



2024 Development Charges Background Study

Tay Valley Township

For Public Review and Comment

September 10, 2024

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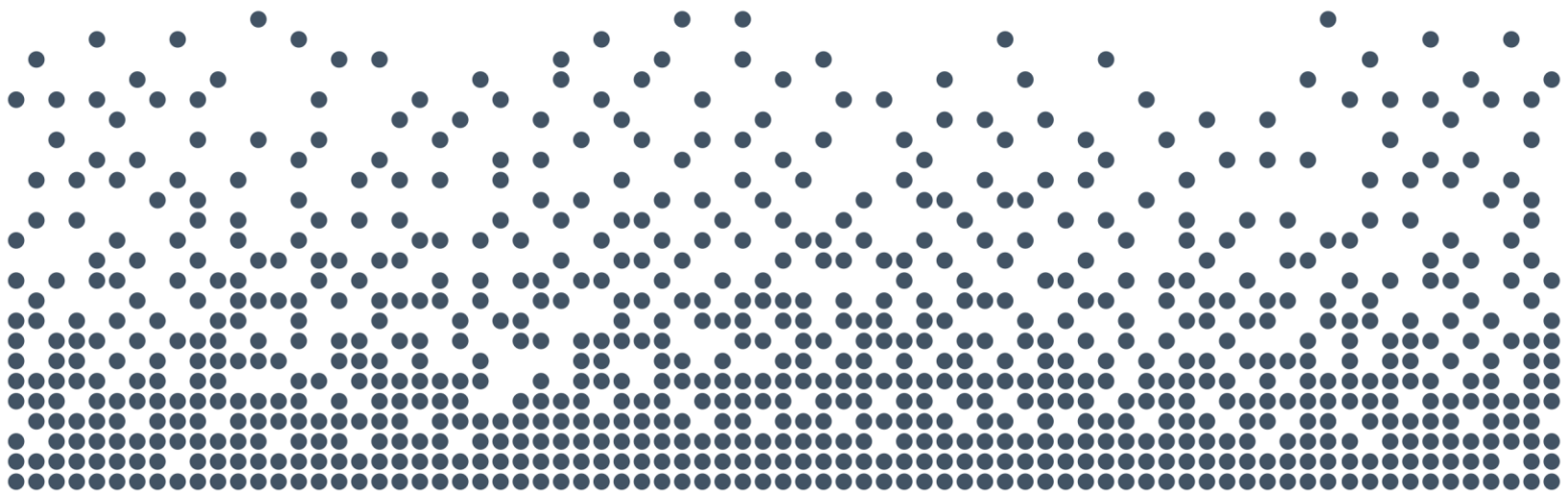
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
BBD&E	Bathurst, Burgess, Drummond and Elmsley
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
H.C.B.	High Class Bituminous
km	Kilometre(s)
LPAT	Local Planning Appeal Tribunal
L.C.B.	Low Class Bituminous
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.P.P.	Ontario Provincial Police
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot/feet



Executive Summary



Executive Summary

(a) The report provided herein represents the Development Charges (D.C.) Background Study for Tay Valley Township (Township) required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Township’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

(b) D.C. provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges are detailed in Chapter 4; a simplified summary is provided below.

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



- 5) Net capital costs are then allocated between residential and non-residential development types; and
 - 6) Net costs divided by the anticipated development to provide the D.C.
- (c) Currently, the Township imposes D.C. under By-Law 2019-045, as amended by By-Law 2021-057. Subsequent to the passage of the Township's 2021 amending D.C. By-law (By-Law 2021-057), a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft By-Law, as necessary. The legislative amendment to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 109: *More Homes for Everyone Act, 2022*
 - Bill 23: *More Homes Built Faster Act, 2022*
 - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
 - Bill 134: *Affordable Homes and Good Jobs Act, 2023*
 - Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

A summary of some of the amendments are outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove prescribed services for which land or an interest in land will be restricted (no services currently prescribed);
- Annual instalment payments for rental and institutional development, in six equal payments commencing at occupancy;
- The determination of D.C. for development occurring within two years of a site plan or zoning by-law amendment planning approval for applications received between January 1, 2020, and June 5, 2024, and for development occurring within 18 months of a site plan or zoning by-law amendment planning approval for applications received after on or after January 1, 2020 where approval has not been received prior to June 6, 2024;
- Maximum interest rate for instalments and the determination of D.C. for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;



- Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary zoning units, non-profit housing, and universities receiving ongoing funding from the Province;
- Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
- Term of a D.C. by-law extended from 5 years to 10 years;
- Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway;
- Requirements related to the annual D.C. reserve fund Treasurer's statement;
- Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
- D.C. public notice requirements.

(d) The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area (G.F.A.) for the 10-year (mid-2024 to mid-2034) forecast period.

Table ES-1
Tay Valley Township
Summary of Anticipated Township-Wide Residential and
Non-Residential Development

Measure	10 Year Mid-2024 to Mid-2034
(Net) Population Increase	677
(Gross) Population Increase in New Households*	1,063
Residential Unit Increase	407
Non-Residential Employment Increase	72
Non-Residential Gross Floor Area Increase (sq.ft.)	81,780

(e) Table ES-2 includes a summary of the D.C. eligible capital costs for each eligible service arising from the anticipated development. These capital costs are



provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-3 of the D.C. Background Study.

In total, gross capital costs of approximately \$10.76 million are forecasted for the 10-year by-law term. These capital costs have been identified through discussion with staff. Deductions related to the benefit to the existing community of approximately \$6.79 million have been made along with other deductions that include the proportionate shares from other municipalities and/or costs that related to D.C. ineligible services for approximately \$103,200.

The resultant net D.C. recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$3.87 million, of which \$3.51 million is attributed to the forecast residential development and approximately \$0.36 million, is allocated to the forecast non-residential development.

Table ES-2
Tay Valley Township
Summary of Costs Anticipated During the Term of the By-Law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$10,764,064
Less: benefit to existing development	\$6,788,695
Less: deductions related to contributions from other municipalities and/or costs related to D.C. ineligible services	\$103,270
Net costs to be recovered from D.C. over the term of the by-law	\$3,872,099

- (f) At present, the Township imposes D.C. on residential developments in accordance with By-Law 2019-045, as amended. The Township is undertaking a D.C. public process and anticipates passing a new D.C. By-Law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for October 22, 2024, with adoption of the D.C. By-Law anticipated for November 19, 2024.



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

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Waste Diversion; and
- Growth-related Studies (class of services).

(g) The calculated D.C. for a single detached unit within the Township is \$8,575. The calculated non-residential charge for developments is \$4.43 per sq.ft. of G.F.A. and the calculated D.C. for Green Energy Development (i.e., solar PV or wind turbine facilities for the purposes of electrical energy generation) is \$7,535. Table ES-3 provides the calculated D.C. for residential and non-residential developments by service and class of services.



Table ES-3
Tay Valley Township
Calculated Schedule of Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL	GREEN ENERGY
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Need Dwelling Units	(per sq.ft. of Gross Floor Area)	(per 500 kW generating capacity)
Township-Wide Services/Class of Services:							
Services Related to a Highway	6,389	5,278	3,997	2,863	2,699	3.55	6,389
Fire Protection Services	557	461	349	250	235	0.31	557
Parks and Recreation Services	558	461	349	250	236	0.15	-
Library Services	352	291	220	158	149	0.09	-
Waste Diversion	130	107	81	58	55	0.03	-
Growth-Related Studies	589	487	368	264	249	0.30	589
Total Township-Wide Services/Class of Services	\$8,575	\$7,085	\$5,364	\$3,843	\$3,623	\$4.43	\$7,535



(h) Tables ES-4 and ES-5 provide a comparison of the D.C. currently imposed in the Township and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development on a per sq.ft. of G.F.A., respectively.

Table ES-4
Tay Valley Township
Single Detached Residential Dwelling Unit D.C. Comparison

Service/Class of Services	Current	Calculated
Township-Wide Services/Classes:		
Services Related to a Highway	5,824	6,389
Fire Protection Services	552	557
Parks and Recreation Services	819	558
Library Services	96	352
Waste Diversion	49	130
Growth-Related Studies	493	589
Total Township-Wide Services/Classes	\$7,833	\$8,575

Table ES-5
Tay Valley Township
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

Service/Class of Services	Current	Calculated
Township-Wide Services/Classes:		
Services Related to a Highway	2.83	3.55
Fire Protection Services	0.26	0.31
Parks and Recreation Services	0.25	0.15
Library Services	0.03	0.09
Waste Diversion	0.03	0.03
Growth-Related Studies	0.22	0.30
Total Township-Wide Services/Classes	\$3.62	\$4.43

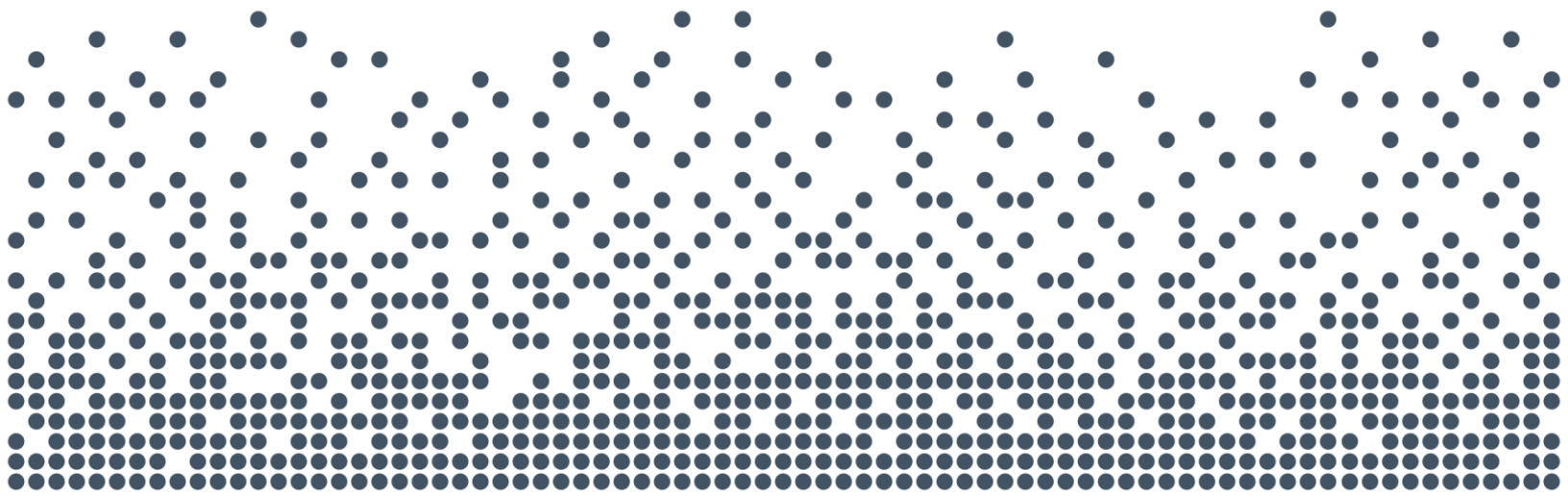
(i) Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the



draft D.C. By-Law for each service, which is appended in Appendix G. These decisions may include:

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

The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C. on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

Tay Valley Township (Township) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and By-Law process in 2024. This background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended (D.C.A.), and recommends new charges and By-Law policies for the Township.

This D.C. background study will be distributed to members of the public to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Township staff to further refine the background study (as required) based on public feedback, for the release of the final D.C. background study prior to the Council adoption of the By-Law.

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. Chapter 6 contains the calculated D.C. based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed By-Law to be made available to the public as part of the approval process.

The report also includes a summary of the Township's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-By-Law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new By-Law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for October 22, 2024. Its purpose is to present the study to the public and to solicit public input. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. By-Law.

In accordance with the legislation, the background study and proposed D.C. By-Law will be available for public review on September 19, 2024.

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;
- Refinements to the report, if required; and
- Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

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

Process Steps	Dates
Data collection, growth forecast development, staff review, D.C. calculations and policy work	Early to mid-2024
Public release of final D.C. Background study and proposed By-Law	September 10, 2024
Public meeting notice provided as per the D.C.A.	By 21 days prior to the Public Meeting
Public meeting of Council	October 22, 2024
Council considers adoption of background study and passage of By-Law	November 19, 2024
Notice given of By-Law passage	By 20 days after passage
Last day for By-Law appeal	40 days after passage
Township makes pamphlet available (where By-Law not appealed)	By 60 days after in force date



1.3 Changes to the *Development Charges Act, 1997*

Since the Township's 2021 D.C. Update Study to amend By-Law 2019-045, a number of changes to the D.C.A. have been introduced through various legislation including the following:

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

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

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

On April 14, 2022, the *More Homes for Everyone Act, 2022* received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

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

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.



1.3.2 Bill 23: More Homes Built Faster Act, 2022

The *More Homes Built Faster Act, 2022*, received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:

1.3.2.1 Additional Residential Unit Exemption

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

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

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

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

1.3.2.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.



- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C. and D.C. instalment payments due after November 28, 2022.

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

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

1.3.2.5 Revised Definition of Capital Costs

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

1.3.2.6 Mandatory Phase-in of a D.C.

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

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



1.3.2.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

1.3.2.8 Instalment Payments

Non-profit housing development has been removed from the instalment payment section of the D.C.A. under section 26.1, as these units are now exempt from the payment of a D.C.

1.3.2.9 Rental Housing Discount

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

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

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

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.2.11 Requirement to Allocate Funds Received

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



1.3.3 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023

The *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C. for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

1.3.4 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the *More Homes Built Faster Act, 2022* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C. were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin.” This bulletin informs the average market rent, average purchase price, and average household income thresholds to be used in determining which developments qualify as affordable residential units. The bulletin was published by the Minister on May 1, 2024.

Bill 134 received Royal Assent on December 4, 2023, and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following Table 1-1 provides further detail through Bill 134 (underlining added for emphasis).



Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

As noted, the bulletin was released on May 1, 2024, which provides the information for the Township to measure against for determining the applicability of the exemption from the D.C. (as well as C.B.C. and Parkland requirements). The bulletin provides the following information is specific to the Township (it is noted that the Bulletin will be updated annually):

- For Affordable Ownership Units: Table 1-2 indicates that the cost of a house based on average household income in the Township, provides the amount to be



measured against as 90% of average purchase prices is greater for detached dwelling units, semi-detached units, and row/townhouse dwelling units. For condominium apartments, 90% of the average purchase price in the Township provides the amount to measure against as this amount is below the cost of a house based on average household income in the Township, (note applicable thresholds are in bold font).

Table 1-2
Threshold for Affordable Residential Ownership Units

Units	90% of Average Purchase Price in the Township	Cost of House Based on Average Household Income in the Township
Detached House	\$585,000	\$370,100
Semi-Detached House	\$441,000	\$370,100
Row/townhouse	\$459,000	\$370,100
Condominium Apartment	\$360,000	\$370,100

- For Affordable Rental Units: The average monthly market rent for a bachelor, 1-bedroom, 2-bedroom, is lower than monthly rent based on the average household income in the Township and therefore, provides the amount to be measured against as provided in Table 1-3. For units with 3 or more bedrooms, the average monthly market rent is equal to the average monthly rent based on household income, with is set at \$1,940 per month (note applicable thresholds are indicated in bold font in Table 1-3).



Table 1-3
Threshold for Affordable Residential Rental Units

Units	Average Monthly Market Rent in the Township	Rent Based on Average Household Income in the Township
Bachelor unit	\$1,132	\$1,940
1-Bedroom unit	\$1,331	\$1,940
2-Bedroom unit	\$1,466	\$1,940
3 or more Bedrooms	\$1,940	\$1,940

1.3.5 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A as follows:

- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years (note, the two-year time period still applies to applications received and approved between January 1, 2020, and June 5, 2024);
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law and removal of expiry date for by-laws passed between November 28, 2022, and June 6, 2024; and
- Permits municipalities to publish D.C. public notice on municipal websites where newspapers of general circulation are not available.



As Bill 185 has been enacted, this D.C. Background Study includes the cost of studies, and the other amendments made to the D.C.A. as noted above (where applicable).



Chapter 2

Tay Valley Township Current Development Charge Policy



2. Tay Valley Township's Current Development Charge Policy

On December 2, 2019, the Township passed By-Law 2019-045 under the D.C.A. to impose D.C. for residential and non-residential uses. This By-Law was further amended through By-Law 2021-057, which was passed on November 16, 2021. The following sections summarize the policies within D.C. By-Law 2019-045, as amended.

2.1 Services Covered

The following services are covered under By-Law 2019-045, as amended:

- Roads and Related;
- Fire Protection;
- Parks and Recreation;
- Library;
- Waste Diversion; and
- Growth-Related Studies.

The By-Law imposes D.C. for all services on a Township-wide basis.

2.2 Timing of Development Charge Calculation and Payment

D.C. are calculated and payable in full at the time the first building permit is issued in relation to a building or structure on land to which a D.C. applies. Building permits are not issued until the D.C. are paid in full for lands to which a building permit is required. It is noted that changes to the D.C.A. related to the timing of payments are now in force, although they are not yet reflected in the Township's existing By-Law. Furthermore, Township Council may, under agreement, give a credit towards a D.C. in exchange for work that related to a service to which a D.C. relates to under By-Law 2019-045, as amended.

2.3 Approvals for Development

The D.C. shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:



- The passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,
- The approval of a minor variance under section 45 of the *Planning Act*,
- A conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
- The approval of a plan of subdivision under section 51 of the *Planning Act*,
- A consent under section 53 of the *Planning Act*,
- The approval of a description under section 50 of the *Condominium Act*, or
- The issuance of a building permit under the *Building Code Act* in relation to a building or structure.

2.4 Indexing

D.C. within the By-Law shall be adjusted annually on January 1st without amendment to the By-Law, in accordance with Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

2.5 Redevelopment Allowance

By-Law 2019-045, as amended provides D.C. credits for residential and non-residential redevelopments. For conversions from residential to non-residential space, the D.C. equivalent that would have been payable on the residential space is deducted from the D.C. calculated on the non-residential space being added. Similarly, for conversions from non-residential to residential space, the D.C. equivalent that would have been payable on the non-residential space is deducted from the D.C. payable on the residential units being added. Credits are also provided for demolition of residential and non-residential buildings or structures, provided that the building permits for the replacement structures are issued within two years of the date of issuance of the demolition permit.

2.6 Exemptions

The following non-statutory exemption is provided under By-Law 2019-045, as amended:



- Full exemption of green energy development with a rated generating capacity of 100kW or less.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witnessed by the Township even though they may not be currently reflected in the existing By-Law.

2.7 Current Development Charges

The Township's current D.C. for residential and non-residential development are shown in Table 2-1, as per By-Law 2019-045, as amended.



Table 2-1
Tay Valley Township
Current Schedule of D.C.
As of January 1, 2024

Service	Residential				NON-RESIDENTIAL	GREEN ENERGY
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	(per sq.ft. of Gross Floor Area)	(per 500 kW generating capacity)
Township-Wide Services:						
Services Related to a Highway	5,824	4,673	3,705	3,496	2.83	5,826
Fire Protection Services	552	443	351	331	0.26	552
Parks and Recreation Services	819	657	521	491	0.25	-
Library Services	96	77	61	57	0.03	-
Waste Diversion	49	40	31	30	0.03	-
Growth Studies	493	396	314	296	0.22	493
Total Township-Wide Services	\$7,833	\$6,286	\$4,983	\$4,701	\$3.62	\$6,871



Chapter 3

Anticipated Development in Tay Valley Township



3. Anticipated Development in Tay Valley Township

3.1 Requirement of the Act

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

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

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

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

- Lanark County 2024 Growth Management Strategy, by Watson & Associates Economists Ltd.;
- Tay Valley Township 2021 Development Charges Update Study, August 30, 2021, by Watson & Associates Economists Ltd.;
- Tay Valley Township 2019 Development Charges Background Study, October 2, 2019, and Addendum Report, November 7, 2019, by Watson and Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Tay Valley Township staff; and



- Discussions with Township staff regarding anticipated residential and non-residential development in Tay Valley Township.

3.3 Summary of Growth Forecast

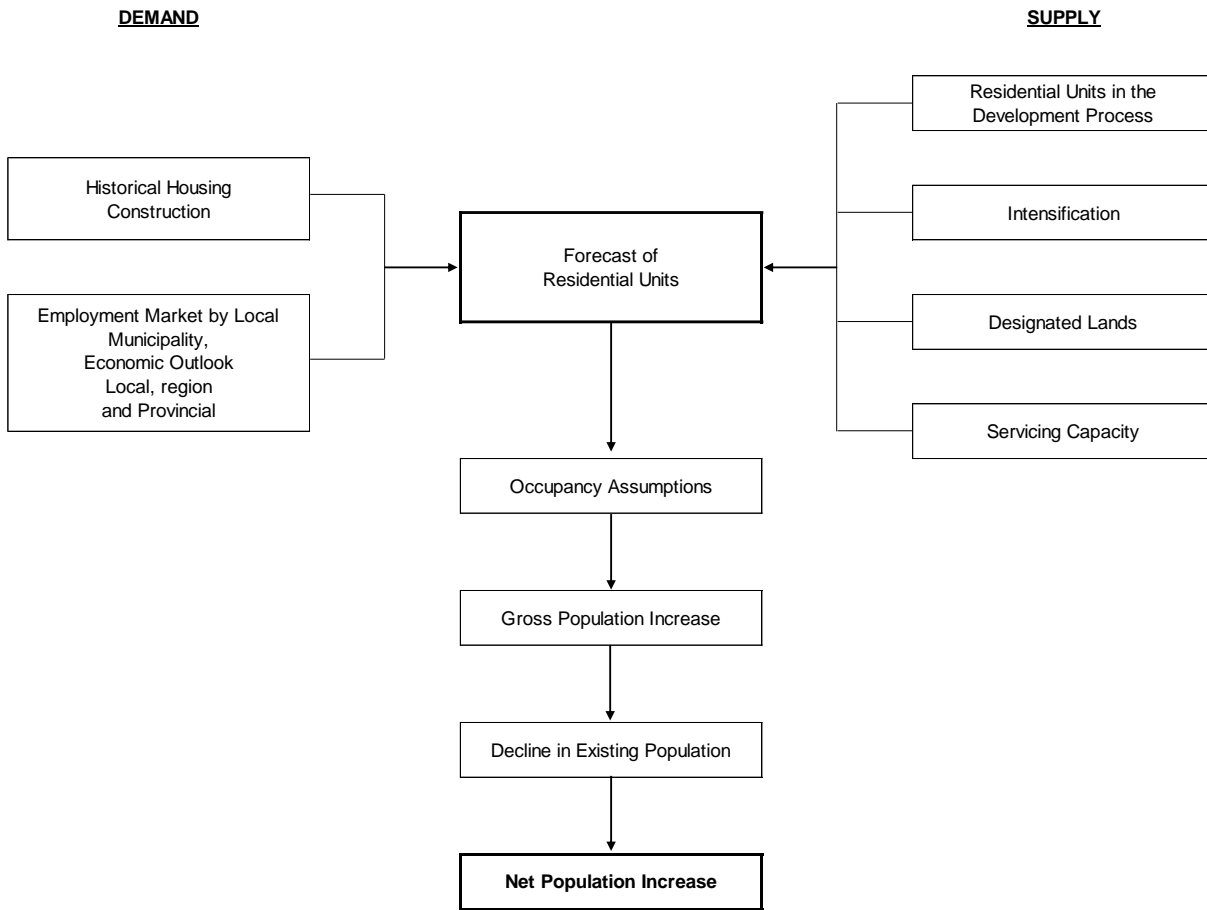
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for Tay Valley Township and describes the basis for the forecast. The results 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, the permanent population in Tay Valley Township (excluding census undercount) is anticipated to reach approximately 6,420 by mid-2034, resulting in an increase of approximately 460 persons over the 10-year forecast period.¹ The Township's seasonal population is forecast to increase to 5,150 persons by mid-2034; an increase of 220 persons over the forecast period. The Township's total population (permanent and seasonal population) is forecast to reach approximately 11,570 persons by mid-2034.

¹ The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.6%. Population figures presented herein have been rounded



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Tay Valley Township
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount) ^[1]	Excluding Census Undercount					Housing Units						Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)			
		Permanent Population	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Seasonal Households			Total Households Including Seasonal	Equivalent Institutional Households	
Historical	Mid 2011	5,710	5,571	381	5,190	5,780	11,351	2,081	12	6	11	2,110	1,588	3,698	346	2,640	3,069
	Mid 2016	5,810	5,665	345	5,320	5,220	10,885	2,220	0	20	15	2,255	1,434	3,689	314	2,512	2,951
	Mid 2021	6,080	5,925	310	5,615	4,845	10,770	2,365	0	30	30	2,425	1,331	3,756	282	2,443	2,867
Forecast	Mid 2024	6,120	5,967	318	5,649	4,930	10,897	2,473	3	36	30	2,542	1,355	3,897	289	2,347	2,796
	Mid 2034	6,590	6,424	348	6,076	5,150	11,574	2,777	3	52	30	2,862	1,415	4,277	316	2,245	2,706
Incremental	Mid 2011 - Mid 2016	100	94	-36	130	-560	-466	139	-12	14	4	145	-154	-9	-32		
	Mid 2016 - Mid 2021	270	260	-35	295	-375	-115	145	0	10	15	170	-103	67	-32		
	Mid 2021 - Mid 2024	40	42	8	34	85	127	108	3	6	0	117	24	141	7		
	Mid 2024 - Mid 2034	470	457	30	427	220	677	304	0	16	0	320	60	380	27		

^[1] Population includes the Census undercount estimated at approximately 2.6% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

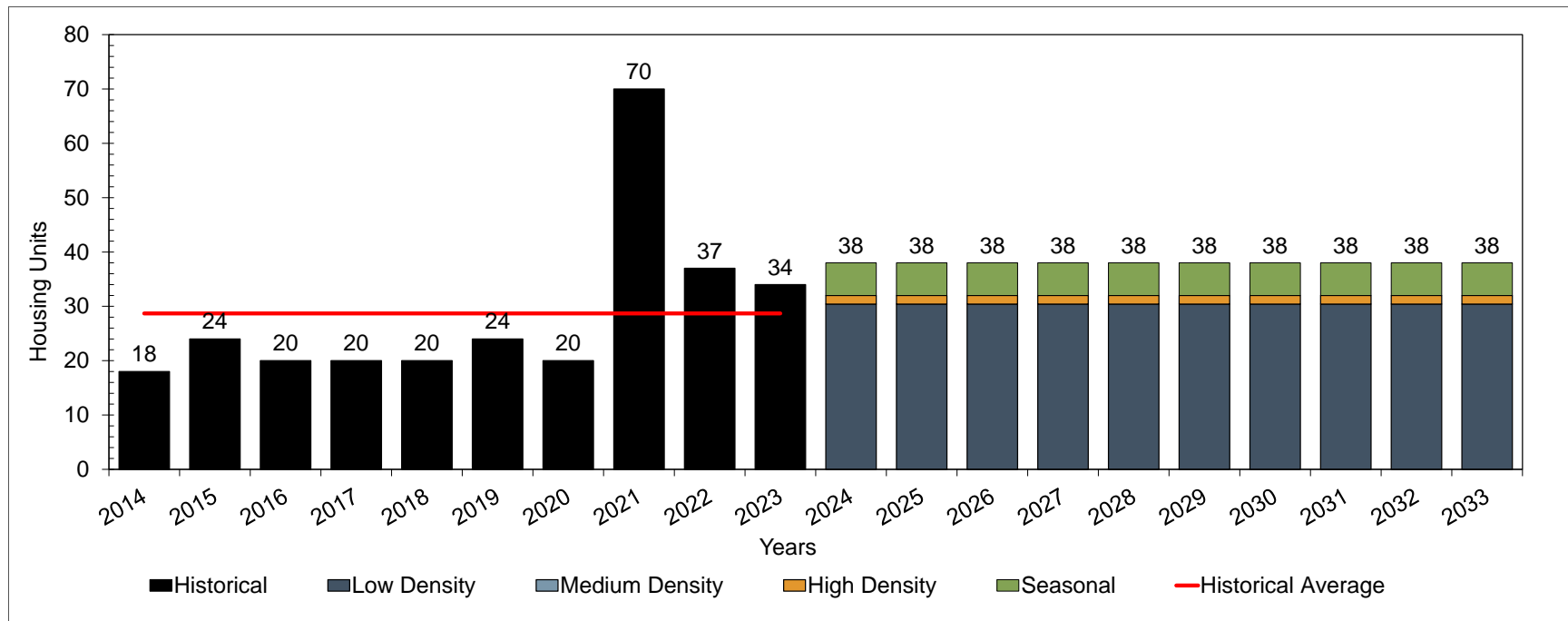
^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2
Tay Valley Township
Annual Housing Forecast¹



¹ Growth forecast represents calendar year.

Source: Historical housing activity derived from building permit data for Tay Valley Township, 2014 to 2023.



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

- Unit Mix (Appendix A - Schedules 1 and 4)
 - The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 4), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for Tay Valley Township.
 - Based on the above indicators, the mid-2024 to mid-2034 household growth forecast for the Township is comprised of a unit mix of 80% low density units (single detached and semi-detached), 0% medium density (multiples except apartments), 4% high density (bachelor, 1 bedroom and 2-bedroom apartments), and 16% seasonal units. In addition, it is anticipated that there will be 27 units associated with institutional population, added to the Township over the 10-year forecast period.
- Planning Period:
 - 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 Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 2 and 3):
 - The number of housing units to be constructed by mid-2034 in Tay Valley Township over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Township is anticipated to average approximately 38 permanent and seasonal housing units per year.
 - Institutional population^[1] is anticipated to increase by approximately 30 persons between 2024 to 2034.
 - Population in new units is derived from Schedules 2 and 3 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.

^[1] Institutional population largely includes special care facilities such as long-term home or residences for senior citizens, group homes, hospices, etc. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in these types of collective households.



- Schedule 5a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for Tay Valley Township. Due to data limitations medium and high density P.P.U. data was derived from Lanark County, which includes Tay Valley Township and is outlined in Schedule 5b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.604
 - Medium density: 2.151
 - High density: 1.466
 - Seasonal: 3.640
- Existing Units and Population Change (Appendix A - Schedules 2 and 3):
 - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 2).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 2 through 3.^[1] The forecast population change in existing households over the 2024 to 2034 forecast period is forecast to decline by approximately 390 persons.
- Employment (Appendix A – Schedules 7a and 7b):
 - 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.

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



- Mid-2016 employment data^{[1],[2]} (place of work) for Tay Valley Township is outlined in Schedule 7a. The 2016 employment base is comprised of the following sectors:
 - 100 primary (9%);
 - 355 work at home employment (33%);
 - 93 industrial (9%);
 - 113 commercial/population-related (10%); and
 - 430 institutional (39%).
- The 2016 employment by usual place of work, including work at home, is 1,090. An additional 275 employees have been identified for Tay Valley Township in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for Tay Valley Township is anticipated to reach approximately 1,740 by mid-2034. This represents an employment increase of approximately 140 for the 10-year forecast.
- Schedule 7b, 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. Accordingly,

^[2] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021, to June 14, 2021.

^[3] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[4] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for Tay Valley Township (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 950 by mid-2034. This represents an employment increase of approximately 90 for the 10-year forecast period.^[1]
- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 7b):
 - Square footage estimates were calculated in Schedule 7b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,500 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 690 sq.ft. per employee for institutional employment.
 - The Township-wide incremental G.F.A. is anticipated to increase by approximately 81,800 sq.ft. over the 10-year forecast period.
 - In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary- 48%;
 - Industrial - 20%;
 - Commercial/population-related - 22%; and
 - Institutional - 10%.

^[1] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 7a and 7b. Total employment growth in Schedule 7b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 7b is anticipated to reach approximately 940 by mid-2034.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C. eligible service components included in the D.C. background study for the Township.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C. These are shown as “ineligible” on Table 4-1B (as per the legend in Table 4-1A). Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Township 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

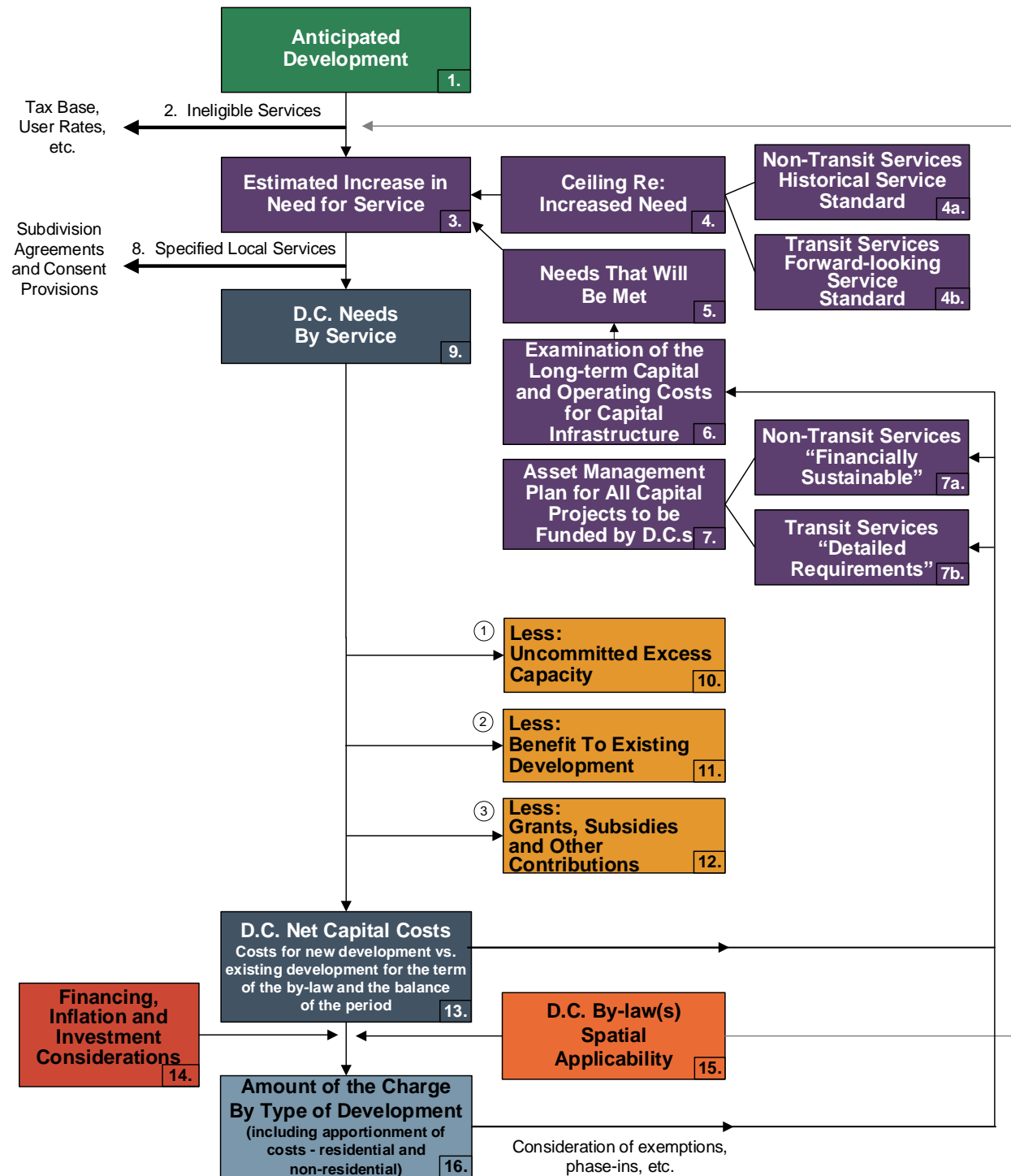




Table 4-1A
Categories of Township Services to be Addressed as Part of the
Calculation – Eligibility Legend

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

Table 4-1B
Categories of the Township Services to be Addressed as Part of the Calculation

Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	n/a	1.1 Treatment plants, Water Supply, and Storage Facilities
	n/a	1.2 Distribution systems
	n/a	1.3 Local services
	n/a	1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	n/a	2.1 Treatment plants
	n/a	2.2 Sewage trunks
	n/a	2.3 Local services
	n/a	2.4 Vehicles and equipment ¹
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
4. Services Related to a Highway	Yes	4.1 Arterial, Collector, Boundary roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	No	4.4 Traffic signals
	Yes	4.5 Sidewalks and streetlights
	No	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock ¹

¹ with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes Yes	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	No No No	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹

¹ with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Child care space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study

4.4 Local Service Policy

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

¹ With a 7+ year useful life



4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require 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:

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

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the



value of the credit cannot be recovered from future D.C.,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

4.7 Class 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. Furthermore, 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. Currently the growth-related studies have been provided as a class of services.

4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This



cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township's D.C. reserve fund balance by service as of December 31, 2023 are provided in Table 4-2. These balances have been considered in the D.C. calculations:

Table 4-2
Tay Valley Township
Projected Development Charge Reserve Fund Balances
As of December 31, 2023

Services/Class of Services	Total
Services Related to a Highway	\$23,639.49
Fire Protection Services	\$42,169.84
Parks and Recreation Services	\$47,294.41
Library Services	\$16,954.27
Growth-related Studies	(\$8,028.03)
Waste Diversion	\$4,314.85
Total	\$126,344.83

4.9 Deductions

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

- the historical 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 below.

4.9.1 Reduction Require by Historical Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average historical level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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



4.9.3 Reduction for Benefit to Existing Development

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

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

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

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive 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 Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and



generally results in only a limited benefit to existing development. Furthermore, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.10 Township-Wide vs. Area-Specific

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 amended 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.

All services/class of services are calculated on a Township-wide basis.

4.11 Allocation by Type 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.

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C. The



current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.



Chapter 5

D.C. Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service and Class of Services

5.1 Introduction

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

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

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

5.2 Service Levels and 10-Year Capital Costs for Township-wide Development Charge Services and Class of Services Calculation

This section evaluates the development-related capital requirements for all Township services under a 10-year planning period, from mid-2024 to mid-2034.

5.2.1 *Services Related to a Highway*

The Township's inventory of roadways is measured in kilometres (km) and includes collector roads, categorized as high class bituminous (H.C.B.), low class bituminous (L.C.B.), and gravel roads. In total, the Township currently owns 98.64 km along with 19 bridges, 6 major culverts and 30 streetlights that are D.C. eligible. Furthermore 22,887 sq.ft. of roads operations facility space is owned and used by the Township for



services related to a highway, along with approximately 25 vehicles and equipment items to service the road network (of which some are shared with parks and recreation service and waste diversion services).

The total inventory of assets over the past 15-years results in an invested level of service of \$9,669 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$6.55 million is applicable.

Table 5-1 provides the 10-year capital program for services related to a highway. The capital program includes multiple road upgrades and expansions, additional vehicles, and a public works garage and salt dome. It also includes the costs of growth-related studies pertaining to services related to a highway. The total gross capital cost of the program is approximately \$8.20 million over the 2024-2033 forecast period. A deduction related to the benefit to the existing development has been applied for approximately \$5.28 million, along with a deduction related to the existing D.C. reserve fund balance of \$23,639. As a result, the total D.C. recoverable cost of approximately \$2.90 million has been included in the calculation of the charge. Approximately \$2.61 million (90%) and \$289,700 (10%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the 10-year forecast period.

5.2.2 Fire Protection Services

The Township currently provides fire protection services to its community through 2 different fire facilities. The South Sherbrooke fire station services the Township only. The Bathurst, Burgess, Drummond and Elmsley (BBD&E) fire station is shared with the Township of Drummond/North Elmsley and the proportionate share for the Township is 45%, although it has varied between 45% and 46% over the past 15 years. As such, the total fire station space equivalent to approximately 13,100 square feet. With the same proportionate share, the Township is responsible for approximately 13 fire vehicles and 52 items related to small equipment and gear to provide fire protection services to its community.

The total inventory of assets over the past 15 years results in an invested level of service of \$1,370 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$927,800 is applicable.



The 10-year capital program for fire protection services is provided in Table 5-2. The total gross capital cost of the program is approximately \$476,700 over the 10-year forecast period. The capital program includes the costs for additional vehicles and equipment related to the Township's share for the BBD&E fire station, along with vehicles and equipment for the South Sherbrooke fire station, of which 100% of the costs are allocated to the Township. Additionally, costs related to outstanding debt and a Fire Facility and Location study have also been included. Deductions of \$71,500 have been made to recognize the portion of the capital costs that are the responsibility of the Township of Drummond/North Elmsley as these projects are related to the shared BBD&E fire station. Further deductions have been made related to the costs that benefit the existing development of \$110,000, and the amount in the Fire Protection D.C. reserve fund of \$42,170.

As a result, the D.C. recoverable cost of approximately \$253,000 has been apportioned to residential and non-residential development. The residential development cost share totals approximately \$227,700 (90%) and non-residential development cost share totals \$25,300 (10%). The allocation of D.C. recoverable costs by type of development is based on the incremental population and employment growth over the period.

5.2.3 Parks and Recreation Services

The Township provides a variety of parks and recreation-related assets to service the community. Currently, the Township has 10.18 acres of parkland and 14 parkland amenities within the parks, such as tennis courts, playgrounds, baseball diamond, boat launches, outdoor exercise equipment, etc. The Township also has 1,150 linear meters of naturalized trails within the trail system. Furthermore, there is currently 6,044 sq.ft. of facility space providing recreational space for the community to utilize, of which some facilities are shared with services related to a highway. Finally, the parks and recreation services are maintained with approximately half of a vehicle, which are shared with services related to a highway.

The total inventory of assets related to parks and recreation services over the past 15-years results in an invested level of service of \$355 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of \$240,030 is applicable.

Table 5-3 provides the capital program related to parks and recreation services for the 10-year forecast period. The capital program identifies additional community parks,



trails parks, rinks, and a provision for additional recreation space. It also includes studies that are specific to parks and recreation services. For studies that are in conjunction with other municipalities, the cost estimates included in the capital program are specifically the Township's share. As such, the capital program identifies a total gross capital cost of approximately \$1.48 million. A deduction has been made related to the current D.C. reserve fund balance of \$47,294 and an overall benefit to existing development adjustment of approximately \$1.19 million, has been made.

As a result, approximately \$239,600 has been included in the calculation of the charge. As the predominant users of parks and recreation services tend to be residents of the Township, the forecast D.C. recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately \$227,600, and \$12,000 has been allocated to residential and non-residential developments, respectively.

5.2.4 Library Services

Library services are provided to the community through the Perth & District Union Public Library. As this is a shared library with the Township of Drummond/North Elmsley and Town of Perth, the Township's share varied over the past 15 years between 30% to 31%. With the current Township's share of 30% of the library, 3,403 sq.ft. of the library is attributable to the Township. Similarly, library collection materials are also shared, and as a result, the Township provides 44,948 collection items, including books, periodicals, database subscriptions, etc.

Based on the level of investment, the 15-year average level of service provided is \$434 per capita. This results in the maximum D.C. eligible amount for library services over the 10-year forecast period of approximately \$294,100.

Table 5-4 provides the capital program for library services for the 10-year forecast period. The capital program consists of the Township's share of costs to purchase additional collection materials for the library. Gross capital cost for the capital program total \$168,000 of which \$16,954 has been deducted in to recognize the existing D.C. reserve fund balance. As a result, the total D.C. recoverable cost included in the calculation of the charge is approximately \$151,000.



Similar to parks and recreation services, the forecast D.C. recoverable costs have been allocated 95% (approximately \$143,500) to residential development and 5% (approximately \$7,600) to non-residential development.

5.2.5 Waste Diversion

Waste diversion services are provided to the Township through multiple facilities. In total, 207,450 sq.ft. of facility space is used to provide this service. Based on the level of investment, the average level of service provided has been \$169 per capita. In total, the maximum D.C. eligible amount for waste diversion over the 10-year forecast period is approximately \$114,100.

Table 5-5 provides the capital program for waste diversion for the 10-year forecast period. Capital projects included in the capital program include operations layouts of waste sites and provisions for additional land related to diversion activities. As such, the gross capital cost of included in the capital program is \$60,000. A deduction of \$4,315 has been made to recognize the existing D.C. reserve fund balance.

As a result, the total D.C. recoverable cost included in the calculation of the charge is approximately \$55,700. These D.C. recoverable costs have been allocated 95% to residential development and 5% to non-residential development as the predominant users of the re-use centres and waste diversion facilities are residents of the Township.

5.2.6 Growth-Related Studies (Class 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-related studies. This class is comprised of the following services:

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

The following provides a list of the studies that have been identified for the 10-year forecast period:

- Development Charge Studies;
- Official Plans;
- Official Plan Review – comprehensive growth management
- Comprehensive Zoning By-law Reviews;
- Asset Management Plans;
- Strategic Plans; and
- Asset Management Plan Continuations.

Table 5-6 provides the summary of the class of services for growth-related studies. The list of growth-related studies, as provided in Table 5-6, has an estimated gross capital cost of approximately \$400,900. In addition, the D.C. reserve fund deficit of \$8,028 has been added to the calculations. Deductions related to non-D.C. eligible services amount to \$31,770. A further deduction of approximately \$111,700 has been made to account for the benefit to existing development resulting in net D.C. recoverable costs of \$265,466, which have been included in the calculation.

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

- Services Related to a Highway – 80.56%;
- Fire Protection Services – 7.03%;
- Parks and Recreation Services – 6.66%; and
- Library Services – 4.20%; and



- Waste Diversion – 1.55%.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service and are presented in Table 5-7 (i.e. 91% residential and 9% non-residential).

5.2.7 Policing Services

The Township contacts policing services through the Ontario Provincial Police (OPP). Annually, the OPP provides a contract to the Township which is based partially on a base rate and partially on a calls for services basis. The Township's contract includes a proportionate share of facilities, vehicles and outfitting of officers and civilian staff at the local detachment. Over the past 15 years, the Township share of the service has equated to an average of 0.18% of costs. Currently, the only enhancement that OPP has indicated would be required in the future is to outfit one additional officer at a cost of approximately \$2,500. With the Township's proportionate share of 0.18%, the increased cost to the Township would be approximately \$200. This amount is not significant enough to include in the D.C. calculations, however, as the Township grows over the next 10-years along with the other municipalities that are serviced from the detachment, additional capital needs may be identified in future contacts. In this case, the Township could consider whether to costs of the enhancements should be considered in a future D.C. study.



**Table 5-1
Tay Valley Township
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
1	Sand Shed	2033	93,840	-	-	93,840	46,900	-	46,940	42,246	4,694
2	Bathurst 7th Concession	2024	423,800	-	-	423,800	381,400	-	42,400	38,160	4,240
3	McVeigh Road	2024	67,200	-	-	67,200	60,500	-	6,700	6,030	670
4	Zealand Road	2027	776,000	-	-	776,000	698,400	-	77,600	69,840	7,760
5	Stanley Road	2029	346,000	-	-	346,000	311,400	-	34,600	31,140	3,460
6	Bowes Bridge Upgrade	2025	729,344	-	-	729,344	695,800	-	33,544	30,190	3,354
7	Allan's Mill Road (from County Road 10 to Upper Scotch Line) - Upgrade from gravel to surface treated	2024	30,962	-	-	30,962	6,000	-	24,962	22,466	2,496
8	Black Lake Road (from Powers Road to Tom's Rock) - Upgrade from gravel to surface treated	2030	52,188	-	-	52,188	10,100	-	42,088	37,879	4,209
9	Clarchris Road (from Harper Road to End of PavementCivic 237) - Road Widening	2028	75,571	-	-	75,571	-	-	75,571	68,014	7,557
10	Rideau Lake Road (from Best Lane to Elm Grove Road) - Upgrade from gravel to surface treated	2028	28,478	-	-	28,478	5,500	-	22,978	20,680	2,298
11	Single Axel Truck	2026-2027	350,000	-	-	350,000	-	-	350,000	315,000	35,000
12	Public Works Garage & Sand Dome	2027	5,000,000	-	-	5,000,000	2,857,000	-	2,143,000	1,928,700	214,300
	Studies:										
13	Functional Assessment of Public Works Department	2026	40,000	-	-	40,000	30,000	-	10,000	9,000	1,000
14	Public Electric Vehicle Charge Stations @ Municipal Office (2)	2027	21,175	-	-	21,175	19,900	-	1,275	1,148	128
15	Public Works Garage - design & layout	2026	40,000	-	-	40,000	37,700	-	2,300	2,070	230
16	Road Condition Assessment	2027	35,000	-	-	35,000	33,000	-	2,000	1,800	200
17	Road Condition Assessment	2032	35,000	-	-	35,000	33,000	-	2,000	1,800	200
18	Traffic Count Study/Transportation Master Plan	2025	60,000	-	-	60,000	56,500	-	3,500	3,150	350
	Adjustments:										
19	Reserve Adjustment		-	-	-	-	23,639	-	(23,639)	(21,276)	(2,364)
	Total		\$8,204,557	\$0	\$0	\$8,204,557	\$5,306,739	\$0	\$2,897,818	\$2,608,036	\$289,782



Table 5-2
Tay Valley Township
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
	BBD&E:										
1	Boat for BBD&E + Water Rescue Equipment	2025	70,000	-	38,500	31,500	3,200	-	28,300	25,470	2,830
2	Ice Water Rescue Trailer	2030	15,000	-	8,250	6,750	-	-	6,750	6,075	675
3	Dry Hydrant in Fallbrooke	2030	15,000	-	8,250	6,750	-	-	6,750	6,075	675
	South Sherbrooke:										
4	Replace Wildland Fire Truck with a Mini-Pumper	2028	190,000	-	-	190,000	100,000	-	90,000	81,000	9,000
5	Christie Lake Dry Hydrant	2030	15,000	-	-	15,000	-	-	15,000	13,500	1,500
	Studies:										
6	Fire Facility Feasibility & Location Study	2026	30,000	-	16,500	13,500	6,800	-	6,700	6,030	670
	Outstanding Debt:										
7	Growth-Related Principal	2024-2036	18,537	-	-	18,537	-	-	18,537	16,683	1,854
8	Growth-Related Interest (Discounted)	2024-2036	5,315	-	-	5,315	-	-	5,315	4,784	532
	Adjustments:										
9	Reserve Fund Adjustment		-	-	-	-	42,170	-	(42,170)	(37,953)	(4,217)
	Total		\$358,852	\$0	\$71,500	\$287,352	\$152,170	\$0	\$135,182	\$121,664	\$13,518



**Table 5-3
Tay Valley Township
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
2024 to 2033											
1	Maberly Hall Park Development Plan	2026	40,000	-	-	40,000	37,600	-	2,400	2,280	120
2	Maberly Fall River Park	2021	18,800	-	-	18,800	17,700	-	1,100	1,045	55
3	Burgess Hall, Garage, Ballfield Upgrades	2029	100,000	-	-	100,000	94,000	-	6,000	5,700	300
4	Forest Trail Park	2024-2031	288,800	-	-	288,800	271,500	-	17,300	16,435	865
5	Black Lake Water Access Point & Park Plan	2031-2033	150,000	-	-	150,000	141,000	-	9,000	8,550	450
6	Maberly Community Park	2024-2027	188,000	-	-	188,000	176,700	-	11,300	10,735	565
7	Maberly Rink	2029	120,000	-	-	120,000	112,800	-	7,200	6,840	360
8	Noonan Access Point/Swimming Area	2024	20,000	-	-	20,000	18,800	-	1,200	1,140	60
9	Fallbrooke Playground & Ball Field	2030	75,000	-	-	75,000	70,500	-	4,500	4,275	225
10	Mississippi Water Access Point	2025	25,000	-	-	25,000	23,500	-	1,500	1,425	75
11	Glen Tay Pickleball Court	2027	173,000	-	-	173,000	162,600	-	10,400	9,880	520
12	Provision for Additional Indoor Recreation Space	2028-2029	150,000	-	-	150,000	-	-	150,000	142,500	7,500
Studies:											
13	Parks Plan	2025-2033	30,000	-	-	30,000	15,000	-	15,000	14,250	750
14	Joint Recreation Feasibility Study (Township's Share)	2025	40,000	-	-	40,000	20,000	-	20,000	19,000	1,000
15	Joint Recreation Master Plan (Township's Share)	2029	20,000	-	-	20,000	10,000	-	10,000	9,500	500
16	Parks Plan - land behind Maberly Hall	2026	40,000	-	-	40,000	20,000	-	20,000	19,000	1,000
Adjustments:											
17	Reserve Fund Adjustment		-	-	-	-	47,294	-	(47,294)	(44,930)	(2,365)
	Total		\$1,478,600	\$0	\$0	\$1,478,600	\$1,238,994	\$0	\$239,606	\$227,625	\$11,980



Table 5-4
Tay Valley Township
Infrastructure Costs Included in the Development Charge Calculation
For Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									95%	5%
1	Circulation Materials (Township's Share)	2024-2033	168,000	-	-	168,000	-	-	168,000	159,600	8,400
2	Reserve Fund Adjustment		-	-	-	-	16,954	-	(16,954)	(16,107)	(848)
	Total		\$168,000	\$0	\$0	\$168,000	\$16,954	\$0	\$151,046	\$143,493	\$7,552

Table 5-5
Tay Valley Township
Infrastructure Costs Included in the Development Charge Calculation
For Waste Diversion Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									95%	5%
1	Operations Layout for Waste Sites	2024-2025	20,000	-	-	20,000	-	-	20,000	19,000	1,000
2	Provision for additional land related to diversion activities	2024-2025	40,000	-	-	40,000	-	-	40,000	38,000	2,000
3	Reserve Fund Adjustment		-	-	-	-	4,315	-	(4,315)	(4,099)	(216)
	Total		\$60,000	\$0	\$0	\$60,000	\$4,315	\$0	\$55,685	\$52,901	\$2,784



Table 5-6
Tay Valley Township
Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies Class of Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Service to Which Project Relates	Total Gross Capital Cost Estimate (2024\$)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
1	Official Plan	2027	All Services		60,000	-	6,000	54,000	13,500	-	40,500	36,700	3,800
2	Official Plan	2032	All Services		60,000	-	6,000	54,000	13,500	-	40,500	36,700	3,800
3	Official Plan Review - comprehensive growth management	2024	All Services		35,000	-	3,500	31,500	7,800	-	23,700	21,480	2,220
4	Comprehensive Zoning By-Law Review	2024	All Services		45,700	-	4,570	41,130	10,300	-	30,830	27,938	2,892
5	Comprehensive Zoning By-Law Review	2029	All Services		50,000	-	5,000	45,000	11,300	-	33,700	30,540	3,160
6	Development Charge Study	2024	All Services		41,600	-	-	41,600	-	-	41,600	37,698	3,902
7	Development Charge Study	2029	All Services		41,600	-	-	41,600	-	-	41,600	37,698	3,902
8	Strategic Plan	2027	All Services		15,000	-	1,500	13,500	12,600	-	900	819	81
9	Strategic Plan	2031	All Services		15,000	-	1,500	13,500	12,666	-	834	754	80
10	AMP Continuation	2024	All Services		18,500	-	1,850	16,650	15,013	-	1,637	1,484	153
11	AMP Continuation	2025	All Services		18,500	-	1,850	16,650	15,013	-	1,637	1,484	153
12	Reserve Fund Adjustment		All Services		8,028	-		8,028	-		8,028	7,275	753
	Total				\$408,928	\$0	\$31,770	\$377,158	\$111,692	\$0	\$265,466	\$240,570	\$24,896



Table 5-7
Tay Valley Township
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies –
Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Services Related to a Highway	213,727	192,355	21,372
Fire Protection Services	18,728	16,854	1,875
Parks and Recreation Services	17,784	16,892	892
Library Services	11,146	10,592	554
Waste Diversion Services	4,080	3,877	203
Total	\$265,466	\$240,570	\$24,896
Overall Growth Studies Class of Services Residential/Non-Residential %	100%	91%	9%



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

Table 6-1 presents the calculation of D.C. to be imposed on residential and non-residential development over the 10-year forecast period. The D.C. eligible costs for each service were provided in Chapter 5 for all Township-wide services, based on their proposed capital programs.

The calculation for residential development is generated on a per capita basis and is based upon five (5) housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special need dwelling units). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis for all types of non-residential development (primary, industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C. recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Table 6-1. Green Energy Developments are deemed to be equivalent to a residential single detached unit as it relates to the Services Related to a Highway, Fire Protection Services, and Growth-Related Studies components of the D.C. only.

Table 6-2 provides the schedule of charges that is applicable for all services by type of development. Table 6-3 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year term of the by-law.



Table 6-1
Tay Valley Township
Township-Wide D.C. Calculation for the 10-year Forecast Period

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Services Related to a Highway</u>	\$	\$	\$	\$
1.1 Roads and Related	2,608,036	289,782	6,389	3.55
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles & equipment	227,702	25,300	557	0.31
3. <u>Parks and Recreation Services</u>				
3.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	227,625	11,980	558	0.15
4. <u>Library Services</u>				
4.1 Library facilities, materials and vehicles	143,493	7,552	352	0.09
5. <u>Waste Diversion</u>				
5.1 Waste diversion facilities, vehicles, equipment and other	52,901	2,784	130	0.03
6. <u>Growth-Related Studies</u>	240,570	24,896	589	0.30
TOTAL	\$3,500,327	\$362,295	\$8,575	\$4.43
D.C.-Eligible Capital Cost	\$3,500,327	\$362,295		
10-Year Gross Population/GFA Growth (sq.ft.)	1,063	81,780		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,292.88	\$4.43		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.604	\$8,575		
Other Multiples	2.151	\$7,083		
Apartments - 2 Bedrooms +	1.629	\$5,364		
Apartments - Bachelor and 1 Bedroom	1.167	\$3,843		
Special Care/Special Need Dwelling Units	1.100	\$3,622		



Table 6-2
Tay Valley Township
Calculated Schedule of Development Charges by Service and Class of Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL	GREEN ENERGY
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Need Dwelling Units	(per sq.ft. of Gross Floor Area)	(per 500 kW generating capacity)
Township-Wide Services/Class of Services:							
Services Related to a Highway	6,389	5,278	3,997	2,863	2,699	3.55	6,389
Fire Protection Services	557	461	349	250	235	0.31	557
Parks and Recreation Services	558	461	349	250	236	0.15	-
Library Services	352	291	220	158	149	0.09	-
Waste Diversion	130	107	81	58	55	0.03	-
Growth-Related Studies	589	487	368	264	249	0.30	589
Total Township-Wide Services/Class of Services	\$8,575	\$7,085	\$5,364	\$3,843	\$3,623	\$4.43	\$7,535



Table 6-3
Tay Valley Township
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services/Class of Services

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway 1.1 Roads and Related	8,204,557	0	5,306,739	0	0	2,608,036	289,782
2. Fire Protection Services 2.1 Fire facilities, vehicles & equipment	443,978	71,500	110,000	0	0	236,230	26,248
3. Parks and Recreation Services 3.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	1,478,600	0	1,238,994	0	0	227,625	11,980
4. Library Services 4.1 Library facilities, materials and vehicles	168,000	0	16,954	0	0	143,493	7,552
5. Waste Diversion 5.1 Waste diversion facilities, vehicles, equipment and other	60,000	0	4,315	0	0	52,901	2,784
6. Growth-Related Studies	408,928	31,770	111,692	0	0	240,570	24,896
Total Expenditures & Revenues	\$10,764,064	\$103,270	\$6,788,695	\$0	\$0	\$3,508,856	\$363,242



Chapter 7

Development Charge Policy Recommendations and By-law Rules



7. Development Charge Policy Recommendations and By-law Rules

7.1 Introduction

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

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

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

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

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

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

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. These policies, however, are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 Development Charge By-law Structure

It is recommended that:

- The Township uses a uniform Township-wide D.C. calculation for all services; and
- The Township uses a uniform Township-wide D.C. calculation for the growth-related studies class of services.

7.3 Development Charge By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

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

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

7.3.2 *Determination of the Amount of the Charge*

The following conventions should 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 15-year period. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For services related to a highway and fire protection services, a 90% residential and 10% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Township-wide 10-year forecast period for both services.
 - Parks and recreation, library, and waste diversion services have been allocated 95% to residential development and 5% to non-residential development, as the predominant users of these services tend to be residents of the Township.
 - For the growth-related studies class of services, the costs related to library, parks and recreation, and waste diversion services, have been allocated 95% to residential development and 5% to non-residential development, similar to the capital costs for these services. All other studies, or components of studies, have been allocated based on the incremental population and employment uses projected over the forecast periods similar to the specific services (i.e., 90% to residential and 10% to non-residential). This results in an overall allocation of 91% to residential and 9% to non-residential.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within two years prior to the date of payment of D.C. 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 D.C. otherwise payable with respect to such redevelopment shall be reduced by the following amounts:



- 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 D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- 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 D.C., by the G.F.A. that has been or will be demolished or converted to another principal use;

The demolition/conversion 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 24 months (two years) prior to the issuance of a building permit.

7.3.4 Exemptions

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C. (subsection 4 (3) of the D.C.A.).
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education.
- Full exemption for additional residential development in existing buildings: development that results only in 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 section 2 of O. Reg. 82/98).
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98).
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.
- Full exemption for affordable units (see bulletin rates identified in section 1.3.8).
- Full exemption for attainable units.
- Full exemption for affordable inclusionary zoning units.



- Full exemption for non-profit housing developments.
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
 - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.
 - Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.
 - Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

Non-statutory (discretionary exemptions) include the following:

- Full exemption on Green Energy development with a rated generating capacity of 100kW or less; and
- Full exemption on the development a bona fide non-residential farm building.

7.3.5 Timing of Collection

The D.C. for all services and class of services, except services related to a highway proceeding through subdivision and/or consent, 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 section 27 of the D.C.A.

For developments proceeding through subdivision or consent agreements, the D.C. for Services Related to a Highway, are payable immediately upon the developing landowner entering into a subdivision agreement or consent agreement.

Rental housing and institutional developments will pay D.C. in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five (5) years.

Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-Law Amendment planning approval (for applications submitted and approved after January 1, 2020, and June 5, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-Law Amendment application. The D.C. amount for all developments occurring within eighteen (18)



months of a Site Plan or Zoning By-Law Amendment planning approval (for applications received on or after January 1, 2020, that have not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-Law Amendment application.

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

7.3.6 Indexing

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

7.3.7 Development Charge Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Subsections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C. Subsection 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. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

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

1. All Township services require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be



determined if the by-law applied to the whole municipality.” Put in layperson terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area-specific charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C. would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (e.g. roads, parks, and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

Based on the foregoing and discussions with Township staff, there is no apparent justification for the establishment of area-specific D.C. at this time. The recommendation is to apply Township-wide D.C. for all services and class of services.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township’s D.C. collections should be contributed into five (5) separate reserve funds, including:

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



- Parks and Recreation Services;
- Library Services; and
- Waste Diversion Services.

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

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

7.4.3 By-law In-force Date

The By-Law will come into force on the day after the By-Law is passed by Council unless Council determines an alternative date for enactment.

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

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

7.5 Other Recommendations

It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the charges on a uniform Township-wide basis for all services and class of services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated September 10, 2024, subject to further annual review during the capital budget process;”



“Approve the D.C. Background Study dated September 10, 2024, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (subsection 8.1.2), as well as the optional, informal consultation process (subsection 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.1.4 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. 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. can ultimately be expected to be recovered via housing prices and can impact project feasibility in some cases (e.g., rental apartments).

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



8.2 Implementation Requirements

8.2.1 Introduction

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

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

8.2.2 Notice of Passage

In accordance with section 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;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.2.3 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.;
- 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. relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

8.2.4 Appeals

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

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

8.2.5 Complaints

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

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

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



8.2.6 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. 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.

8.2.7 Front-Ending Agreements

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

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

8.2.8 Severance and Subdivision Agreement Conditions

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

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

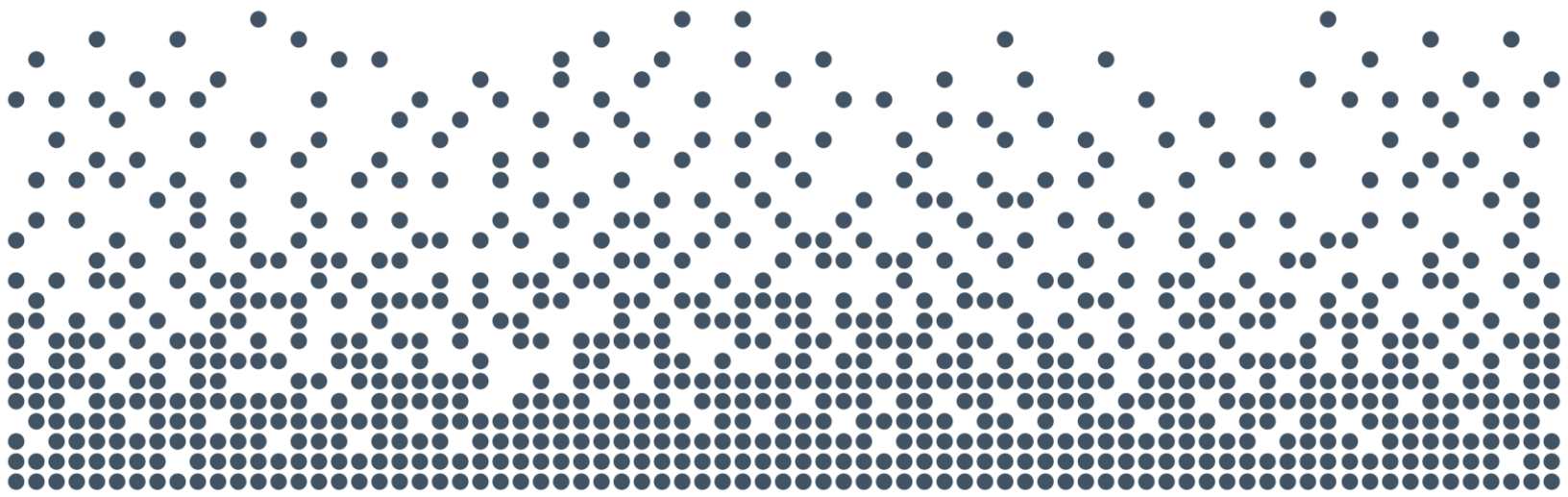


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Tay Valley Township Residential Growth Forecast Summary

Year	Permanent Population (Including Census Undercount) ^[1]	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)		
		Permanent Population	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Seasonal Households	Total Households Including Seasonal			Equivalent Institutional Households	
Historical	Mid 2011	5,710	5,571	381	5,190	5,780	11,351	2,081	12	6	11	2,110	1,588	3,698	346	2,640	3,069
	Mid 2016	5,810	5,665	345	5,320	5,220	10,885	2,220	0	20	15	2,255	1,434	3,689	314	2,512	2,951
	Mid 2021	6,080	5,925	310	5,615	4,845	10,770	2,365	0	30	30	2,425	1,331	3,756	282	2,443	2,867
Forecast	Mid 2024	6,120	5,967	318	5,649	4,930	10,897	2,473	3	36	30	2,542	1,355	3,897	289	2,347	2,796
	Mid 2034	6,590	6,424	348	6,076	5,150	11,574	2,777	3	52	30	2,862	1,415	4,277	316	2,245	2,706
Incremental	Mid 2011 - Mid 2016	100	94	-36	130	-560	-466	139	-12	14	4	145	-154	-9	-32		
	Mid 2016 - Mid 2021	270	260	-35	295	-375	-115	145	0	10	15	170	-103	67	-32		
	Mid 2021 - Mid 2024	40	42	8	34	85	127	108	3	6	0	117	24	141	7		
	Mid 2024 - Mid 2034	470	457	30	427	220	677	304	0	16	0	320	60	380	27		

^[1] Population includes the Census undercount estimated at approximately 2.6% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

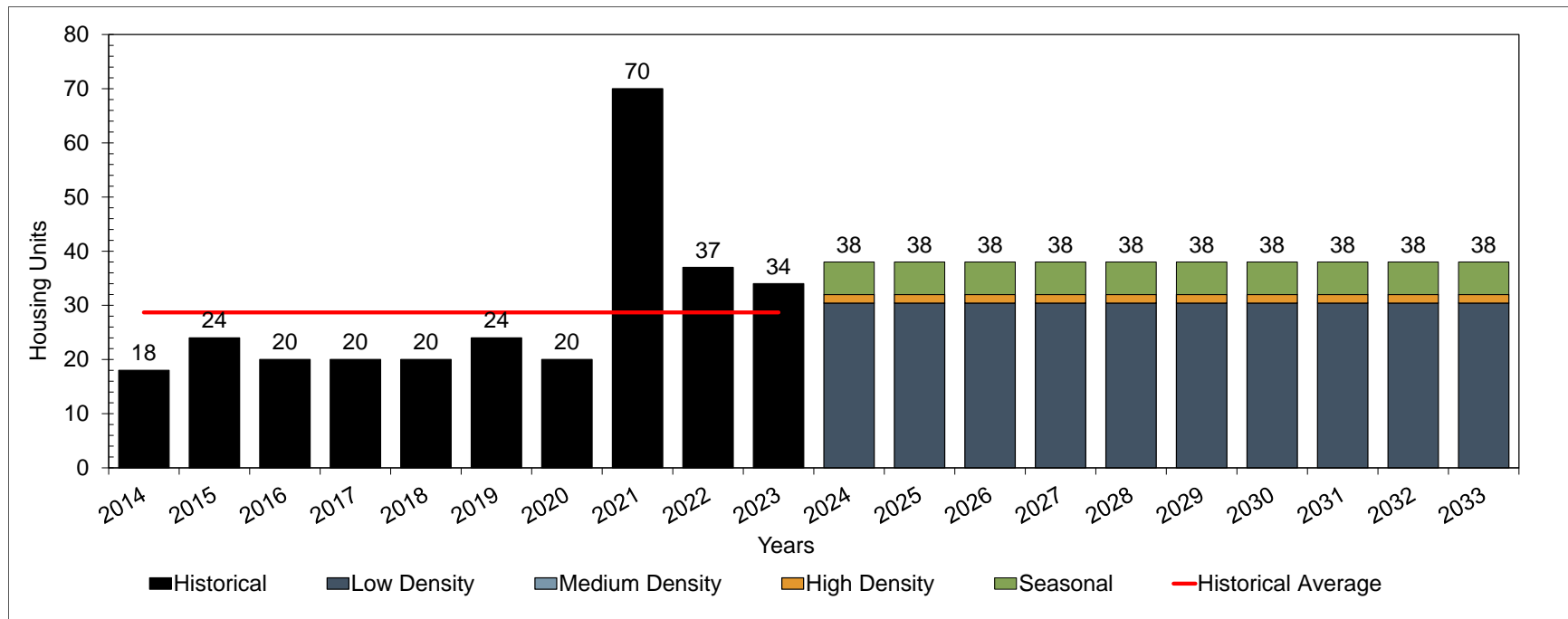
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 1
Tay Valley Township
Annual Permanent Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Tay Valley Township building permit data, 2014 to 2023.



Schedule 2
Tay Valley Township
Current Year Growth Forecast
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		10,770
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	117
	<i>multiplied by P.P.U. (3)</i>	2,990
	<i>gross population increase</i>	350
Occupants of New Seasonal Units Mid 2021 to Mid 2024	<i>Net Seasonal Units (2)</i>	24
	<i>multiplied by P.P.U. (3)</i>	3,640
	<i>gross population increase</i>	87
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2024	<i>Units</i>	7
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	8
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	2,425
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.131
	<i>total decline in population</i>	-318
Population Estimate to Mid 2024		10,897
Net Population Increase, Mid 2021 to Mid 2024		127

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, - 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>	3.091	92%	2.853
<i>Multiples (6)</i>	2.264	3%	0.058
<i>Apartments (7)</i>	1.545	5%	0.079
Total		100%	2.990

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 3
Tay Valley Township
10-Year Growth Forecast
Mid-2024 to Mid-2034**

		Population
Mid 2024 Population		10,897
Occupants of Permanent New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	320
	<i>multiplied by P.P.U. (3)</i>	2,547
	<i>gross population increase</i>	815
		815
Occupants of New Seasonal Units Mid 2024 to Mid 2034	<i>Net Seasonal Units (2)</i>	60
	<i>multiplied by P.P.U. (3)</i>	3,640
	<i>gross population increase</i>	218
		218
Occupants of New Equivalent Institutional Units Mid 2024 to Mid 2034	<i>Units</i>	27
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	30
		30
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	2,542
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.152
	<i>total decline in population</i>	-386
		-386
Population Estimate to Mid 2034		11,574
Net Population Increase, Mid 2024 to Mid 2034		677

(1) Mid 2024 Population based on:

2021 Population (10,770) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (117 x 2.99 = 350) + (2,425 x -0.1311 = -318) + Seasonal population (24 x 3.64 = 87) =) = 10,897

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.604	95%	2.474
<i>Multiples (6)</i>	2.151	0%	0.000
<i>Apartments (7)</i>	1.466	5%	0.073
<i>one bedroom or less</i>	1.167		
<i>two bedrooms or more</i>	1.629		
Total		100%	2.547

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

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

(4) Mid 2024 households based upon 2,425 (2021 Census) + 117 (Mid 2021 to Mid 2024 unit estimate) = 2,542

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 4
Tay Valley Township
Historical Permanent Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	18	0	0	18
2015	23	0	0	23
2016	17	0	0	17
2017	17	0	0	17
2018	16	0	0	16
Sub-total	91	0	0	91
Average (2014 - 2018)	18	0	0	18
% Breakdown	100.0%	0.0%	0.0%	100.0%
2019	18	0	0	18
2020	13	0	2	15
2021	57	0	2	59
2022	29	0	4	33
2023	22	3	0	25
Sub-total	139	3	8	150
Average (2019 - 2023)	28	1	2	30
% Breakdown	92.7%	2.0%	5.3%	100.0%
2014 - 2023				
Total	230	3	8	241
Average	23	0	1	24
% Breakdown	95.4%	1.2%	3.3%	100.0%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Tay Valley Township data, by Watson & Associates Economists Ltd.



Schedule 5a
Tay Valley Township
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	3.091		
6-10	-	-	-	2.500	-	2.389		
11-15	-	-	-	2.647	-	2.519	2.666	2.604
16-20	-	-	-	2.538	-	2.472		
21-25	-	-	-	2.579	-	2.308		
26-35	-	-	-	2.303	-	2.239		
35+	-	-	2.077	2.339	2.857	2.289		
Total	-	2.100	1.976	2.424	2.680	2.335		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	2.769
6-10	-	-	-	2.500	-	2.368
11-15	-	-	-	2.647	-	2.519
16-20	-	-	-	2.538	-	2.472
21-25	-	-	-	2.684	-	2.259
26-35	-	-	-	2.303	-	2.167
35+	-	-	1.983	2.357	2.857	2.299
Total	-	2.364	1.924	2.434	2.680	2.324

^[1] Adjusted based on historical trends.

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

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



Schedule 5b
Lanark County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.600	2.442	-	2.264		
6-10	-	-	-	2.133	-	2.150		
11-15	-	-	1.583	-	-	1.864	2.093	2.151
16-20	-	-	-	2.462	-	2.261		
21-25	-	-	2.083	3.176	-	2.594		
26-35	-	-	2.083	2.500	-	2.175		
35+	-	1.389	1.759	2.729	-	2.149		
Total	-	1.708	1.820	2.562	-	2.204		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.233	1.681	-	-	1.545		
6-10	-	-	1.389	-	-	1.440		
11-15	-	-	-	-	-	1.300	1.428	1.466
16-20	-	-	-	-	-	-		
21-25	-	-	-	-	-	1.188		
26-35	-	1.125	1.471	-	-	1.265		
35+	0.733	1.175	1.620	2.545	-	1.455		
Total	0.850	1.169	1.597	2.523	-	1.449		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.410	1.827	2.693	4.500	2.434
6-10	-	-	1.684	2.760	5.143	2.667
11-15	-	1.438	1.731	2.700	3.600	2.456
16-20	-	1.600	1.833	2.673	3.043	2.507
21-25	-	1.632	1.791	2.691	3.421	2.497
26-35	-	1.318	1.803	2.676	2.929	2.473
35+	1.500	1.249	1.771	2.501	3.443	2.226
Total	1.583	1.296	1.775	2.580	3.597	2.328

[1] Includes townhouses and apartments in duplexes.

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

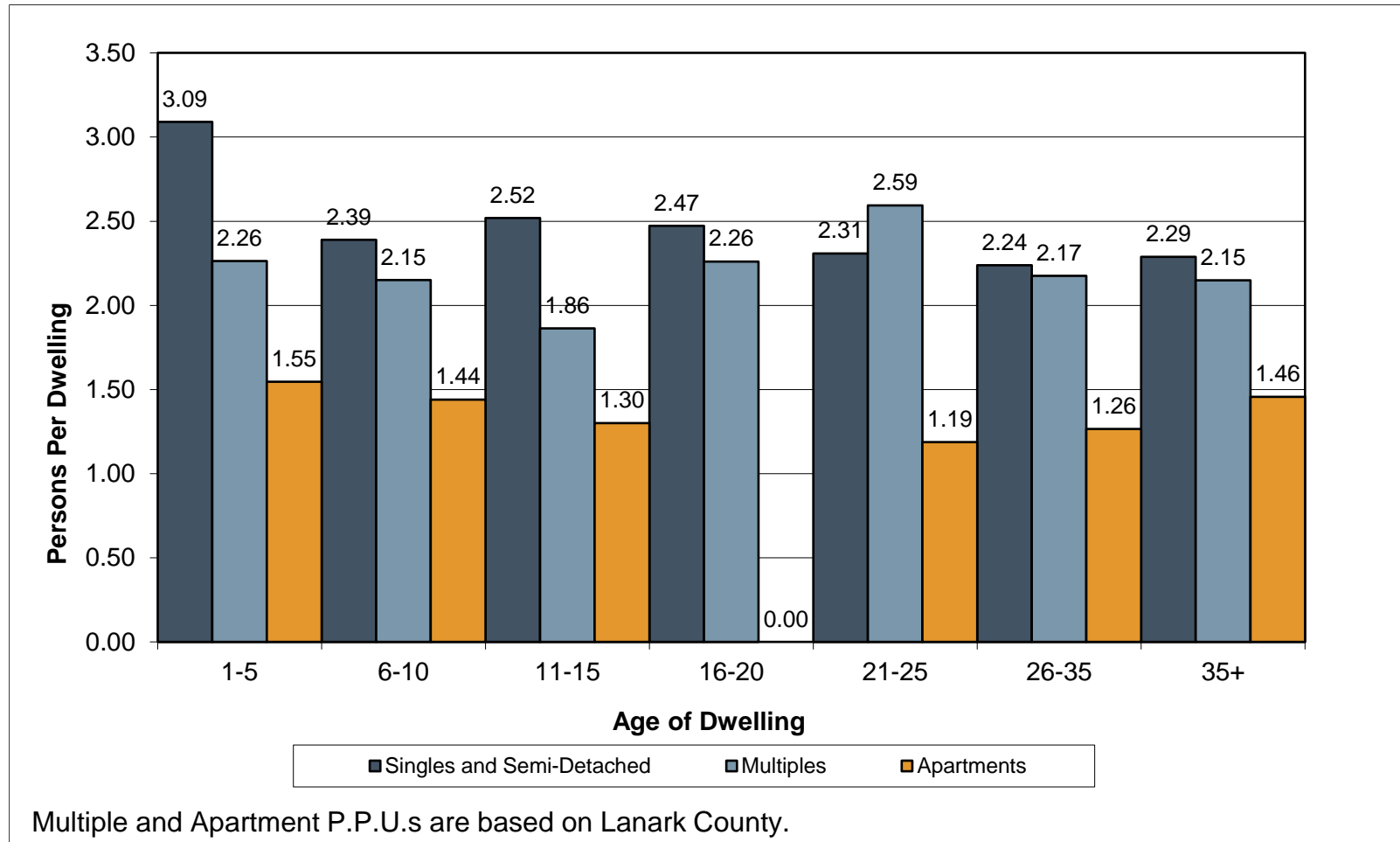
[3] Adjusted based on historical trends.

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

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



Schedule 6
Tay Valley Township
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 7a Tay Valley Township Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2016	5,665	0.018	0.063	0.016	0.020	0.076	0.192	0.049	0.241	100	355	93	113	430	1,090	275	1,365	735
Mid 2024	5,967	0.023	0.070	0.020	0.006	0.095	0.214	0.053	0.268	139	415	118	38	568	1,278	318	1,596	863
Mid 2034	6,424	0.024	0.069	0.020	0.012	0.092	0.216	0.054	0.270	152	441	129	74	594	1,390	347	1,737	949
Incremental Change																		
Mid 2016 - Mid 2024	302	0.006	0.007	0.003	-0.013	0.019	0.022	0.005	0.027	39	60	26	-75	138	188	43	231	128
Mid 2024 - Mid 2034	457	0.000	-0.001	0.000	0.005	-0.003	0.002	0.001	0.003	13	26	11	36	26	112	29	141	86
Annual Average																		
Mid 2016 - Mid 2024	38	0.001	0.001	0.000	-0.002	0.002	0.003	0.001	0.003	5	8	3	-9	17	24	5	29	16
Mid 2024 - Mid 2034	46	0.000	0.000	0.000	0.001	0.000	0.000	0.000	0.000	1	3	1	4	3	11	3	14	9

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

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

Source: Watson & Associates Economists Ltd.



Schedule 7b
Tay Valley Township
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2011	5,571	0	80	50	50	180					
Mid 2016	5,665	100	93	113	430	735					
Mid 2024	5,967	139	118	38	568	863					
Mid 2034	6,424	152	129	74	580	935					
Incremental Change											
Mid 2011 - Mid 2016	94	100	13	63	380	555					
Mid 2016 - Mid 2024	302	39	26	-75	138	128					
Mid 2024 - Mid 2034	457	13	11	36	12	72	39,000	16,500	18,000	8,280	81,780
Annual Average											
Mid 2011 - Mid 2016	19	20	3	13	76	111					
Mid 2016 - Mid 2024	38	5	3	-9	17	16					
Mid 2024 - Mid 2034	46	1	1	4	1	7	3,900	1,650	1,800	828	8,178

^[1] Square Foot Per Employee Assumptions

Primary:	3,000
Industrial:	1,500
Commercial/Population-Related:	500
Institutional	690

^[2] Primary industry includes agriculture and resource related employment.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

*Reflects Mid-2024 to Mid-2034 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 8
Tay Valley Township
Employment Categories by Major Employment Sector

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

Note: Employment is classified by North American Industry Classification System (NAICS) Code.
Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Tay Valley Township
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)		Quality (per capita)	
Service Related to a Highway	Services Related to a Highway - Roads	\$5,726.00	0.0090	km of roadways	636,222	per km	3,876,502
	Services Related to a Highway - Bridges, Culverts & Structures	\$3,142.53	0.0023	Number of Bridges, Culverts & Structures	1,366,317	per item	2,127,493
	Services Related to a Highway - Streetlights	\$3.00	0.0027	Number of Streetlights	1,111	per signal	2,031
	Public Works - Facilities	\$413.42	1.9568	sq.ft. of building area	211	per sq.ft.	279,885
	Public Works - Vehicles & Equipment	\$384.05	0.0016	No. of vehicles and equipment	240,031	per vehicle	260,002
Subtotal - Services Related to a Highway							\$6,545,913
Fire Protection	Fire Protection Services - Facilities	\$797.37	1.1199	sq.ft. of building area	712	per sq.ft.	539,819
	Fire Protection Services - Vehicles & Equipment	\$364.38	0.0011	No. of vehicles	331,255	per vehicle	246,685
	Fire Protection Services - Small Equipment and Gear	\$208.75	0.0046	No. of equipment and gear	45,380	per item	141,324
Subtotal - Fire Protection Services							\$927,829
Parks & Recreation	Parkland Development	\$32.30	0.0006	Acres of Parkland	51,270	per acre	21,867
	Parkland Amenities	\$41.77	0.0008	No. of parkland amenities	52,213	per amenity	28,278
	Parkland Trails	\$4.21	0.0354	Linear Metres of Paths and Trails	119	per linear m	2,850
	Recreation Facilities	\$271.98	0.5496	sq.ft. of building area	495	per sq.ft.	184,130
	Parks & Recreation Vehicles and Equipment	\$4.29	0.0000	No. of vehicles and equipment	107,250	per vehicle	2,904
Subtotal - Parks and Recreation Services							\$240,030
Library	Library Services - Facilities	\$186.27	0.3206	sq.ft. of building area	581	per sq.ft.	126,105
	Library Services - Collection Materials	\$248.21	4.1139	No. of library collection items	60	per collection item	168,038
Subtotal - Library Services							\$294,143
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$168.59	18.8974	sq.ft. of building area	9	per sq.ft.	114,135
Subtotal - Waste Diversion Services							\$114,135
GRAND TOTAL							\$8,122,050



Schedule B-2 Tay Valley Township Services Related to a Highway – Roads and Related

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
HCB Roads - Collector	19.37	19.37	19.37	19.37	19.37	19.37	19.37	19.37	19.37	19.37	19.37	21.96	21.96	21.96	21.96	\$990,000
LCB Roads - Collector	43.68	43.68	43.68	43.68	43.68	43.68	43.68	43.68	43.68	43.68	43.68	41.09	40.52	40.52	40.52	\$779,000
Gravel Roads - Collector	35.59	35.59	35.59	35.59	35.59	35.59	35.59	35.59	35.59	35.59	35.59	35.59	36.15	36.15	36.15	\$272,000
Total	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	98.64	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.0088	0.0088	0.0087	0.0088	0.0088	0.0089	0.0090	0.0091	0.0091	0.0091	0.0091	0.0091	0.0092	0.0091	0.0091

15 Year Average	2009 to 2023
Quantity Standard	0.0090
Quality Standard	\$636,222
Service Standard	\$5,726

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$5,726
Eligible Amount	\$3,876,502



Schedule B-3 Tay Valley Township Services Related to a Highway – Bridges and Culverts

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	\$1,380,000
Major Culverts	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$1,390,000
Total	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.0022	0.0022	0.0022	0.0022	0.0022	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023	0.0023

15 Year Average	2009 to 2023
Quantity Standard	0.0023
Quality Standard	\$1,366,317
Service Standard	\$3,143

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$3,143
Eligible Amount	\$2,127,493



Schedule B-4 Tay Valley Township Services Related to a Highway – Streetlights

Service: Services Related to a Highway - Streetlights
 Unit Measure: Number of Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Streetlights	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	\$1,204
Total	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893	
Per Capita Standard	0.0027	0.0027	0.0026	0.0027	0.0027	0.0027	0.0027	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	

15 Year Average	2009 to 2023
Quantity Standard	0.0027
Quality Standard	\$1,111
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$3
Eligible Amount	\$2,031



Schedule B-5 Tay Valley Township Services Related to a Highway – Public Works Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Bathurst (Glen Tay) Garage (90% Roads/10% Parks & Rec)	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	4,716	\$250	\$286
Burgess Garage	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	2,890	\$250	\$286
Maberly Garage	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	3,560	\$250	\$286
Bathurst (Glen Tay) Salt Shed	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	\$103	\$121
Burgess Salt Shed	-	-	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$103	\$121
Public Works Administration Space	136	136	136	136	136	136	136	136	136	136	136	136	136	136	136	\$759	\$857
Total	15,887	15,887	15,887	22,887	22,887	22,887	22,887	22,887	22,887	22,887	22,887	22,887	22,887	22,887	22,887		

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	1.4228	1.4116	1.3996	2.0317	2.0485	2.0673	2.0862	2.1027	2.1067	2.1108	2.1155	2.1192	2.1251	2.1025	2.1011

15 Year Average	2009 to 2023
Quantity Standard	1.9568
Quality Standard	\$211
Service Standard	\$413

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$413
Eligible Amount	\$279,885



Table B-6
Tay Valley Township
Services Related to a Highway – Public Works Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pick-up Truck - 1/2 Ton (2 Shared with Parks)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$81,000
Pick-up Truck - 3/4 Ton (Shared with Parks)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$90,000
Pick-up Truck - 1½ Ton (Shared with Parks)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$220,000
Tandem Truck	3.00	3.00	3.00	4.00	4.00	5.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	\$395,000
Backhoe	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$216,000
Grader 1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$501,000
Grader 2	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$465,000
1990 Steamers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$20,000
1998 Brush Chipper	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$90,000
2021 Eddynet Sweeper	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	\$17,197
Diesel Generator 30 kwh (#88) (1998)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$60,000
Brush Head (#89)-Bathurst (2023)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	\$37,500
Emergency Response Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	\$12,500
Front Flail Grass Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	\$23,000
Boom Brush Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	\$98,000
Calcium Chloride Bladder (2013)	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$20,000
Pressure Washer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	\$15,000
Total	13.60	13.60	13.60	15.60	16.60	17.60	18.60	18.60	18.60	18.60	18.60	18.60	21.60	22.60	24.60	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.0012	0.0012	0.0012	0.0014	0.0015	0.0016	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0020	0.0021	0.0023

15 Year Average	2009 to 2023
Quantity Standard	0.0016
Quality Standard	\$240,031
Service Standard	\$384

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$384
Eligible Amount	\$260,002



**Table B-7
Tay Valley Township
Fire Protection Services - Facilities**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
BBD&E Fire Station (Township's Share)	4,596	4,596	4,596	4,596	4,586	4,606	4,576	4,526	4,526	4,496	4,496	4,496	4,496	4,496	4,496	\$601	\$712
South Sherbrooke Fire Station	2,268	2,268	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	\$601	\$712
Total	6,864	6,864	13,196	13,196	13,186	13,206	13,176	13,126	13,126	13,096	13,096	13,096	13,096	13,096	13,096		

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.6147	0.6098	1.1625	1.1714	1.1802	1.1928	1.2010	1.2059	1.2082	1.2078	1.2105	1.2126	1.2160	1.2030	1.2022

15 Year Average	2009 to 2023
Quantity Standard	1.1199
Quality Standard	\$712
Service Standard	\$797

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$797
Eligible Amount	\$539,819



**Table B-8
Tay Valley Township
Fire Protection Services – Vehicles & Equipment**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
BBD&E Vehicles (Township's Share):																
1/2 Ton Truck - Ford	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$90,000
Tanker - GMC	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$675,000
Tanker - International	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$800,000
Pumper - International	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$800,000
Pumper - GMC	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$500,000
Rescue - International	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$200,000
Mini-Pumper	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$50,000
ATV - Polaris	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$15,000
ATV Trailer	-	-	-	-	-	-	-	-	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$5,000
Utility Trailer	-	-	-	-	-	-	-	-	0.45	0.45	0.45	0.45	0.45	0.45	0.45	
South Sherbrooke Vehicles:																
Mini-Pumper	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$200,000
Pumper-tanker	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$650,000
Pick-up	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$80,000
Rescue	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$500,000
Pumper	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$800,000
Boat & Trailer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$40,000
Utility Trailer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$3,000
Ice Water Rescue Trailer	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	\$15,000
Total	10.68	10.68	10.68	10.68	10.67	10.69	10.66	10.62	11.53	12.50	12.50	12.50	12.50	12.50	12.50	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.0010	0.0009	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0011	0.0012	0.0012	0.0012	0.0012	0.0011	0.0011

15 Year Average	2009 to 2023
Quantity Standard	0.0011
Quality Standard	\$331,255
Service Standard	\$364

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$364
Eligible Amount	\$246,685



Table B-9
Tay Valley Township
Fire Protection Services – Small Equipment and Gear

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
BBD&E:																
Fully Equipped Firefighters (Township's Share)	15.64	15.64	15.64	15.64	15.61	15.67	15.57	15.40	15.40	15.30	15.30	15.30	15.30	15.30	15.30	\$5,925
Dry Hydrants (Township's Share)	2.30	2.30	2.30	2.76	2.75	3.23	3.66	3.62	4.08	4.05	4.05	4.50	4.95	5.40	5.40	\$15,000
Truck Equipment	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$1,500,000
South Sherbrooke:																
South Sherbrooke Fully Equipped Firefighters	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$5,925
Truck Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,250,000
South Sherbrooke Dry Hydrants	3.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$15,000
Total	47.40	48.40	48.40	48.86	48.82	49.36	50.69	50.48	50.93	50.80	50.80	51.25	51.70	52.15	52.15	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.0042	0.0043	0.0043	0.0043	0.0044	0.0045	0.0046	0.0046	0.0047	0.0047	0.0047	0.0047	0.0048	0.0048	0.0048

15 Year Average	2009 to 2023
Quantity Standard	0.0046
Quality Standard	\$45,380
Service Standard	\$209

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$209
Eligible Amount	\$141,324



Table B-10
Tay Valley Township
Parks and Recreation Services – Parkland Development

Service: Parkland Development
 Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
O'Neil Park (920 Stanleyville Rd.)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	80,000
Fallbrook (1513 Fallbrook Road)	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	1.92	60,000
Maberly Community Park (175 Maberly-Elphin Road)	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	60,000
John Miller Park (105 Ernest Way)	-	-	-	-	-	-	-	-	-	-	5.00	5.00	5.00	5.00	5.00	5,000
Glen Tay Swimming Area (527 Glen Tay Rd.)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	342,000
Maberly Fall River Park	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	60,000
Total	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	5.18	10.18	10.18	10.18	10.18	10.18	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.00046	0.00046	0.00046	0.00046	0.00046	0.00047	0.00047	0.00048	0.00048	0.00048	0.00094	0.00094	0.00095	0.00094	0.00093

15 Year Average	2009 to 2023
Quantity Standard	0.00063
Quality Standard	\$51,270
Service Standard	\$32

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$32
Eligible Amount	\$21,867



Table B-11
Tay Valley Township
Parks and Recreation Services – Parkland Amenities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Fallbrook Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Maberly Playground & Two Swings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Maberly Community Park - Tennis Court	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$120,300
Maberly Accessible Swings & Site Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$27,600
O'Neil Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,900
Baseball Diamonds	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$101,800
Maberly Fall River Park Dock & Site Amenities	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$34,600
Tennis Courts	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,900
Outdoor Exercise Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$98,800
Trail Furniture and other amenities	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$124,300
Otty Lake Boat Launch Dock & Site Furniture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$17,500
Outdoor Ice Rinks	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$16,900
Total	8	8	8	8	8	8	8	8	8	8	8	8	8	13	14	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0012	0.0013

15 Year Average	2009 to 2023
Quantity Standard	0.0008
Quality Standard	\$52,213
Service Standard	\$42

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$42
Eligible Amount	\$28,278



Table B-12
Tay Valley Township
Parks and Recreation Services – Park Trails

Service: Parkland Trails
 Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Forest Trail (Naturalized)	-	-	-	-	-	-	-	-	-	-	1,150	1,150	1,150	1,150	1,150	\$119
Total	-	-	-	-	-	-	-	-	-	-	1,150	1,150	1,150	1,150	1,150	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	-	-	-	-	-	-	-	-	-	-	0.11	0.11	0.11	0.11	0.11

15 Year Average	2009 to 2023
Quantity Standard	0.0354
Quality Standard	\$119
Service Standard	\$4

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$4
Eligible Amount	\$2,850



Table B-13
Tay Valley Township
Parks and Recreation Services – Recreation Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Burgess Hall	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	\$476	\$539
Maberly Hall	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	\$476	\$539
Parks & Recreation Administration Space	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	\$759	\$857
Maberly Rink Storage Shed	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	\$103	\$121
Bathurst (Glen Tay) Garage (90% Roads/10% Parks & Rec)	524	524	524	524	524	524	524	524	524	524	524	524	524	524	524	\$250	\$286
Total	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044	6,044		
Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893		
Per Capita Standard	0.5413	0.5370	0.5325	0.5365	0.5410	0.5459	0.5509	0.5553	0.5564	0.5574	0.5587	0.5596	0.5612	0.5552	0.5549		

15 Year Average		2009 to 2023
Quantity Standard		0.5496
Quality Standard		\$495
Service Standard		\$272

D.C. Amount (before deductions)		10 Year
Forecast Population		677
\$ per Capita		\$272
Eligible Amount		\$184,130



Schedule B-14
Tay Valley Township
Parks and Recreation Services – Vehicles and Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pick-up Truck - 1/2 Ton (2 Shared with Services Related to a Highway)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$81,000
Pick-up Truck - 3/4 Ton (Shared with Services Related to a Highway)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$90,000
Pick-up Truck - 1½ Ton (Shared with Services Related to a Highway)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$220,000
Total	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004	0.00004

15 Year Average	2009 to 2023
Quantity Standard	0.00004
Quality Standard	\$107,250
Service Standard	\$4

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$4
Eligible Amount	\$2,904



Schedule B-15 Tay Valley Township Library Services – Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Perth & District Union Public Library (Township's Share) 30 Herriot Street	3,606	3,606	3,606	3,606	3,588	3,582	3,569	3,503	3,503	3,516	3,506	3,490	3,419	3,403	3,403	\$469	\$581
Total	3,606	3,606	3,606	3,606	3,588	3,582	3,569	3,503	3,503	3,516	3,506	3,490	3,419	3,403	3,403		

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	0.3229	0.3203	0.3176	0.3201	0.3212	0.3235	0.3253	0.3218	0.3224	0.3243	0.3240	0.3232	0.3175	0.3126	0.3124

15 Year Average	2009 to 2023
Quantity Standard	0.3206
Quality Standard	\$581
Service Standard	\$186

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$186
Eligible Amount	\$126,105



Schedule B-16 Tay Valley Township Library Services – Collection Materials

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Reference Volumes	121.9	81.7	46.5	46.5	54.1	18.7	25.5	-	-	-	-	-	-	-	-	\$40
Reference Databases	11.6	11.9	-	-	-	-	-	-	-	-	-	-	-	-	-	\$8,316
Books Circulating	13,768.5	14,522.0	14,576.6	14,620.6	13,896.8	13,756.6	13,706.1	13,379.0	10,741.5	12,125.8	11,828.1	9,493.8	11,369.6	12,035.5	11,256.9	\$37
CD Roms - Circulating	1,035.2	1,200.7	-	-	-	-	-	-	-	-	-	-	-	-	-	\$39
Periodical Titles	30.5	30.5	24.8	24.8	18.1	21.8	21.8	7.6	15.0	14.1	14.0	21.0	21.4	13.6	21.9	\$6
Periodicals - Database Subscriptions	8.5	8.5	4.1	4.1	5.6	5.6	6.2	-	-	-	-	-	-	-	-	\$8,316
Electronic Periodical Titles	5,805.0	5,805.0	7,394.2	14,306.9	14,406.3	16,205.5	15,272.9	-	-	-	-	-	-	-	-	\$65
Public Access Workstations	3.1	3.1	2.8	4.1	5.3	5.3	5.3	5.2	5.2	5.2	5.5	4.9	4.5	4.1	3.3	\$1,200
Databases	-	-	2.5	4.4	4.4	5.3	5.0	1.2	1.2	1.8	1.8	1.5	1.2	1.5	0.9	\$8,316
CDs and DVDs	-	-	987.1	1,036.7	1,111.8	1,158.8	1,186.6	877.5	1,593.9	1,595.1	1,383.1	1,201.5	968.2	942.5	963.6	\$39
Special Collections - Original Format	-	-	-	-	-	-	-	6.1	64.1	64.3	52.5	53.8	20.3	20.2	48.3	\$56
E-resources, including E-books	-	-	6,813.4	12,761.0	16,705.5	26,163.8	24,556.4	32,940.2	38,983.1	45,376.7	45,786.8	33,935.3	33,974.4	37,276.7	32,645.6	\$69
Lending Laptops, netbooks, and tablets	-	-	-	-	1.6	-	-	-	0.9	0.9	0.9	2.7	2.7	2.7	2.7	\$518
E-readers	-	-	-	1.9	1.9	1.9	1.9	1.8	2.1	2.5	5.5	5.5	3.6	3.6	3.3	\$160
3D Printer	-	-	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	\$9,710
Maker Space, Mobile Maker Space, Digital Media Lab, Digital Learning Centre, Self-Publishing Centre, Recording Studio, etc.	-	-	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	\$5,300
Wireless Hot Spot Devices	-	-	-	-	-	-	-	-	-	-	-	0.3	1.8	1.8	1.8	\$453
Total	20,784.2	21,663.3	29,852.1	42,810.9	46,211.4	57,343.4	54,787.6	47,219.3	51,407.6	59,187.0	59,078.9	44,721.0	46,368.2	50,302.8	44,948.2	

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	1.8614	1.9248	2.6299	3.8004	4.1360	5.1796	4.9939	4.3380	4.7319	5.4585	5.4607	4.1408	4.3053	4.6209	4.1263

15 Year Average	2009 to 2023
Quantity Standard	4.1139
Quality Standard	\$60
Service Standard	\$248

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$248
Eligible Amount	\$168,038



Schedule B-17 Tay Valley Township Waste Diversion – Facilities

Service: Waste Diversion - Facilities - Stations/Depots
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Glen Tay Re-use Centre (New Building)	-	-	-	-	970	970	970	970	970	970	970	970	970	970	970	\$103	\$121
Glen Tay Re-use Centre (Barn)	855	855	855	855	855	855	855	855	855	855	855	855	855	855	-	\$38	\$48
Sea-Cans (for re-use centre)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	180	\$49	\$60
Sea-Cans	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	\$49	\$60
Maberly Transfer Station (Land) 582 Zealand Rd	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	106,548	\$2	\$8
Stanleyville Transfer Station (Land) 1200 Stanleyville Rd	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	99,491	\$2	\$8
Waste Diversion Administration Space	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	\$759	\$857
Total	207,155	207,155	207,155	207,155	208,125	208,125	208,125	208,125	208,125	208,125	208,125	208,125	208,125	208,125	207,450		

Population	11,166	11,255	11,351	11,265	11,173	11,071	10,971	10,885	10,864	10,843	10,819	10,800	10,770	10,886	10,893
Per Capita Standard	18.5523	18.4056	18.2499	18.3892	18.6275	18.7991	18.9704	19.1203	19.1573	19.1944	19.2369	19.2708	19.3245	19.1186	19.0443

15 Year Average	2009 to 2023
Quantity Standard	18.8974
Quality Standard	\$9
Service Standard	\$169

D.C. Amount (before deductions)	10 Year
Forecast Population	677
\$ per Capita	\$169
Eligible Amount	\$114,135



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. background study. 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 approved 2022 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital assets will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that 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. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	20 to 50
Parkland Development	20
Vehicles	12 to 20
Small Equipment & Gear	10

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 Township



program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

Table C-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads and Related	2,897,818	74,341	126,510	200,851
2. Fire Protection Services				
2.1 Fire facilities, vehicles & equipment	324,502	5,312	76,924	82,237
3. Parks and Recreation Services				
3.1 Park development, amenities, trails, recreation facilities, vehicles, and e	239,606	6,076	8,033	14,109
4. Library Services				
4.1 Library facilities, materials and vehicles	151,046	16,800	12,625	29,425
5. Waste Diversion				
5.1 Waste diversion facilities, vehicles, equipment and other	55,685	800	13,468	14,268
6. Growth-Related Studies	297,236	-	-	-
Total	\$3,965,892	\$103,329	\$237,559	\$340,888



Appendix D

Development Charge Reserve Fund Policy



Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C. may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer's statement, as follows:

- opening balance;
- closing balance;



- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g., collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e., non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C., the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies, and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement:

- For each service for which a development charge is collected during the year,
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
 - if the answer to the above is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

“35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.”

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement:

- Include a schedule as part of the annual Treasurer’s statement; or
- Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

Based upon the above, Tables D-1 to D-4 set out the format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

D.2 Development Charge Reserve Fund Application

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 7 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



Table D-1
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates						Total
	Services Related to a Highway	Fire Protection Services	Parks and Recreation Services	Library Services	Waste Diversion	Growth-Related Studies	
Opening Balance, January 1, _____							0
<u>Plus:</u>							
Development Charge Collections							0
Accrued Interest							0
Repayment of Monies Borrowed from Fund and Associated Interest ¹							0
Sub-Total	0	0	0	0	0	0	0
<u>Less:</u>							
Amount Transferred to Capital (or Other) Funds ²							0
Amounts Refunded							0
Amounts Loaned to Other D.C. Service Category for Interim Financing							0
Credits ³							0
Sub-Total	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Table D-2
Annual Treasurer’s Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Funding				
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
<u>Services Related to a Highway</u>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Fire Protection Services</u>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Parks and Recreation Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Library Services</u>											
Capital Cost J											
Capital Cost K											
Capital Cost L											
Sub-Total - Library Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Waste Diversion</u>											
Capital Cost M											
Capital Cost N											
Capital Cost O											
Sub-Total - Waste Diversion	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Growth-Related Studies</u>											
Capital Cost P											
Capital Cost Q											
Capital Cost R											
Sub-Total - Growth-Related Studies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Table D-3
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost A									
Capital Cost B									
Capital Cost C									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Fire Protection Services</u>									
Capital Cost D									
Capital Cost E									
Capital Cost F									
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Parks and Recreation Services</u>									
Capital Cost G									
Capital Cost H									
Capital Cost I									
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Library Services</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Library Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Waste Diversion</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Waste Diversion	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Growth-Related Studies</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Growth-Related Studies	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Table D-4
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



Table D-5
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0



Table D-6
Annual Treasurer's Statement of Development Charge Reserve Funds
Description of the Service (or Class of Services) for which each Development Charge Reserve Fund was Established

Service/Class of Services	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, streetlights, and other related road infrastructure, along with studies related to the service.
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear, along with growth-related debenture payments, and studies related to the service.
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, recreation facilities, and parks & recreation vehicles and equipment, along with studies related to the service.
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, vehicles, and other related library infrastructure
Waste Diversion	The fund is used for growth-related projects for, facilities, vehicles, equipment, and other waste diversion infrastructure
Growth-Related Studies	The fund is used for growth-related studies.



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Township's General Policy Guidelines on D.C. and local service funding for Services Related to a Highway, Water, Wastewater, Stormwater, and Parkland Development services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. Each application will be considered, in the context of these policy guidelines and subsection 59(2) of the *Development Charges Act, 1997*, as amended (D.C.A.), on its own merits. Other factors, such as the nature, type, and location of the development, any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, will be taken into account.

A. Services Related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited, to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to, road pavement structures and curbs, grade separation/bridge structures (for any vehicles, railways and/or pedestrians), grading, drainage and retaining wall features; culvert structures, storm water drainage systems, rail crossing infrastructure, cul-de-sacs, round-a-bouts, utilities, traffic control systems, traffic calming measures and associated infrastructure, signage, gateway features, street furniture, active transportation facilities (e.g., sidewalks, bike lanes, multi-use trails which interconnect



the transportation network, etc.), transit lanes and lay-bys, roadway illumination systems, boulevard and median surfaces (e.g. sod and topsoil, paving, etc.), paved shoulders, street trees and landscaping, parking lanes and lay-bys (excluding on-street parking) and driveway entrances, noise attenuation systems, railings and safety barriers.

1. Roads Internal to a Development

- i. Roads Internal to Development, including but not limited to local roads, laneways, and private roads – Direct developer responsibility under s. 59 of D.C.A. (as a local service).

2. Roads External to a Development

- i. Roads External to Development – If within the area to which the plan relates - Direct developer responsibility under s. 59 of D.C.A. (as a local service), upgrade the road to asphalt to the closest asphalt road.
- ii. Roads External to Development – If not within the area to which the plan relates – include in the D.C.
- iii. Local roads external to development, as defined by the municipalities' engineering standards, – Direct developer responsibility under s. 59 of the D.C.A (as a local service).
- iv. All laneways and private roads external to a development are considered to be a direct developer responsibility under section s.59 of the D.C.A.

3. Boundary Roads

- i. Improvements required on a boundary road due to specific development in the Township, such as road improvements, intersection improvements, traffic signalization, etc. – direct developer responsibility under s.59 of the D.C.A. from the entrance of the development to an Arterial Road to be identified through the development agreement.
- ii. Improvement related not due to a specific development than shared percentage - include in the D.C.



4. County Roads and/or Provincial Roads

- i. Improvements required due to a development in the Township, on County Roads, such as road improvements, intersection improvements, traffic signalization, etc. – direct developer responsibility under s.59 of the D.C.A., unless identified for inclusion in the County of Lanark’s D.C. by-law.
- ii. Improvements required due to a development in the Township, on Provincial Roads, such as road improvements, intersection improvements, traffic signalization, etc. – to be funded as per a condition of the development agreement as per the Province.

5. Traffic Signals

- i. Traffic signalization external to development on County or Provincial Roads, would be included in the County D.C. and/or provided by the Province.
- ii. Traffic signalization external to the development on Township Roads and within area to which the plan relates - Direct developer responsibility under s.59 of D.C.A. (as a local service).
- iii. Traffic signalization external to the development on Township Roads and not within area to which the plan relates - include in the D.C.

6. Intersection Improvements

- i. Intersection improvements internal to the development or within the area to which the development relates – Include as part of road costing noted above 1. and 2.i.
- ii. Intersection improvements external to the development and not within the area to which the development relates – include in the D.C.
- iii. Intersection improvements on County or Provincial Roads, would be included in the County D.C. and/or provided by the Province.

7. Streetlights



- i. Streetlights on internal roads and external roads to which the development relates – Direct developer responsibility under s.59 of D.C.A. (as a local service).
 - ii. Streetlights that are external and not in area to which development relates – include in the D.C.
8. Paved Shoulders/Multi-Use Trails/Naturalized Walkways
 - i. Within road allowance, external to development - include in the D.C.
 - ii. Internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
 - iii. Sidewalks, multi-use trails, and bike lanes (paved shoulders), inclusive of all required infrastructure, located within arterial roads, county roads: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
 - iv. Sidewalks, multi-use trails, and bike lanes (paved shoulders), inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development - direct developer responsibility under s.59 of D.C.A. (as a local service).
 - v. Other sidewalks, multi-use trails, and bike lanes (paved shoulders), inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan.
9. Land Acquisition of Easement
 - i. Easement costs internal and external and related to area which the development relates – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
10. Noise Abatement Measures



- i. Noise abatement along roads and railways – direct developer responsibility under s.59 of the D.C.A. (as a local service).
- ii. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development – direct developer responsibility under s.59 of D.C.A. (as a local service).
- iii. Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development – Included as part of road costing funded through D.C.'s.

11. Rail Crossings

- i. Improvement to rail crossings along roads including lights, safety barriers, road improvements and associated infrastructure, included in the D.C. for municipalities share to extent applicable for the expenses related to growth.

12. Natural Heritage Systems (N.H.S.)

The Natural Heritage System includes natural heritage features including woodlands, wetlands, and environmental features, and their adjacent lands within the Township. It also includes areas surrounding waterbodies that are environmentally sensitive and have a direct impact on water quality (e.g. 30 metre buffer surrounding lakes and wetlands). Where a plan of subdivision or condominium has been approved that may include or are adjacent to natural heritage features/waterbodies, the Township through conditions of approval or by way of an agreement will require recommendations of Environmental Impact Studies/Assessments or other associated studies to be implemented. Works required to implement the recommendations of an Environmental Impact Study (E.I.S.) or Environmental Impact Assessment (E.I.A.), or any similar study, shall be considered a local service paid for directly by the developer.

Direct developer responsibility as a local service provision includes but is not limited to the following:

- i. Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) to protect and enhance the natural heritage system and water quality.



- ii. Implementation of recommendations included in an Environmental Impact Study/Assessment, or similar study, through conditions of development approvals by the Township, County, or Conservation Authority.

B. Parkland

i. Parkland Development

- a) Parkland Development for Neighbourhood Parks - direct developer responsibility to provide at base condition, as follows:

- Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
- Topsoil Stripping, screening, and stockpiling.
- Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Township.
- Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
- Seeding of site with Township-approved seed mix. Maintenance of seed until acceptance by Township.
- Parks shall be free of any contaminated soil or subsoil.
- Parks shall not be mined for fill.
- Parks shall be conveyed free and clear of all encumbrances.
- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.



- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
 - b) Program facilities, amenities, and furniture, within parkland – include in the D.C.
 - c) Parking and fencing.
- ii. Recreational Trails and Multi-Use Trails
- a) Recreation Trails and Multi-Use Trails internal to the development – direct developer responsibility.
 - b) Recreation Trail and Multi-Use Trails External to the development – include in the D.C.
- C. Water Services
- i. Private Water Services - direct developer responsibility through local service provisions (s. 59 of the D.C.A.).
 - ii. Communal Water Services - direct developer responsibility under s. 59 of the D.C.A. (as a local service), or contained within an area specific D.C., and would not be an asset the Township would assume or be responsible for once in place.
- D. Wastewater Services
- i. Wastewater Services - direct developer responsibility under s.59 of the D.C.A.).
 - ii. Communal Wastewater Services - direct developer responsibility under s.59 of the D.C.A. (as a local services) or contained within an area specific D.C. and would not be an asset the Township would assume or be responsible for once in place.



E. Stormwater Management

- i. Quality and Quantity Works - direct developer responsibility through under s.59 of the D.C.A. (as a local service), including downstream or adjacent erosion works.
- ii. Upgrades and expansions to existing Quality and Quantity Works – direct developer responsibility under s.59 of the D.C.A. (as a local service), including downstream or adjacent erosion works, or potentially include in an area specific D.C. for benefiting lands, where cost sharing agreements between multiple developments are not possible.
- iii. Monitoring program - direct developer responsibility under s.59 of the D.C.A. (as a local service).
- iv. Storm sewers in the road system, linked to the road funding responsibility as identified in section A, items 1 through 4.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The *Development Charges Act*, 1997, as amended (D.C.A.) (subsection 10 (2) (c.2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

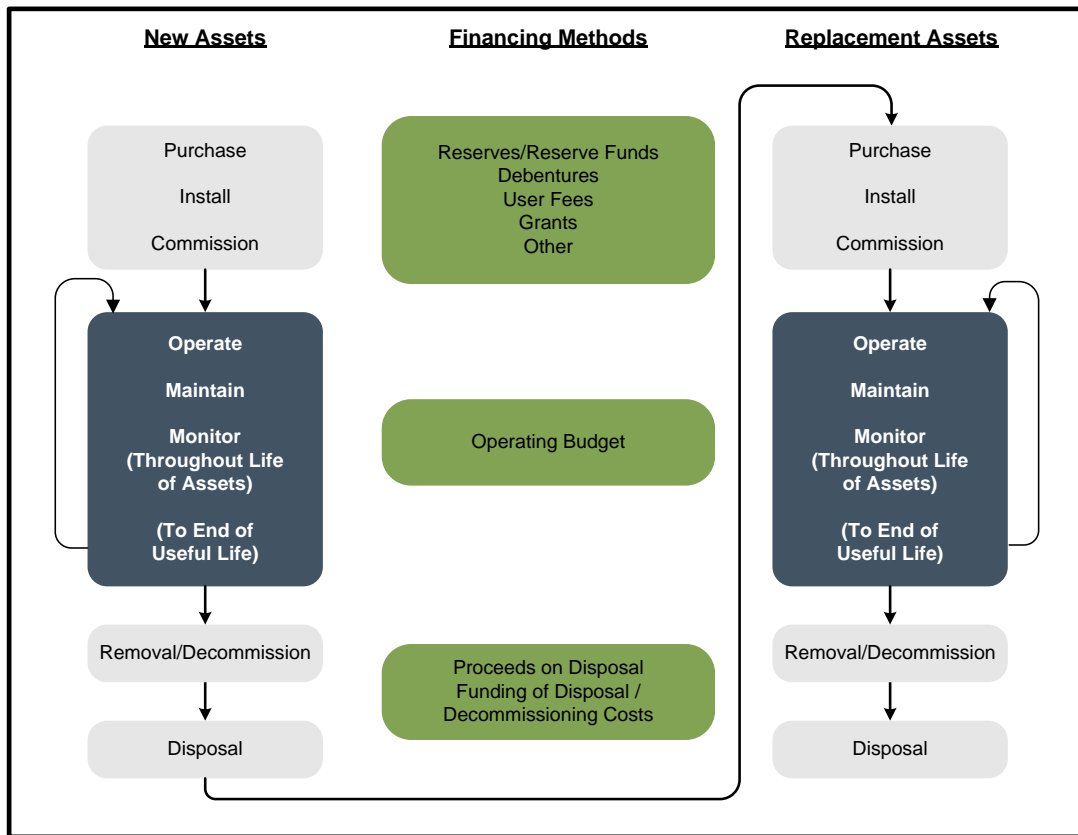
“The asset management plan shall,

- (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.”

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

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 development charge (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.

It should be noted that with the passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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.

Commensurate with the above, the Township prepared an A.M.P. in 2022 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence 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 that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line 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 approximately \$808,700.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$740,242. This additional revenue would increase the existing revenues from approximately \$9.09 million to approximately \$9.84 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Tay Valley Township
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2033 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$467,825
Annual Lifecycle - Township-wide Services	\$103,329
Incremental Operating Costs (for D.C. Services)	\$237,559
Total Expenditures	\$808,714
Revenue (Annualized)	
Total Existing Revenue ²	\$9,095,233
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$740,242
Total Revenues	\$9,835,475

¹ Non-Growth Related component of Projects

² As per Sch. 10 of FIR



Appendix G

Proposed Development Charge By-Law



**THE CORPORATION OF TAY VALLEY TOWNSHIP
BY-LAW NO. 2024-XX
BEING A BY-LAW OF THE CORPORATION OF TAY VALLEY TOWNSHIP WITH
RESPECT TO DEVELOPMENT CHARGES**

WHEREAS, Section 2 (1) of the *Development Charges Act*, 1997, S.O. 1997, c. 27, as amended (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 arising from development of the area to which the By-Law applies;

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

AND WHEREAS, the Council of The Corporation of Tay Valley Township has given notice of and held a public meeting on the 22nd day of October 2024 in accordance with the Act and the regulations thereto;

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

NOW THEREFORE BE IT RESOLVED THAT, the Council of the Corporation of Tay Valley Township enacts as follows:

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PART 1 Definitions

2.0 Definitions

For the purposes of this By-Law, the following definitions shall apply:

- 2.1 **“Accessory”** - means when used to describe a use, building, or structure, that the use, building, or structure is naturally or normally incidental, subordinate, and exclusively devoted to a main use, building, or structure located on the same lot therewith.
- 2.2 **“Act”** - means the *Development Charges Act, 1997*, S.O. 1997, c. 27.
- 2.3 **“Affordable Residential Unit”** - means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act.
- 2.4 **“Agricultural Use”** - means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry, maple syrup projection; and associated on-farm buildings and structures, including but not limited to livestock facilities and manure storages, excluding a:
- a) Residential use;
 - b) On-farm diversified use;
 - c) Cannabis Production Facilities; and
 - d) Greenhouse.
- 2.5 **“Ancillary Residential Use”** – means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row dwelling.
- 2.6 **“Apartment Unit”** – means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor or by independent entrance directly from the outside in which the occupants have the right to use in common area corridors, stairs, and/or elevators contained therein, and the yards appurtenant



thereto. Despite the foregoing, an apartment dwelling includes Stacked Townhouse Dwellings.

- 2.7 **"Assessment Act"** – means the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or any successor thereto.
- 2.8 **"Attainable Residential Unit"** – means a residential unit that meets the criteria set out in subsection 4.1 of the Act.
- 2.9 **"Bedroom"** – means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen.
- 2.10 **"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.
- 2.11 **"Bona Fide Farm Uses"** – means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation.
- 2.12 **"Building"** – means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals, or goods and without limiting the foregoing, includes buildings as defined in the *Building Code Act*.
- 2.13 **"Building Code Act"** – means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof.
- 2.14 **"Cannabis"** means:
- a) A Cannabis plant;
 - b) Any part of a cannabis plant. including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - c) any substance or mixture of substances that contains or has on it any part of such a plant; and



d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

2.15 **"Cannabis Plant"** – means a plant that belongs to the genus "Cannabis".

2.16 **"Cannabis Production Facilities"** – means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

2.17 **"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 that are growth-related.



- 2.18 **"Charitable Dwelling"** - means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- 2.19 **"Correctional Group Home"** – means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government, nor any correctional institution or secure custody and detention facility operated by the Province of Ontario
- 2.20 **"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, and motor inns.
- 2.21 **"Condominium Act"** – means the *Condominium Act*, 1998, S.O. 1998, c.19, as amended.
- 2.22 **"Council"** – means the Council of the Corporation of Tay Valley Township.



- 2.23 **"Development"** – means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size of usability thereof, and includes redevelopment.
- 2.24 **"Development Charge"** – means a charge imposed against the land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this By-Law applies.
- 2.25 **"Dwelling Unit"** – shall mean one or more rooms in a building used or designed and intended to be used as a single, independent, and separate house-keeping establishment in which food preparation and sanitary facilities are provided and which has a private entrance from outside the building or from a common hallway or stairway inside the building.
- 2.26 **"Dwelling Unit Attached"** means a dwelling unit located in any one of the following types of dwellings:
- a) **"Back-to-Back Townhouse Dwelling"** means a building containing four (4) or more dwelling units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area.
 - b) **"Duplex"** means a building that is divided horizontally into two separate dwelling units, each of which has an independent entrance either directly from outside or through a common vestibule; or
 - c) **"Maisonette"** means a building that is divided horizontally into five or more dwelling units, each of which has independent entrances, one to a common corridor and the other directly to an outside yard area adjacent to the said dwelling unit; or
 - d) **"Rowhouse"** – means a building that is divided vertically into three or more dwelling units, in a single row, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit;



- e) "**Row Townhouse**" shall have the same meaning as a Row House;
 - f) "**Stacked Townhouse**" - means a building, other than a Duplex, Row Dwelling, or Back-to-Back Townhouse, containing at least two or more dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade.
 - g) "**Townhouse**" shall have the same meaning as a Row House; or
 - h) "**Semi-Detached**" – means a building that is divided vertically into two separate dwelling units, each of which has an independent entrance either directly from outside or through a common vestibule; or
 - i) "**Triplex**" – means a building that is divided horizontally into three separate dwelling units, each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.27 "**Education Act**" – means the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto.
- 2.28 "**Existing**" – means as of the date this By-Law was passed.
- 2.29 "**Farm Building**" – means a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:
- a) a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and
 - b) any building or portion thereof used or intended to be used for any other Non- Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors' shops; services



related to grooming, boarding, or breeding of household pets; and alcohol and marijuana production facilities.

- 2.30 **"Grade"** – means the average level of finished ground adjoining a building or structure at all exterior walls.
- 2.31 **"Greenhouse"** – means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein.
- 2.32 **"Green Energy Development"** means the development of Solar PV or Wind Turbine facilities for the purposes of electrical energy generation.
- 2.33 **"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. outdoor loading facilities above 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, but does not include showrooms.
- 2.34 **“Group Home”** – means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located
- 2.35 **"Hospice"** – means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.
- 2.36 **"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, self-storage facilities, or any land, buildings or structures used for an agricultural use.
- 2.37 **“Industrial Building”** – means a building used for or in connection with
- a) manufacturing, producing, processing, storing, or distributing something;
 - b) research or development in connection with manufacturing, producing, or processing something;
 - c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed if the retail sales are at the site where the manufacturing, production or processing takes place;



- d) office or administrative purposes if they are:
 - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution.

2.38 **“Industrial Use”** – means the use of land, buildings or structures for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials as distinguished from the buying and selling of commodities and the supplying of personal services or as otherwise defined in the Zoning By-Law.

2.39 **“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 *Fixing Long-Term Care Homes Act, 2021*;
- 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 (i); 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.

2.40 **“Live-work Unit”** – means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use



concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses.

- 2.41 **"Local Board"** – means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof.
- 2.42 **"Local Services"** – means those services, facilities or things which are under the jurisdiction of Tay Valley Township and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof.
- 2.43 **"Long-term Care Home"** – means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*.
- 2.44 **"Mixed Use Development"** – means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit.
- 2.45 **"Mobile Home"** – means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed.
- 2.46 **"Municipality"** – shall mean the Corporation of Tay Valley Township.
- 2.47 **"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 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*.

- 2.48 **"Non-Residential Uses"** – means uses of land, buildings, or structures for purposes other than a dwelling unit and shall include commercial, institutional, industrial, agricultural uses, parks and open spaces, and other such uses.
- 2.49 **"On-Farm Diversified Use"** – means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business.
- 2.50 **"Other Multiple Dwellings"** – means all dwellings other than Single-Detached, Semi- Detached, Apartment Unit dwellings, and Special Care/Special Need Dwelling Units.
- 2.51 **"Owner or Owners"** – means the most recent owner of land or a person who has made application for approval for the development of land upon which a development charge is imposed.
- 2.52 **"Planning Act"** – means the Planning Act, R.S.O. 1990, c. P.13, as amended or any successor thereto.
- 2.53 **"Rate"** – means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days.
- 2.54 **"Redevelopment"** – means the construction, erection or placing of one (1) or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential.



- 2.55 **"Regulation"** – means any regulation made pursuant to the Act.
- 2.56 **"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.
- 2.57 **"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.
- 2.58 **"Residential Use"** – means uses of land, buildings or structures designed or intended to be used as living accommodations for any length of time for one or more individuals.
- 2.59 **"Retirement Home"** – means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.
- 2.60 **"Services"** – means municipal services designated in this By-Law or in an agreement made under Section 44 of the Act, as applicable.
- 2.61 **"Servicing Agreement"** – means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality.
- 2.62 **"Single Detached Dwelling Unit"** – means a residential building consisting of one (1) dwelling unit and not attached to another structure, excluding a mobile home.
- 2.63 **"Solar PV"** – means electricity generation by a group of photovoltaic cells, typically arranged on a panel, which convert solar energy into electrical energy.



2.64 **“Special Care/Special Need Dwelling”** – means a Building, or part of a Building:

- a) containing two or more Dwelling Units which units have a common entrance from street level;
- b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- e) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

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

2.65 **“Standard of Services”** – means those standards which govern the quantity, quality or form, method, delivery, operation, or manner in which services are constructed or installed and which have been duly approved by Council and which comply with Section 5 (1) (4) of the Development Charges Act, 1997.

2.66 **“Structure”** – means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground.

2.67 **"Temporary Structure"** – means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the



effect of increasing the gross floor area thereof for a continuous period not exceeding eight months.

- 2.68 **"Township"** – means the area within the geographic limits of Tay Valley Township.
- 2.69 **"Wind Turbine"** – means a rotary engine that extracts energy from the flow of wind, converts it to mechanical energy by causing a bladed rota to rate, and further converts it to electrical energy through an electrical generator.
- 2.70 **"Zoning By-Law"** – means the Zoning By-Law of Tay Valley Township, or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.



Part 2 Application

3.0 DESIGNATED AREAS

3.1 The designated area within which development charges are imposed by this By-Law are all lands, buildings, and structures within the geographic limits of Tay Valley Township.

4.0 DESIGNATED SERVICES

4.1 The Township services for which development charges shall be imposed are as set out in Schedule "A" attached to and forming part of this By-Law.

5.0 DESIGNATED USES

5.1 The uses of land, buildings or structures for which development charges are hereby imposed are as follows, and are also as set out in Schedule "B" attached to and forming part of this By-Law:

5.1.1 Residential uses as defined in Section 2.58 of this By-Law.

5.1.2 Non-Residential uses as defined in Section 2.48 of this By-Law.

5.1.3 Green Energy uses as defined in Section 2.32 of this By-Law.

PART 3 DEVELOPMENT CHARGES

6.0 DEVELOPMENT CHARGES

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

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*,
- b) the approval of a minor variance under section 45 of the *Planning Act*,



- c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- e) a consent under section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

6.1.1 Where two or more of the actions described in Subsection 6.1 (a) to (g) are required in order to develop land, only one development charge shall be calculated and collected in accordance with the provisions of this By-Law.

6.1.2 Notwithstanding Subsection 6.1.1, if two or more of the actions described in Subsection 6.1 (a) to (g) occur at different times, and if the subsequent action has the effect of increasing the need for all or some of the services designated in Schedule "A", an additional development charge shall be calculated and collected in accordance with the provisions of this By-Law.

6.2 Residential Uses

The development charges in respect of net capital costs for services for residential uses shall be as set out in Schedule "B", attached to, and forming part of this By-Law except that no charge shall apply as set out in Section 14 of this By-Law titled Exemptions.

6.3 Non-Residential Uses

The development charges in respect of net capital costs for services for residential uses shall be as set out in Schedule "B", attached to, and forming part of this By-Law except that no charge shall apply as set out in Section 14 of this By-Law titled Exemptions.



6.4 Green Energy Uses

The development charges in respect of net capital costs for services for green energy uses shall be as set out in Schedule "B", attached to, and forming part of this By-Law except that no charge shall apply as set out in Section 14 of this By-Law titled Exemptions.

The development charge for a green energy development shall be calculated based on the total generating capacity of the solar PV or wind turbine installation. The development charge for green energy developments with net generating capacities not equal to 500 kW shall be calculated on a prorated basis.

7.0 CUMULATIVE CHARGES

- 7.1 The development charges shall be cumulative by adding together the calculated development charge for each of the applicable services to be used together with any interest charges, as set out in Schedule "B."
- 7.2 For mixed use developments, the development charge shall be the cumulative total of the applicable charges for each respective land use within the building.

8.0 REDEVELOPMENT/CONVERSION

- 8.1 Where residential space is being converted to non-residential space, the development charge equivalent that would have been payable on the residential space shall be deducted from the charge calculated on the non-residential space being added.
- 8.2 Where non-residential space is being converted to residential space, the development charge equivalent that would have been payable on the non-residential space shall be deducted from the charge calculated on the residential units being added.
- 8.3 An owner who has obtained a demolition permit and demolished existing dwelling units or a non-residential building or structure in accordance with the provisions of the Building Code Act shall not be subject to the Development Charge with respect to the development being replaced,



provided that the building permit for the replacement residential units or non-residential building or structure is issued not more than two (2) years after the date of issuance of the demolition permit and provided that any dwelling units or non-residential gross floor area created in excess of what was demolished shall be subject to the development charge imposed under Section 2.

- 8.4 No redevelopment credit shall be made in excess of the development charge payable for a redevelopment

PART 4 ADMINISTRATION

9.0 WHEN A DEVELOPMENT CHARGE PAYMENT IS DUE

9.1 Payment of Development Charge

9.1.1 Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that a building permit is issued in relation to a building or structure on land to which a development charge applies.

9.1.2 Notwithstanding Subsection 9.1.1, development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.

9.1.3 Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 9.1.1 to 9.1.2 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 9.1.1 to 9.1.2 shall be calculated on the rates, including interest, set out



in Schedule “B” on the date of the later planning application, including interest.

- 9.1.4 Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the Development Charges under subsection 9.1.1 to 9.1.2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application, including interest at the prescribed rate. Where both planning applications apply, development charges under subsections 9.1.1 to 9.1.2 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest, including interest at the prescribed rate.
- 9.1.5 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 9.1.6 Notwithstanding Subsections 9.1.1 to 9.1.5, 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.
- 9.1.7 Interest for the purposes of Subsections 9.1.2 to 9.1.4 shall be determined as prescribed in the Development Charges Act, as amended from time to time.

9.2 **Collection of Unpaid Development Charges**

If the development charge or any part thereof imposed by the Township remains unpaid after the due date, the amount unpaid shall be added to the tax roll as taxes as per Section 32 of the Act.



9.3 Complains about Development Charges

An owner may complain in writing to the Council of the municipality in respect of the development charge imposed by the Township on the owner's development subject to the provisions of Section 20 of the Act.

10.0 INDEXING

10.1 The development charges referred to in Schedule “B” shall be adjusted annually, without amendment to this By-Law, on January 1st of each year, in accordance with prescribed index.

11.0 RESERVE FUND

11.1 Reserve funds for revenues received from development charges are hereby established in accordance with the Act.

11.2 Development charges reserve funds shall be used to meet the net capital costs for which the development charges were levied under this By-Law.

11.3 The Treasurer of the Township shall maintain separate reserve funds including interest earned thereof for each municipal service and class of services category set out in Section 4.1 of this By-Law.

11.4 Income received from investments of the development charge reserve funds shall be credited to the development charges reserve funds for the designated Township service category (per Section 4.1 of this By-Law) in relation to which the investment income applies.

12.0 REPORTING

12.1 The Treasurer shall prepare an annual financial statement for the development charges fund, as prescribed under Section 12 of Ontario Regulation 82/98.

13.0 REFUNDS FOR BY-LAW AMENDMENT OR APPEAL

13.1 The Township shall pay interest on a refund as per the provisions of the Act at a rate not less than the Bank of Canada rate in effect on the date this Development Charges By-Law comes into force and adjusted on the



first business day of July 2025 and then four times per year thereafter on the first business day of July, October, January and April.

14.0 EXEMPTIONS

- 14.1 Notwithstanding the provisions of this By-Law, development charges shall not be imposed with respect to land that is owned by and used for purposes of:
- a) Tay Valley Township, or any local board thereof;
 - b) a board of education as defined in subsection 1(1) of the *Education Act*;
 - c) the Corporation of the County of Lanark, or any local board thereof; and
 - d) a University that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.
- 14.2 Section 5 of this By-Law shall not apply to that category of exempt development described in s.s. 2(3) of the Act, and s.s. 2(1) and 2(2) of O. Reg. 82/98, namely:
- a) an enlargement to an existing dwelling unit;
 - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
 - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other



building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;

- e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

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

- a) green energy development with a rated generating capacity of 100 kW or less; and
- b) Non-residential farm buildings constructed for Bona Fide Farm Uses, excluding on-farm diversified uses.

14.4 Exemption for Industrial Development

- a) 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, of the original Gross Floor Area.



- b) If the Gross Floor Area of an existing industrial building is enlarged by greater than 50 percent, the amount of the Development Charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - 1) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - 2) divide the amount determined under subsection 1) by the amount of the enlargement
- c) For the purpose of section 14.4 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

14.5 Other Exemptions

- a) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - i. Three or more bedrooms - 25% reduction;
 - ii. Two bedrooms - 20% reduction; and
 - iii. All other bedroom quantities - 15% reduction.
- b) The following shall be exempt from payment of the Development Charges:
 - i. Affordable Residential Unit;
 - ii. Attainable Residential unit;
 - iii. Affordable inclusionary zoning Residential Units; and
 - iv. Non-Profit Housing units.

15.0 OTHER BY-LAWS AND REGULATIONS

- 15.1 Nothing in this By-Law shall exempt any person from complying with the requirements of any other by-law, agreement, or legislation in force.
- 15.2 If an owner or former owner has, before the coming into force of this Development Charges By-Law, paid all or any portion of a charge related



to development pursuant to an agreement under section 51 or 53 of the *Planning Act* or a predecessor thereof with respect to land within the area to which this By-Law applies, the Township shall give a credit for the amount of the charge paid.

- 15.3 If an owner or former owner has, before the coming into force of this Development Charges By-Law, provided services in lieu of the payment of all or any portion of a charge related to development pursuant to an agreement under section 51 or 53 of the *Planning Act* or a predecessor thereof with respect to land within the area to which this By-Law applies, the Township shall give a credit for an amount equal to the reasonable cost to the owner or to the former owner of providing the services.
- 15.4 Under this By-Law, the Township may give a credit for work done against all or a portion of one or more services for which a development charge may be imposed and may allow the credit to be applied to a different service either at the time of entering into an agreement or afterwards, provided that the Township has first agreed to allow a person to perform such work. However, no credit shall be given for any work that relates to an increase in the level of service that exceeds the fifteen (15) year average level of service as adopted by the Township.
- 15.5 Any credit may only be used by the holder of the credit or the holder's agent and may not be transferred unless the holder and person to whom it is to be transferred have agreed in writing, and the municipality also agrees to the transfer and undertakes to transfer the paid credit or credits.
- 15.6 If a conflict exists between the provisions of this Development Charges By-Law and an agreement referred to in Section 15.2 or 15.3, the provisions of the agreement prevail to the extent of the conflict.
- 15.7 If a conflict exists between the provisions of this Development Charges By-Law and any other agreement between the municipality and an owner or former owner with respect to land within the area to which this By-Law applies, the provisions of the agreement prevail to the extent that there is a conflict.



16.0 STANDARD OF SERVICES

16.1 The standards for services within the Corporation of Tay Valley Township shall be those as set out from time-to-time by Council and shall be the fifteen (15) year average level of service for any eligible service under the Act.

17.0 BY-LAW REGISTRATION

17.1 A certified copy of this By-Law may be registered on title to any land to which this By-Law applies and may be done at the sole discretion of the Township.

18.0 SCHEDULES TO THE BY-LAW

The following schedules to this By-Law form an integral part of this By-Law:

Schedule “A” – Designated Township Services Under this By-Law

Schedule “B” – Schedule of Development Charges

19.0 ULTRA VIRES

Should any sections of this By-Law, including any section or part of any schedules attached hereto, be declared by a court of competent jurisdiction to be ultra vires, the remaining sections shall nevertheless remain valid and binding.

20.0 BY-LAWS TO BE REPEALED

THAT, By-Law No. 2019-045, By-Law No. 2021-057, and all previous By-Laws passed under the Act or its predecessor with respect to Development Charges are hereby repealed.



21.0 EFFECTIVE DATE

ENACTED AND PASSED this 19th day of November, 2024 for a term of ten (10) years.

Rob Rainer, Reeve

Amanda Mabo, CAO/Clerk



SCHEDULE “A” TO BY-LAW
Designated Township Services Under this By-Law

Township-wide Services

1. Services Related to a Highway
2. Fire Protection Services
3. Parks and Recreation Services
4. Library Services
5. Waste Diversion Services

Township-wide Class of Services

1. Growth-Related Studies



SCHEDULE “B” TO BY-LAW Schedule of Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL	GREEN ENERGY
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Need Dwelling Units	(per sq.ft. of Gross Floor Area)	(per 500 kW generating capacity)
Township-Wide Services/Class of Services:							
Services Related to a Highway	6,389	5,278	3,997	2,863	2,699	3.55	6,389
Fire Protection Services	557	461	349	250	235	0.31	557
Parks and Recreation Services	558	461	349	250	236	0.15	-
Library Services	352	291	220	158	149	0.09	-
Waste Diversion	130	107	81	58	55	0.03	-
Growth-Related Studies	589	487	368	264	249	0.30	589
Total Township-Wide Services/Class of Services	\$8,575	\$7,085	\$5,364	\$3,843	\$3,623	\$4.43	\$7,535