of Adjala-Tosorontio has given notice of and held a public meeting on the 8th day of September, 2021 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO ENACTS AS FOLLOWS:

1. INTERPRETATION

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

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

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

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

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

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

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

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and

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

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

“Council” means the Council of the Township of Adjala-Tosorontio;

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

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

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

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

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use. Notwithstanding the foregoing, a farm building does not include retail sales activities including, but not limited to restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; services related to grooming, boarding or breeding of household pets; and marijuana and alcohol processing or production facilities;

“gross floor area” means:

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

- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

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

“Institutional” means development of a building or structure intended for use:

- (a) As a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (b) As a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - ii. a college or university federated or affiliated with a university described in subclause 1.16.3.1; or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- (d) As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) As a hospice to provide end of life care.

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

affairs or purposes, including school purposes, of the Township of Adjala-Tosorontio or any part or parts thereof;

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

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

“municipality” means the Corporation of the Township of Adjala-Tosorontio;

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

- (a) 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;
- (b) 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
- (c) A non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

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

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

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

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

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

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

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

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

“residential use” means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

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

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

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

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

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

“stacked townhouse” means row dwellings, one on top of each other

“Township” means the area within the geographic limits of the Township of Adjala-Tosorontio; and

“Zoning By-Law” means the Zoning By-Law of the Township of Adjala-Tosorontio, including the former Township of Adjala or any successor thereof passed pursuant to Section 34 of the Planning Act, R.S.O. 1990.

2. DESIGNATION OF SERVICES

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

Municipal-Wide

- (a) Transportation Services;
- (b) Fire Protection Services;
- (c) Policing Services;
- (d) Parks and Recreation Services; and
- (e) Growth-Related Studies.

Everett Settlement Area

- (a) Roads Services – Everett Settlement Area

2.2 The components of the services and classes of service designated in Section 2.1 are described in Schedule "A".

3. APPLICATION OF BY-LAW RULES

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

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

Area to Which By-law Applies

3.2 Subject to Section 3.3, this By-law applies to all lands in the Township of Adjala-Tosorontio whether or not the land or use thereof is exempt from taxation under s. 13 of the Assessment Act.

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

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Simcoe or a local board thereof; or
- (d) 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.

Approvals for Development

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

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

Exemptions

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

- (a) an enlargement to an existing dwelling unit;

- (b) The creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling;
- (c) The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units. The additional dwelling units may be within the existing residential rental building or within a structure ancillary to such residential building;
- (d) The creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling;
- (e) The creation of a second dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

3.6 For the purposes of Section 3.5 “existing residential building/dwelling”, means:

- (a) A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of October 1, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- (b) The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after October 1, 2021 and for which development charges were paid.

3.7 In addition to the restrictions outlined in Subsection 3.5(e), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.

3.8 For the purposes of Subsection 3.5(e), “parcel of land” means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the Planning Act.

3.9 Exemption for Industrial Development:

3.9.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

3.9.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

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

3.9.3 For the purpose of Section 3.9 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.9.4 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law

3.10 Other Exemptions:

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

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the Assessment Act.

- (b) The development of non-residential farm buildings constructed for bona-fide farm uses except for any building constructed to accommodate an On-Farm Business which shall be considered to be an industrial building.
- (c) Any vacant lot established prior to the effective date of the respective By-laws for the former Townships of Adjala and Tosorontio, i.e. Adjala By-law 91-43 on November 22nd 1991 and Tosorontio By-law 93-37 on September 7th, 1993, shall receive a credit equal to the levy paid under By-law 91-43 or By-law 93-97, indexed to current values in accordance with prescribed index under the Act. In no case shall the amount of the credit exceed the charge for a single detached dwelling unit at the time of building permit issuance.

Amount of Charges

Residential

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

Non-Residential

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

Reduction of Development Charges for Redevelopment

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

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

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

Time of Payment of Development Charges

3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.

- 3.15 Notwithstanding Section 3.14, 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, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding Section 3.14, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Sections 3.14, 3.15 and 3.16 shall be calculated on the rates set out in Schedule "B" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Sections 3.14, 3.15 and 3.16 shall be calculated on the rates, including interest, set out in Schedule "B" on the date the later planning application was made, including interest.
- 3.18 Interest for the purposes of Sections 3.15, 3.16 and 3.17 shall be determined as defined in the Township's Council approved Development Charge Interest Rate Policy.
- 3.19 Notwithstanding Sections 3.14, 3.15, 3.16, and 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

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

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on October 1st, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule "A" - Components of Services Designated in Section 2.1

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

7. CONFLICTS

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

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

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on October 1, 2021.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on October 1, 2026 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law Number 16-35 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS _____ day of _____, 2021.

Mayor

Township Clerk

SCHEDULE "A" TO BY-LAW 2021-___

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

Development Charge Eligible Services

Transportation Services

Roads

Public Works Facilities

Public Works Rolling Stock

Fire Protection Services

Fire Facilities

Fire Vehicles

Fire Small Equipment and Gear

Police Services

Parks and Recreation Services

Parkland Development and Amenities

Recreation Facilities

Development Charge Eligible Classes of Service

Growth-Related Studies

Transportation Services

Fire Protection Services

Police Services

Parks and Recreation Services

SCHEDULE "B" TO BY-LAW 2021-___

SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Transportation Services	5,314	4,132	2,986	2,087	1.92
Fire Protection Services	2,040	1,586	1,146	801	0.74
Policing Services	9	7	5	4	0.00
Parks and Recreation Services	1,333	1,037	749	523	0.48
Growth-Related Studies	316	246	178	124	0.11
Total Municipal Wide Services/Class of Services	9,012	7,008	5,064	3,539	3.25
Area-Specific Services - Everett Settlement Area					
Roads Services - Everett Settlement Area	2,151	1,673	1,209	845	1.42
Total Urban Services	2,151	1,673	1,209	845	1.42
GRAND TOTAL MUNICIPAL-WIDE	9,012	7,008	5,064	3,539	3.25
GRAND TOTAL EVERETT SETTLEMENT AREA	11,163	8,681	6,273	4,384	4.67