



2026 Development Charges Background Study

Township of North Stormont

Final Report

January 14, 2026

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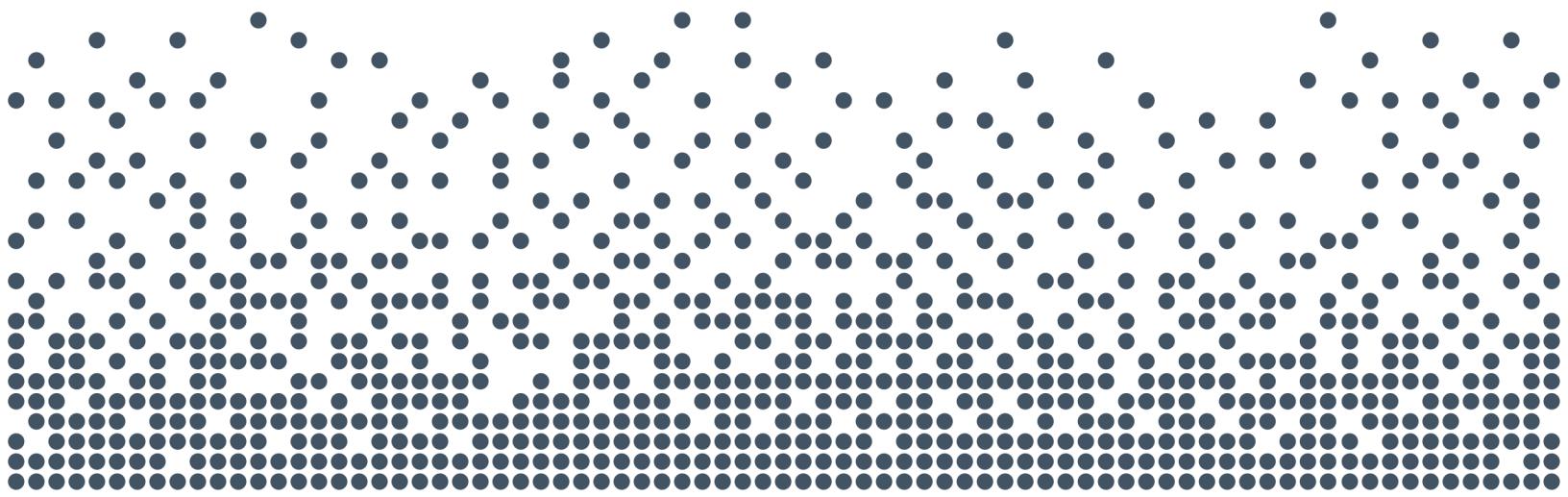


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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
B.T.E.	Benefit to existing
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
HUSP	Halton Urban Structure Plan
M.E.V.	Milton Education Village
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of North Stormont 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:** Outlines the purpose of the study, the legislative process, and recent changes to the D.C.A.
 - **Chapter 2 – Current D.C. Policies:** Discusses the Township's existing D.C. by-law, rates, and policy framework.
 - **Chapter 3 – Anticipated Development:** Reviews expected residential and non-residential growth that drives infrastructure needs.
 - **Chapter 4 – Approach to the Calculation:** Explains the legislated methodology used to estimate the increase in service needs and to calculate eligible capital costs.
 - **Chapter 5 – D.C.-Eligible Cost Analysis:** Provides the development-related capital programs over 10-year and 25-year periods for all eligible services.
 - **Chapter 6 – Development Charge Calculation:** Presents the resulting D.C. rates for each development type and class of service.
 - **Chapter 7 – Policy Recommendations and By-law Rules:** Sets out the recommended rules governing calculation, collection, exemptions, indexing, and application.
 - **Chapter 8 – Asset Management Plan:** Demonstrates that the assets funded through D.C.s are financially sustainable over their lifecycle.
 - **Chapter 9 – By-law Implementation:** Reviews the mandatory public process, appeal mechanisms, and administrative requirements associated with adopting the new D.C. by-law.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4 and a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.



- 2) Identify servicing needs to accommodate growth.
- 3) Identify capital costs to provide services to meet the needs.
- 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
- 5) Net costs are then allocated between residential and non-residential benefit; and
- 6) Net costs are divided by the growth to provide the D.C.

3. Several changes to the D.C.A. have occurred over recent years. These changes include additional mandatory exemptions, discounts, and limitations on imposing D.C.s. Further discussion is provided in Chapter 1, and a detailed summary of the changes is provided in Appendix E.
4. The growth forecast utilized in the background study forecasts population, housing, and non-residential employment and floor area for the 10-year (2026 to 2036) and 25-year (2026 to 2051) forecast periods. Tables ES-1 and ES-2 summarize the residential and non-residential development.



Table ES-1
Summary of Residential Development in the Township of North Stormont

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Crysler	2026 - 2036	151	12	19	182	481	(30)	451	5	456
	2026 - 2051	262	32	61	355	904	(47)	857	8	865
Finch	2026 - 2036	69	12	13	94	241	(17)	224	2	226
	2026 - 2051	119	30	40	189	466	(27)	439	4	443
Moose Creek	2026 - 2036	20	8	10	38	90	(18)	72	1	73
	2026 - 2051	34	20	30	84	189	(28)	161	1	162
Rural	2026 - 2036	27	0	0	27	75	(128)	(53)	0	(53)
	2026 - 2051	47	0	0	47	131	(202)	(71)	0	(71)
Township of North Stormont	2026 - 2036	267	32	42	341	887	(193)	694	8	702
	2026 - 2051	462	82	131	675	1,690	(304)	1,386	13	1,399

^[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Table ES-2
Summary of Non-Residential Development in the Township of North Stormont

Development Location	Timing	Primary G.F.A. S.F. ^{[1][2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non- Residential G.F.A. S.F.	Employment Increase ^[3]
Crysler	2026 - 2036	-	35,000	15,500	14,000	64,500	76
	2026 - 2051	-	71,400	32,500	30,800	134,700	160
Finch	2026 - 2036	-	4,200	4,000	7,700	15,900	22
	2026 - 2051	-	9,800	9,000	15,400	34,200	47
Moose Creek	2026 - 2036	-	9,800	4,000	7,700	21,500	26
	2026 - 2051	-	19,600	9,000	15,400	44,000	54
Rural	2026 - 2036	60,000	4,200	3,000	-	67,200	29
	2026 - 2051	96,000	9,800	6,000	-	111,800	51
Township of North Stormont	2026 - 2036	60,000	53,200	26,500	29,400	169,100	153
	2026 - 2051	96,000	110,600	56,500	61,600	324,700	312

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,400
Commercial/Population-Related	500
Institutional	700

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

*Reflects Early-2026 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



5. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge.

The following services and classes of service are calculated based on a 10-year forecast:

- Services related to a Highway
- Fire protection;
- Parks and recreation;
- By-law enforcement; and
- Growth-related studies

The following services are calculated based over the 25 year period to 2051 for the urban serviced areas: buildout periods:

- Water
- Wastewater.

A summary of the total growth-related costs is provided below in Table ES-3.

6. Table ES-3
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	24,300,000
Less: Benefit to Existing Development	2,600,000
Less: Other Deductions	3,000
Less: Post Period Benefit Deductions	7,000,000
Less: Grants, Subsidies and Other Deductions	1,900,000
Less: Reserve Fund Surplus	300,000
Net Costs to be Recovered from Development Charges	12,800,000

Based on the above table, the total growth related costs are \$24.3 million over the forecast periods of which \$12.8 (52%) is recoverable from D.C.s. Of the net \$12.8 million included in the calcualtion, \$10.9 million is recoverable from



residential development and \$1.9 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$11.9 million.

6. Chapter 6 includes a calculation of charges based on the anticipated development summarized in Tables ES-1 and ES-2 and the future identified needs presented in Table ES-3. Charges have been provided on a Township-wide basis for 10-year services (Services related to a Highway, Fire protection, Parks and recreation services, By-Law Enforcement, and Growth-related studies)

The schedule of charges is presented in Table ES-4. Comparisons of calculated single detached charges to current are presented in Table ES-5.

Table ES-4
Calculated Schedule of Charges
(2026\$)

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services/Class of Service:					
Fire Services	2,314	1,874	1,461	1,088	0.95
Provincial Offences Act including By-Law Enforcement	3	2	2	1	0.00
Parks and Recreation Services	1,719	1,392	1,085	808	0.17
Services Related to a Highway	1,524	1,234	962	717	0.63
Growth Studies	248	201	157	117	0.08
Total Municipal Wide Services/Class of Services	5,808	4,703	3,667	2,731	1.83
Urban Services					
Wastewater Services	1,941	1,572	1,225	913	0.90
Water Services	14,302	11,584	9,030	6,726	6.61
Total Urban Services	16,243	13,156	10,255	7,639	7.51
GRAND TOTAL RURAL AREA	5,808	4,703	3,667	2,731	1.83
GRAND TOTAL URBAN AREA	22,051	17,859	13,922	10,370	9.34



Table E-5
Single Detached Residential House D.C. Comparison (2026\$)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Fire Services	-	2,314	2,314	N/A
Provincial Offences Act including By-Law Enforcement	-	3	3	N/A
Parks and Recreation Services	-	1,719	1,719	N/A
Services Related to a Highway	-	1,524	1,524	N/A
Growth Studies	-	248	248	N/A
Total Municipal Wide Services/Classes	-	5,808	5,808	N/A
Area Specific Services:				
Wastewater Services	5,000	1,941	(3,059)	-61%
Water Services	5,000	14,302	9,302	186%
Total Area Specific Services	10,000	16,243	6,243	62%
Grand Total - Urban Area	10,000	22,051	12,051	121%

* Current water and wastewater charges reflect connection charges imposed under the *Municipal Act, 2001*

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

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
 - Non-Rental residential development to pay D.C.s at timing of occupancy permit
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings



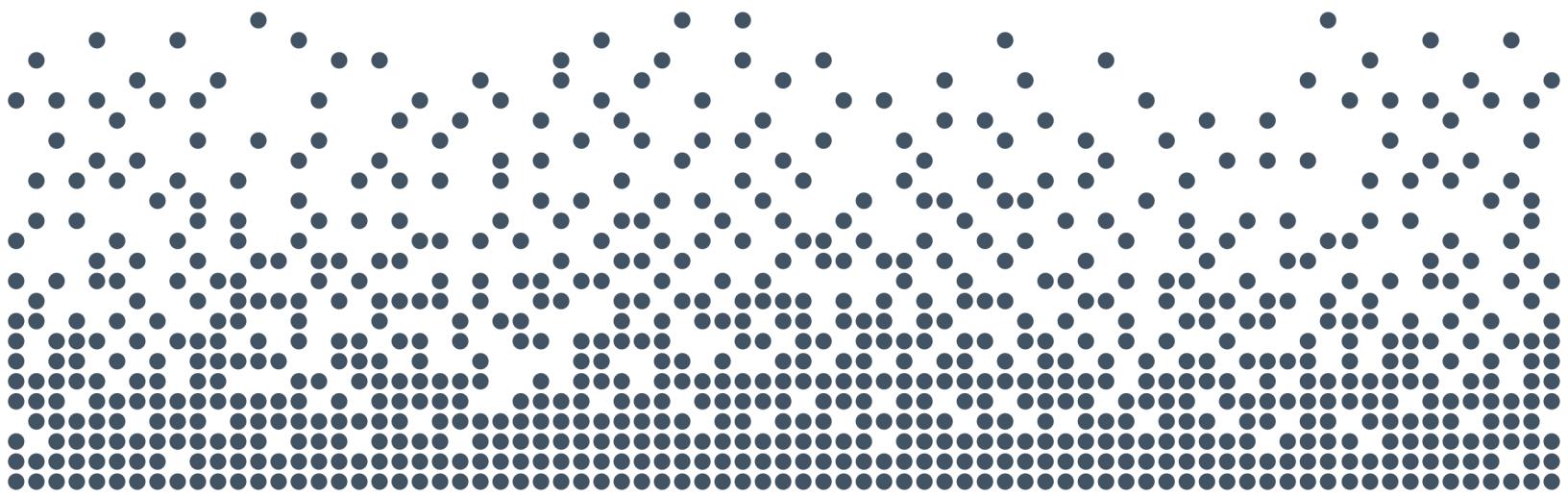
- May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
- One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
 - Long-term care homes
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Non-Statutory Deductions:
 - Bona-Fide Farm Buildings; and
 - Place of worship or cemetery.
- Where redevelopment occurs within the Township, and the previously existing structure existed on the same land within the last 60 months, redevelopment credits will be assessed in accordance with the rules set out in the D.C. by-law.
- Where redevelopment occurs within the Township, and the previously existing structure existed on the same land within the last 60 months, redevelopment credits will be assessed in accordance with the rules set out in the D.C. by-law.
- Charges to be indexed annually on January 1st, in accordance with the D.C.A.
- The D.C. by-law will come into force at the time of by-law passage.

All of the applicable policy recommendations and by-law rules are further detailed in Chapter 7.

8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:
 - adopting the charges and policies recommended herein;



- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge)



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

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



1.2 Summary of the Process

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

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with Township Staff	June 27, 2025
2. Data collection and staff interviews	July 2025 to November 2025
3. Presentation of draft findings and D.C. policy discussion with Township Staff	December 4 2025
4. Presentation of Draft D.C. Background Study to Council	December 16, 2025



Process Steps	Dates
5. D.C. Background Study and draft D.C. by-law available to public	To be determined
6. Public Meeting of Council	To be determined. At least 2 weeks after the background study and draft by-law are publicly available
7. D.C. By-law passage	To be determined. At least 60 days after the background study and draft by-law are publicly available
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes available D.C. pamphlet	by 60 days after in force date

1.3 Recent Changes to the D.C.A.

A number of changes to the D.C.A have occurred recently. These changes include various additional mandatory exemptions, discounts, and limitations on imposing D.C.s. A high-level summary is provided below and a detailed summary of the changes are provided in Appendix E.



- *Bill 109: More Homes for Everyone Act, 2022* – additional reporting requirements for the Annual Treasurer's statement on D.C. reserve funds;
- *Bill 23: More Homes Built Faster Act, 2022* – additional mandatory exemptions, discounts, and other changes:
 - Additional Residential Unit Exemption – add up to 2 units in a detached, semi-detached, or rowhouse within certain parameters and the units are exempt;
 - Housing was removed as a D.C. eligible service;
 - New exemption for Non-profit Housing;
 - New exemption for Affordable and Attainable Units;
 - New exemption for affordable units required through Inclusionary Zoning;
 - Extension of the historical level of service calculations from 10 years to 15 years;
 - Revised definition of capital costs and a mandatory phase-in (later reversed by Bill 185);
 - Extension of the by-law expiry requirements from 5 years to 10 years;
 - Discount for rental housing based on the number of bedrooms (15% to 25%);
 - Maximum interest rate for instalment payments and the rate freeze; and
 - Requirement to spend or allocate at least 60% of reserve funds for water, wastewater, and services related to a highway;
- *Bill 134: Affordable Homes and Good Jobs Act, 2023* – refinement to the definition of affordable housing for the purposes of the exemption;
- *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* – reversal of changes from Bill 23 and public process changes:
 - Revised definition of capital costs to reinclude growth-related studies;
 - Removed the mandatory phase-in from Bill 23;
 - Introduced a streamlined process for minor by-law amendments;
 - Reduced the rate freeze timing from 2 years to 18 months; and
 - Modernized public notice requirements in certain instances.
- *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025* – introduces additional exemptions, changes to the timing of payment for



residential D.C.s, and provides regulatory authority to make future changes;

- Exemption for long-term care homes;
- Change in definition of capital costs to allow changes via regulation;
- Expansion of the simplified by-law amendment process to include scenarios where D.C.s are reduced;
- Requirement to impose the lower of the current D.C. or the rate freeze (with interest); and
- Allowance for regulation to group services together for the purposes of D.C. credits.
- Deferral of D.C.s to occupancy for all residential development;
- Removal of interest for legislated instalments; and
- The ability to waive the requirement for instalments or payment at occupancy without the need for an early payment agreement.
- Ontario Regulation 164/25 – Introduction of London Series for the purposes of indexing a D.C. by-law and expansion of the requirement to spend or allocate 60% of reserve fund balances to all services.
- *Bill 60: Fighting Delays, Building Faster Act, 2025 and Regulatory Changes* – introduces class of service for land acquisition and other reporting requirements;
 - Addition of class of service for land acquisition (with removal of land costs from level of service calculations);
 - Additional requirements related to providing a local service policy;
 - Merging of credits for water supply services and wastewater services;
 - Requirement to provide greater details in background study with respect to how growth-related and non-growth-related shares of costs are determined;
 - Additional requirements to provide documents to the Minister;
 - Deadlines provided for Treasurer's Statement completion and submission of documents to the Minister of Municipal Affairs and Housing; and
 - Additional reporting requirements for the Treasurer's Statement.



Chapter 2

Current Township of North Stormont D.C. Policy



2. Current Township of North Stormont D.C. Policies

The Township does not currently impose D.C.s, however, capital charges to recover growth-related capital costs associated with water and wastewater services are imposed under the authority of the *Municipal Act*. These charges are currently \$5,000 per residential unit for both water and wastewater services.



Chapter 3

Anticipated Development in the Township of North Stormont



3. Anticipated Development in the Township of North Stormont

3.1 Requirements of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 10-year (2026 to 2036) and a longer-term (2026 to 2051) 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 the Township of North Stormont. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- United Counties of Stormont, Dundas and Glengarry Growth Management Strategy Report, September 6, 2023, Watson & Associates Economists Ltd.
- United Counties of Stormont, Dundas and Glengarry Official Plan, February 2026 Consolidation;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2016 to October 2025 year-to-date period;
- Residential and non-residential supply opportunities as identified by Township of North Stormont staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of North Stormont.

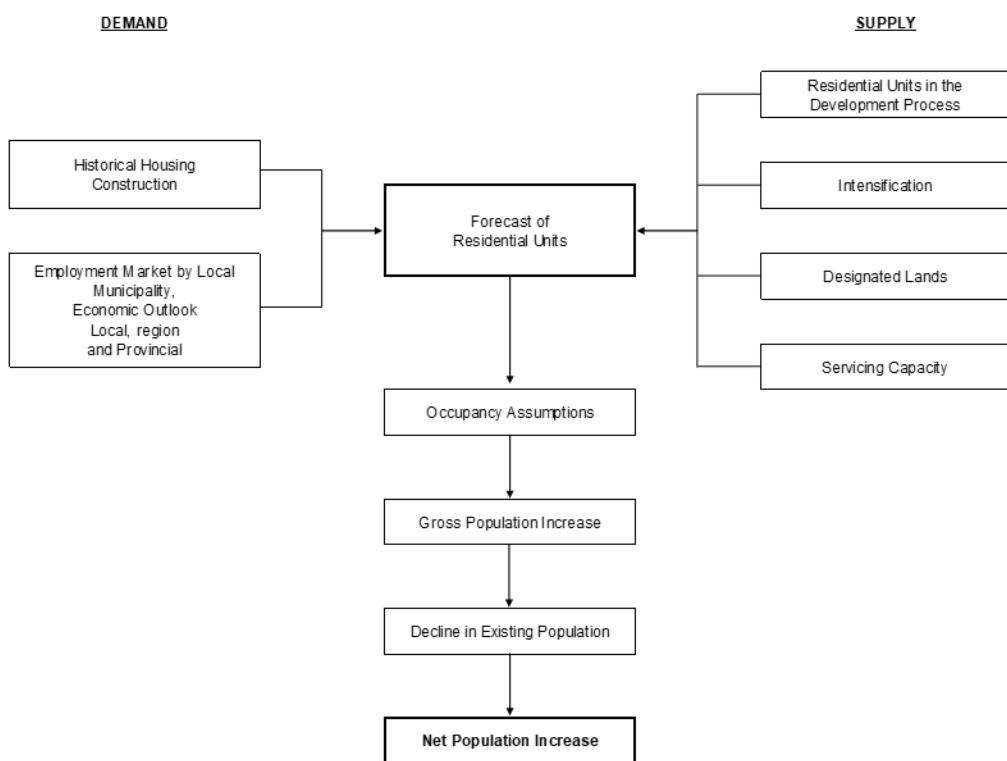


3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of North Stormont (excluding census undercount) is anticipated to reach approximately 8,660 by early-2036 and 9,340 by mid-2051, resulting in an increase of approximately 700 and 1,400 persons, respectively. ^[1]

Figure 3-1
Population and Household Forecast Model



^[1] The population figures used in the calculation of the 2026 D.C. exclude the net Census undercount, which is estimated at approximately 4.1%. Population figures presented herein have been rounded.



Table 3-1
Township of North Stormont
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		
Historical	Mid 2011	7,050	6,775	110	6,665	2,359	33	69	26	2,487	100	2.724
	Mid 2016	7,150	6,873	93	6,780	2,455	35	115	20	2,625	85	2.618
	Mid 2021	7,700	7,400	70	7,330	2,605	65	175	10	2,855	64	2.592
Forecast	Early 2026	8,280	7,956	75	7,881	2,825	72	175	10	3,082	68	2.581
	Early 2036	9,010	8,658	83	8,575	3,092	104	217	10	3,423	75	2.529
	Mid 2051	9,730	9,355	88	9,267	3,287	154	306	10	3,757	80	2.490
Incremental	Mid 2011 - Mid 2016	100	98	-17	115	96	2	46	-6	138	-15	
	Mid 2016 - Mid 2021	550	527	-23	550	150	30	60	-10	230	-21	
	Mid 2021 - Early 2026	580	556	5	551	220	7	0	0	227	4	
	Early 2026 - Early 2036	730	702	8	694	267	32	42	0	341	7	
	Early 2026 - Mid 2051	1,450	1,399	13	1,386	462	82	131	0	675	12	

^[1] Population includes the Census undercount estimated at approximately 4.1% 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: Derived from the United Counties of Stormont, Dundas and Glengarry Growth Management Strategy Report, September 6, 2023, and discussions with Township of North Stormont staff regarding servicing and land supply by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township of North Stormont.
- Based on the above indicators, the 2026 to 2051 household growth forecast for the Township is comprised of a unit mix of 68% low density units (single detached and semi-detached), 12% medium density (multiples except apartments) and 20% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of North Stormont
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2026 and 2051 by development location is summarized below.

Table 3-2
Township of North Stormont
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2026 to 2051	Percentage of Housing Growth, 2026 to 2051
Crysler	360	53%
Finch	190	28%
Moose Creek	80	12%
Rural	50	7%
Township of North Stormont	680	100%

Note: Figures may not sum precisely due to rounding



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services and certain services with respect to land to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2051 in the Township of North Stormont over the forecast period is presented in Table 3-1. Over the 2026 to 2051 forecast period, the Township is anticipated to average approximately 26 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 10 people between 2026 to 2051.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of North Stormont. Due to data limitations medium and high density P.P.U. data was derived from the United Counties of Stormont, Dundas and Glengarry Census Division which includes the Township of North Stormont, and is outlined in Schedule 7b . The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:

- Low density: 2.794
- Medium density: 2.263

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



- High density: 1.635

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

- Existing households for early-2026 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2026 to 2051 forecast period is forecast to decline by approximately 300.

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

- The employment forecast provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the Township of North Stormont is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 200 primary (12%);
 - 420 work at home employment (26%);
 - 417 industrial (26%);
 - 333 commercial/population-related (21%); and
 - 250 institutional (15%).

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

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

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



- The 2016 employment by usual place of work, including work at home, is 1,620. An additional 290 employees have been identified for the Township of North Stormont in 2016 that have no fixed place of work (N.F.P.O.W.).^[1]
- Total employment, including work at home and N.F.P.O.W. for the Township of North Stormont is anticipated to reach approximately 2,500 by early-2036 and 2,750 by 2051. This represents an employment increase of approximately 240 for the 10-year forecast period and 490 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township of North Stormont (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,530 by early-2036 and 1,690 by 2051. This represents an employment increase of approximately 150 for the 10-year forecast period and 310 for the longer-term forecast period.

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



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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,400 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related;and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 169,100 sq.ft. over the 10-year forecast period and 324,700 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2026 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 30%
 - industrial – 34%;
 - commercial/population-related – 17%; and
 - institutional – 19%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by area for the Township of North Stormont.

The amount and percentage of forecast total non-residential growth between 2026 and 2051 by development location is summarized below.



Table 3-2
Township of North Stormont
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2026 to 2051	Percentage of Non-Residential G.F.A., 2026 to 2051
Crysler	134,700	41%
Finch	34,200	11%
Moose Creek	44,000	14%
Rural	111,800	34%
Township of North Stormont	324,700	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 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.s. 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

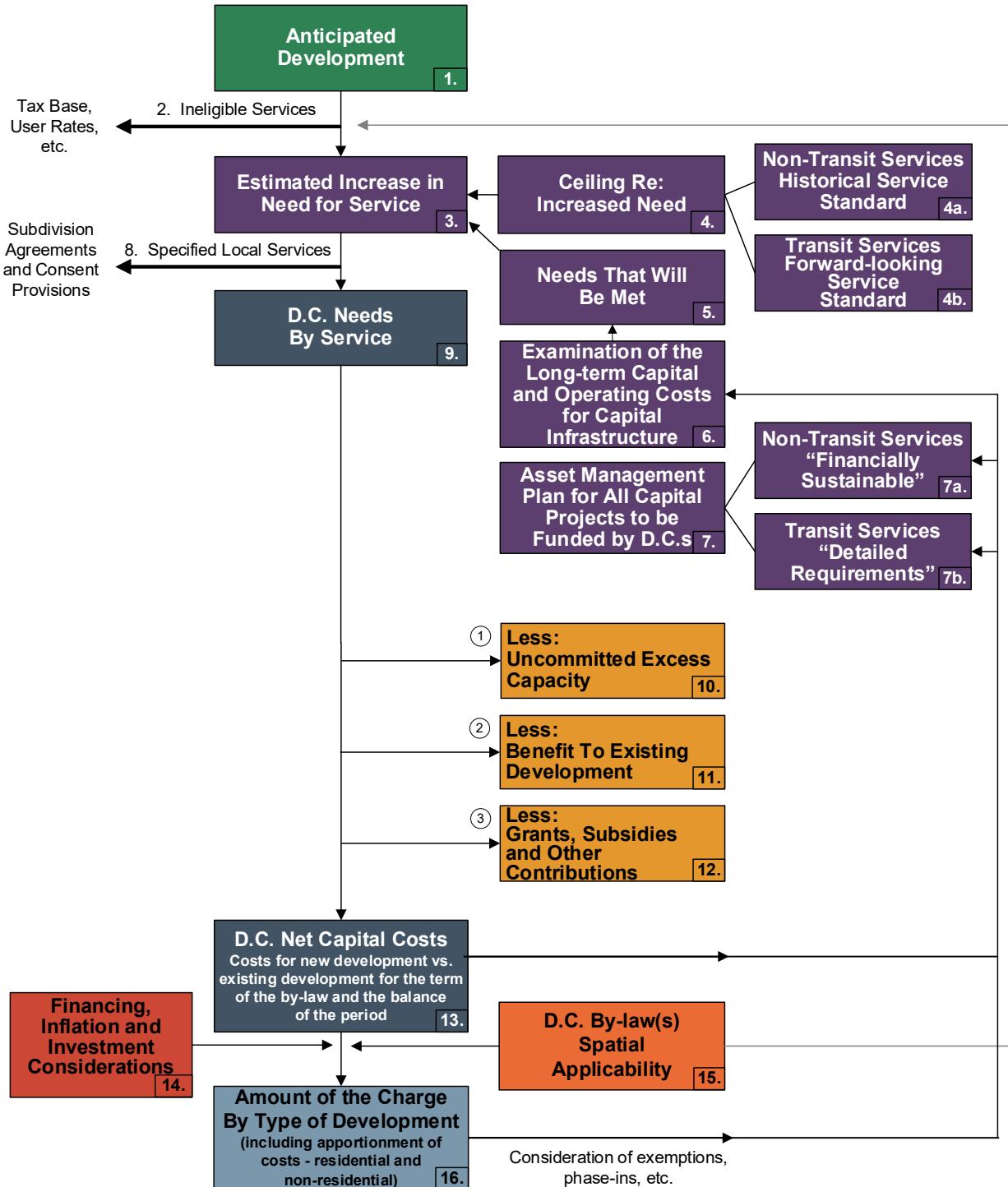




Table 4-1A
Categories of Township Services to be Addressed as Part of the
Calculation – Eligibility Legend

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	Yes Yes Ineligible No	1.1 Treatment plants, Water Supply, and Storage Facilities 1.2 Distribution systems 1.3 Local services 1.4 Vehicles and equipment ^[1]
2. Wastewater services, including sewers and treatment services	Yes Yes Ineligible No	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local services 2.4 Vehicles and equipment ^[1]
3. Stormwater Drainage and Control Services	n/a n/a n/a	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Bridges and Culverts 4.3 Local municipal roads 4.4 Traffic signals 4.5 Sidewalks 4.6 Streetlights 4.6 Active Transportation 4.7 Works Yard 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	No No No	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ^[1] 7.3 Waste diversion - Other
8. Policing Services	n/a n/a n/a	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>	n/a n/a n/a	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	No No	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</i> , including by-law enforcement services and municipally administered court services	No Yes	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 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 20.3 Land acquisition costs for facilities

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 D.

^[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.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible



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

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

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. 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. Growth-related studies are included 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).

As the Township has not previously imposed D.C.s, there are no outstanding reserve fund balances to include in the D.C. calculation.

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.



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, with the exception of water and wastewater services, which are calculated on an urban-area basis. Further discussion on the spatial applicability of D.C.s is provided in Section 7.3.7.

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.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); 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.



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.s 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’s services under a 10-year planning period, from early-2026 to early-2036.

5.2.1 *Fire Protection Services*

The Township currently provides fire protection services to its community through four fire stations, specifically the Finch, Avonmore, Moose Creek, and Crysler fire halls. The cumulative facility space totals 12,386 sq.ft. The department has 12 vehicles along with 392 items of equipment and gear, including gear to outfit firefighters.



The total inventory of assets over the past 15 years results in an invested level of service of \$1,401 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of \$972,500 is applicable.

The 10-year capital program for fire protection services is provided in Table 5-1. The total gross capital cost of the capital program is \$970,200 over the forecast period. The capital program includes equipping 10 new fire fighters, expansion of decontamination shower facilities in Moose Creek and Finch, a new Fire Chief's vehicle, and a provision for a new fire apparatus. Of the gross capital costs, \$74,400 has been deducted for the benefit to the existing development.

As a result of this deduction, D.C.-recoverable cost of \$895,800 has been included in the calculation of the charge and has been apportioned to residential and non-residential development. The residential development cost share totals \$714,000 (82%) and non-residential development cost share totals \$156,700 (18%). The allocation of D.C.-recoverable costs by type of development is based on the incremental population and employment growth over the period (i.e., 694 population and 153 employees).

5.2.2 Services Related to a Highway

The Township's inventory of roadways is measured in kilometres (km) and includes gravel, asphalt, and surface treated roads. In total, the Township currently owns 347 km of roads. In addition, the Township has 40 bridges and culverts, and 8 km of sidewalk. To maintain this infrastructure, the Township also utilizes 30,700 sq.ft. of facility space related to public works facilities and 57 vehicles & equipment units .

The total inventory of assets over the past 15-years results in an invested level of service of \$25,776 per capita. When applied to the 10-year forecast population (i.e., 694 population), a maximum D.C.-eligible cost of approximately \$17.9 million is applicable.

Table 5-2 provides the 10-year capital program for services related to a highway. The capital program includes two additional snowplows, one tandem, one two-tonne single axle snow plow and costs for a new Roads Needs Study. The total gross capital cost of the program is \$610,000 over the 2026-2036 forecast period. A deduction related to the benefit to the existing development has been applied for \$20,000. As a result, the total D.C.-recoverable cost of \$590,000 has been included in the calculation of the charge. \$483,800 (82%) and \$106,200 (18%) 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.

5.2.3 Parks and Recreation Services

The Township currently owns 29 acres of parkland containing 58 parkland amenities, including various sports fields, playgrounds and related equipment, pools, etc.

Furthermore, the Township also has 90,464 sq.ft. of recreational facility space along with 25 vehicles and equipment related to parks and recreation.

The total inventory of assets related to parks and recreation services over the past 15 years results in an invested level of service of \$5,437 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of \$3.8 million is applicable.

Table 5-3 provides the capital program related to parks and recreation services for the 10-year forecast period. The gross capital cost for the capital program totals approximately \$2.4 million and includes various vehicle and park development needs. \$1.6 million has been removed from the calculation in recognition of the benefit to existing development as well as \$200,000 for anticipated grant funding. As a result, \$574,500 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.

5.2.4 Services Related to Proceedings Under the Provincial Offences Act, Including By-law Enforcement

The Township's by-law enforcement team has one vehicle, which is shared with the fire department, and provides gear for one by-law enforcement officer. The total inventory of assets related to by-law enforcement over the past 15-year period results in an invested level of service of \$2 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of \$1,100.

Table 5-4 provides the capital program related to by-law enforcement for the 10-year forecast period which includes a new by-law enforcement vehicle. The gross capital cost totals \$70,000. A deduction of \$35,000 has been made for benefit to existing development and a further deduction of \$33,900 has been made for the benefit to development beyond the forecast period.



These deductions result in the amount being included in the calculation for by-law enforcement being \$1,100. These costs have been allocated to future residential and non-residential development based on the relationship of incremental population and employment growth over the forecast period (i.e., 82% residential and 18% non-residential).

5.2.5 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 comprises the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- By-law Enforcement Services;
- Wastewater Services; and
- Water Services.

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

- Development Charge Background Studies; and
- Zoning By-law update.

The list of growth-related studies, as provided in Table 5-5, has an estimated gross capital cost of \$120,000. For planning related studies, a deduction of 10% of the growth-



related costs, totaling \$2,500 has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Further adjustments related to the benefit to existing development of \$25,000 have been made resulting in net D.C. recoverable costs of \$92,500.

Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Services Related to a Highway – 4.70%;
- Fire Protection Services – 6.93%;
- Parks and Recreation Services – 4.57%;
- By-law Enforcement – 0.01%
- Wastewater Services – 73.66%; and
- Water Services – 10.14%.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-6 (i.e. 85% residential and 15% non-residential).



Table 5-1
Infrastructure Costs Included in the Development Charge Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	Timing (year)	Gross Capital Cost Estimate (2026\$)	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
									82%	18%	
1	New Fire Fighter Equipment (10)	2026	8,200	-		8,200	-		8,200	6,724	1,476
2	Decontamination Shower Facility (Moose Creek and Finch)	2026-2035	32,000	-		32,000	29,400		2,600	2,132	468
3	Chief's Vehicle	2029	50,000	-		50,000	25,000		25,000	20,500	4,500
4	Provision for Additional Apparatus	2034	800,000	-		800,000	-		800,000	656,000	144,000
	Studies			-	-		-	-	-	-	-
5	Communications Study	2026-2035	20,000	-		20,000	5,000		15,000	12,300	2,700
6	Fire Master Plan and Risk Assessment Study	2026-2035	60,000	-		60,000	15,000		45,000	36,900	8,100
				-	-		-		-	-	-
	Total		970,200	-	-	970,200	74,400	-	895,800	734,556	161,244

Table 5-2
Infrastructure Costs Included in the Development Charge Calculation
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	Timing (year)	Gross Capital Cost Estimate (2026\$)	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
									82%	18%	
1	Tandem Snow Plow	2026-2035	420,000	-		420,000	-		420,000	344,400	75,600
2	Two-Tonne Single Axle Snow Plow	2026-2035	150,000	-		150,000	-		150,000	123,000	27,000
	Studies			-	-		-	-	-	-	-
3	Roads Needs Stuy	2026-2035	40,000	-		40,000	20,000		20,000	16,400	3,600
				-	-		-	-	-	-	-
	Total		610,000	-	-	610,000	20,000	-	590,000	483,800	106,200



Table 5-3
Infrastructure Costs Included in the Development Charge Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	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
2026 to 2036									95%	5%	
1	Director's Vehicle	2026	75,000	-		75,000	68,800		6,200	5,890	310
2	Crysler Park Expansion - New Playground Structure	2026	250,000	-		250,000	-	200,000	50,000	47,500	2,500
3	Crysler Park Expansion - Splash Pad	2028	382,663	-		382,663	351,100		31,563	29,985	1,578
4	Crysler Park Expansion - Change Room with Washroom and Water/Electric Connections	2028	150,000	-		150,000	137,600		12,400	11,780	620
5	New Finch Park - Phase 2 (Outdoor Exercise Equipment)	2026-2035	45,000	-		45,000	41,300		3,700	3,515	185
6	New Finch Park - Phase 3 (Change Room & Utility Space)	2026-2035	200,000	-		200,000	183,500		16,500	15,675	825
7	New Finch Park - Phase 4 (Rink Cover & Zamboni Room)	2026-2035	900,000	-		900,000	825,700		74,300	70,585	3,715
8	Blanchard Park Park Development (2.4 Acres)	2026-2035	379,800	-		379,800	-		379,800	360,810	18,990
				-	-	-	-	-	-	-	-
	Total		2,382,463	-	-	2,382,463	1,608,000	200,000	574,463	545,740	28,723

Table 5-4
Infrastructure Costs Included in the Development Charge Calculation
By-law Enforcement

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	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
2026 to 2036									82%	18%	
1	By-Law Enforcement Vehicle	2026-2035	70,000	33,903		36,097	35,000		1,097	899	197
			-	-		-	-		-	-	-
	Total		70,000	33,903	-	36,097	35,000	-	1,097	899	197



Table 5-5
Infrastructure Costs Included in the Development Charge Calculation
Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2036	Timing (year)	Gross Capital Cost Estimate (2026\$)	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
									85%	15%	
1	Development Charges Background Study	2030	35,000	-		35,000	-		35,000	29,785	5,215
2	Development Charges Background Study	2035	35,000	-		35,000	-		35,000	29,785	5,215
3	Zoning By-law Amendment	2026-2035	50,000	-	2,500	47,500	25,000		22,500	19,148	3,352
	Total		120,000	-	2,500	117,500	25,000	-	92,500	78,718	13,782

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

Service Area	Total Study Costs	Residential Share	Non-Residential Share
Fire Protection Services	6,410	5,256	1,154
Services Related to a Highway	4,343	3,561	782
Parks and Recreation Services	4,229	4,017	211
POA By-Law Enforcement	8	7	1
Water Services	68,131	57,911	10,220
Wastewater Services	9,380	7,973	1,407
Total	92,500	78,725	13,775
Residential/Non-Residential Share		85%	15%



5.3 Service Levels and 26-Year Capital Costs for Township-wide Development Charge Services Calculation

This section evaluates the development-related capital requirements for all Township's services under a 26-year planning period, from early-2026 to mid-2051.

5.3.1 Water Services

The capital plan for water services reflects the Township's recently completed Water and Wastewater Master Plan. Capital needs for water services include additional water meters, new wells in Finch and Crysler, additional storage in Finch, Crysler, and Moose Creek, and subsequent updates to the Master Plan.

Table 5-7 provides the capital program for water services included in the D.C. calculations. The gross capital cost included in the D.C. totals \$11.6 million. A post-period deduction of \$2.1 million has been made to recognize the benefit to growth beyond the forecast period. Furthermore, a deduction related to the benefit to the existing development has been made of \$37,600.

As such, the D.C.-recoverable cost of \$9.4 million has been included in the calculation of the charge and has been apportioned to residential and non-residential development. The residential development cost share totals \$8.0 million (85%) and non-residential development cost share totals \$1.4 million (15%). The allocation of D.C.-recoverable costs by type of development is based on the anticipated population and employment growth within the Township (i.e., 1,457 population and 261 employment).

5.3.2 Wastewater Services

Similar to water services, the capital plan for wastewater services reflects the needs in the Master Plan. The capital needs include upgrades to existing pumping stations in Finch, Crysler, and Moose Creek, expansion of lagoon capacity, and subsequent updates to the Master Plan.

Table 5-8 provides the capital program for wastewater services included in the D.C. calculations. The gross capital cost included in the D.C. totals \$8.6 million. Similar to water services, a deduction of \$4.9 million was made to account for benefits outside of the forecast period. A deduction related to the benefit to the existing community has



been made of \$837,400. A deduction for the growth related share (\$1.7 million) of the \$4.8 million Housing Enabling Water System Fund has also been made.

As such, the D.C.-recoverable cost of \$1.3 million has been included in the calculation of the charge and have been apportioned to residential and non-residential development based on the incremental population and employment growth (i.e., 85% residential and 15% non-residential).



Table 5-6
Infrastructure Costs Included in the Development Charge Calculation
Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Timing (year)	Gross Capital Cost Estimate (2026\$)	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 85%	Non-Residential Share 15%
1	Water Meters	2026-2030	1,020,000	-		1,020,000	-		1,020,000	867,000	153,000
			-	-		-	-		-	-	-
	Finch:		-	-		-	-		-	-	-
2	<u>New Well in Same Wellfield</u>		-	-		-	-		-	-	-
2a	Class EA	2026-2030	180,000	-		180,000	-		180,000	153,000	27,000
2b	Well Exploration (Incl. Hydrogeological Investigation)	2026-2030	530,000	-		530,000	-		530,000	450,500	79,500
2c	Project Implementation	2035-2040	750,000	-		750,000	-		750,000	637,500	112,500
3	New Water Storage Reservoir	2040-2045	2,130,000	-		2,130,000	-		2,130,000	1,810,500	319,500
4	Provision for Additional Treatment Capacity and Storage	2045-2051	2,130,000	-		2,130,000	-		2,130,000	1,810,500	319,500
			-	-		-	-		-	-	-
	Crysler:		-	-		-	-		-	-	-
5	<u>New Well in Same Wellfield</u>		-	-		-	-		-	-	-
5a	Class EA	2026-2030	180,000	47,600		132,400	-		132,400	112,540	19,860
5b	Well Exploration (Incl. Hydrogeological Investigation)	2030-2035	640,000	169,300		470,700	-		470,700	400,095	70,605
5c	Project Implementation	2035-2040	1,390,000	367,600		1,022,400	-		1,022,400	869,040	153,360
6	New Above-Grade Storage Tank	2035-2040	860,000	227,400		632,600	-		632,600	537,710	94,890
			-	-		-	-		-	-	-
	Moose Creek:		-	-		-	-		-	-	-
7	New Water Storage Reservoir	2030-2035	1,600,000	1,322,200		277,800	-		277,800	236,130	41,670
	Studies		-	-		-	-		-	-	-
8	Water and Wastewater Master Plan	2035	75,000	-		75,000	18,800		56,200	47,770	8,430
9	Water and Wastewater Master Plan	2045	75,000	-		75,000	18,800		56,200	47,770	8,430
			-	-		-	-		-	-	-
	Total		11,560,000	2,134,100	-	9,425,900	37,600	-	9,388,300	7,980,055	1,408,245



Table 5-7
Infrastructure Costs Included in the Development Charge Calculation
Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Timing (year)	Gross Capital Cost Estimate (2026\$)	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 85%	Non-Residential Share 15%
	<u>Finch:</u>		-	-		-	-		-	-	-
1a.	Upgrade Existing Sewage Pumping Station	2035-2040	150,000	-		150,000	132,000		18,000	15,300	2,700
1b.	Upgrade Existing Sewage Pumping Station	2045-2051	210,000	-		210,000	184,800		25,200	21,420	3,780
2	Provision for Additional Pumping Capacity	2045-2051	70,000	-		70,000	-		70,000	59,500	10,500
			-	-		-	-		-	-	-
	<u>Crysler:</u>		-	-		-	-		-	-	-
3a.	Upgrade Existing Sewage Pumping Station	2026-2030	150,000	5,700		144,300	97,500		46,800	39,780	7,020
3b.	Upgrade Existing Sewage Pumping Station	2040-2045	270,000	10,200		259,800	175,500		84,300	71,655	12,645
			-	-		-	-		-	-	-
	<u>Moose Creek:</u>		-	-		-	-		-	-	-
4a.	Upgrade Existing Sewage Pumping Station	2026-2030	150,000	49,000		101,000	75,000		26,000	22,100	3,900
4b.	Upgrade Existing Sewage Pumping Station	2040-2045	270,000	88,200		181,800	135,000		46,800	39,780	7,020
5	<u>Lagoon Capacity Expansion (IFAS):</u>		-	-		-	-		-	-	-
5a	Class EA	2026-2030	220,000	143,700		76,300	-		76,300	64,855	11,445
5b	Engineering Design and Contract Administration	2026-2030	910,000	594,200		315,800	-		315,800	268,430	47,370
5c	Construction	2026-2030	6,080,000	3,970,300		2,109,700	-	1,657,045	452,655	384,756	67,898
	<u>Studies</u>		-	-		-	-		-	-	-
6	Water and Wastewater Master Plan	2035	75,000	-		75,000	18,800		56,200	47,770	8,430
7	Water and Wastewater Master Plan	2045	75,000	-		75,000	18,800		56,200	47,770	8,430
			-	-		-	-		-	-	-
	Total		8,630,000	4,861,300	-	3,768,700	837,400	1,657,045	1,274,255	1,083,116	191,138



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed on development for all Township-wide services over the 25-year forecast period for water and wastewater services and the 10-year forecast period for all other services, respectively. The D.C. eligible costs for each service were determined in Chapter 5 for all Township services, based on their associated capital programs.

The calculation for residential development is generated on a per capita basis and is based upon four (4) forms of housing types (singles and semi-detached dwellings, other multiple dwellings, bachelor and 1-bedroom apartments, and 2+ bedrooms apartments). The non-residential D.C. has been calculated on a uniform 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 3) to calculate the charges in Tables 6-1 and 6-2.

Table 6-3 provides the schedule of charges that is applicable for all services by type of development, for residential and non-residential developments.

Table 6-4 provides a comparison of the *Municipal Act* connection charges currently imposed in the Township and the development charges proposed herein. This comparison is provided for a single-detached residential house. The calculated water and wastewater charges for new development within the urban serviced area of the Township total \$16,243 for a single detached residential house, representing an increase of \$6,243 over the Township’s current municipal connection charges of \$10,000 for water and wastewater. The Township-wide development charges imposed for the other service areas total \$5,808, the Township does not currently impose any similar charges related to these service areas. The total charge for a single-detached residential house in the urban serviced area is \$22,051, which represents a \$12,051 increase over the current connection charges for water and wastewater only.



The total charge per sq.ft for a non-residential development in the urban serviced area is \$9.42 per sq.ft. The water and wastewater portion of this charge is \$7.51 per sq.ft.

Table 6-1
Township-Wide D.C. Calculation for the 25-year Forecast Period

SERVICE/CLASS	2026\$ D.C.-Eligible Cost		2026\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 1,083,116	\$ 191,138	\$ 1,941	0.90
2. Water Services	7,980,055	1,408,245	14,302	6.61
TOTAL	9,063,171	1,599,383	16,243	7.51
D.C.-Eligible Capital Cost	\$9,063,171	\$1,599,383		
25 Year Urban Gross Population/GFA Growth (sq.ft.)		1,559	212,900	
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,813.45		\$7.51	
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.794	\$16,243		
Other Multiples	2.263	\$13,156		
Apartments - 2 Bedrooms +	1.764	\$10,255		
Apartments - Bachelor and 1 Bedroom	1.314	\$7,639		

Table 6-2
Township of North Stormont
Township-Wide D.C. Calculation for the 10-year Forecast Period

SERVICE/CLASS	2026\$ D.C.-Eligible Cost		2026\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Fire Services	\$ 734,556	\$ 161,244	\$ 2,314	0.95
4. Provincial Offences Act including By-Law Enforcement	899	197	3	-
5. Parks and Recreation Services	545,740	28,723	1,719	0.17
6. Services Related to a Highway	483,800	106,200	1,524	0.63
7. Growth Studies	78,719	13,781	248	0.08
TOTAL	1,843,714	310,145	5,808	1.83
D.C.-Eligible Capital Cost	\$1,843,714	\$310,145		
10-Year Gross Population/GFA Growth (sq.ft.)		887	169,100	
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,078.60		\$1.83	
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.794	\$5,808		
Other Multiples	2.263	\$4,704		
Apartments - 2 Bedrooms +	1.764	\$3,667		
Apartments - Bachelor and 1 Bedroom	1.314	\$2,731		



Table 6-3
Calculated Schedule of Development Charges by Service and Class of Services

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services/Class of Service:					
Fire Services	2,314	1,874	1,461	1,088	0.95
Provincial Offences Act including By-Law Enforcement	3	2	2	1	0.00
Parks and Recreation Services	1,719	1,392	1,085	808	0.17
Services Related to a Highway	1,524	1,234	962	717	0.63
Growth Studies	248	201	157	117	0.08
Total Municipal Wide Services/Class of Services	5,808	4,703	3,667	2,731	1.83
Urban Services					
Wastewater Services	1,941	1,572	1,225	913	0.90
Water Services	14,302	11,584	9,030	6,726	6.61
Total Urban Services	16,243	13,156	10,255	7,639	7.51
GRAND TOTAL RURAL AREA	5,808	4,703	3,667	2,731	1.83
GRAND TOTAL URBAN AREA	22,051	17,859	13,922	10,370	9.34

Table 6-4
Single Detached Residential House D.C. Comparison

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Fire Services	-	2,314	2,314	N/A
Provincial Offences Act including By-Law Enforcement	-	3	3	N/A
Parks and Recreation Services	-	1,719	1,719	N/A
Services Related to a Highway	-	1,524	1,524	N/A
Growth Studies	-	248	248	N/A
Total Municipal Wide Services/Classes	-	5,808	5,808	N/A
Area Specific Services:				
Wastewater Services	5,000	1,941	(3,059)	-61%
Water Services	5,000	14,302	9,302	186%
Total Area Specific Services	10,000	16,243	6,243	62%
Grand Total - Urban Area	10,000	22,051	12,051	121%

* Current water and wastewater charges reflect connection charges imposed under the *Municipal Act, 2001*



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.s.

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

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

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above regarding 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 the following services/class of services:
 - Services Related to a Highway;
 - Fire Protection Services;
 - Parks and Recreation Services;
 - By-law Enforcement Services; and
 - Growth-related Studies.
- The Township uses an urban-area D.C. calculation for water and wastewater services.

7.3 D.C. By-law Rules

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

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

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 were utilized in the calculation of the charge:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., retail and non-retail).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, for example:
 - For parks and recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - For services related to a highway, by-law enforcement services and fire protection services a 82% residential/18% non-residential attribution has been made based on a population vs. employment growth ratio over the forecast period;
 - For water and wastewater services the attribution has been made based on the incremental population and employment growth over the forecast period (i.e., 85% residential and 15% 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 60 months (five years) prior to the date of payment of D.C.s 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.s 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 60 months (five years) prior to the issuance of a building permit and the building was capable of being occupied. D.C. refunds will be permitted where the existing structure cannot be removed until the new building has been built.

7.3.4 *Exemptions (full or partial)*

Statutory exemptions include the following:

- 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.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- The addition of up to 2 units in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- One additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units;
- attainable units (to be in force at a later date);
- affordable inclusionary zoning units;



- non-profit housing;
- long-term care homes; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

Non-statutory (discretionary exemptions) include the following:

- Bona-Fide Farm Buildings; and
- Place of worship or cemetery.

7.3.5 *Timing of Collection*

The D.C.s for all services and class of services 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.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five (5) years. Interest will not be charged on these payments. Further, the requirement for an early payment agreement for residential and institutional development is no longer required.

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 had 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. At the time of site plan or zoning by-law amendment application, the D.C.s payable are the lower of the “frozen” rate plus interest, or the rate in force on the date D.C.s are payable.

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.

D.C. payments for non-rental residential developments have been deferred, from the time of first building permit to time of occupancy. Furthermore, the requirement for an early payment agreement for residential and institutional development is no longer needed if an applicant wishes to pay their charges earlier than otherwise required.

7.3.6 *Indexing*

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1st, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the third quarter results.

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. requires municipalities to consider the application of municipal-wide and area-specific D.C.s. 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.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

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

1. All Township services, except for water, wastewater, and stormwater 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 layman 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 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.s 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 (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, only water and wastewater services need to be calculated based on an urban-area basis and apply Township-wide D.C.s for all other services and class of services.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

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

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



- By-law Enforcement service.

7.4.2 *By-law In-force Date*

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

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

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

7.5 Other Recommendations

The following recommendations are required to be approved by Council to ensure the background study, and assumptions within it, are accepted as a basis for approval of the by-law. These recommendations are often included in a supporting staff report to Council for approval of the background study and D.C. by-law.

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, except water and wastewater services, which are to be calculated on an urban-area basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated January 14, 2026, subject to further annual review during the capital budget process;”

“Approve the Local Service Policy contained in Appendix D of the D.C. Background Study dated January 14, 2026”

“Approve the D.C. Background Study dated January 14, 2026, 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

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

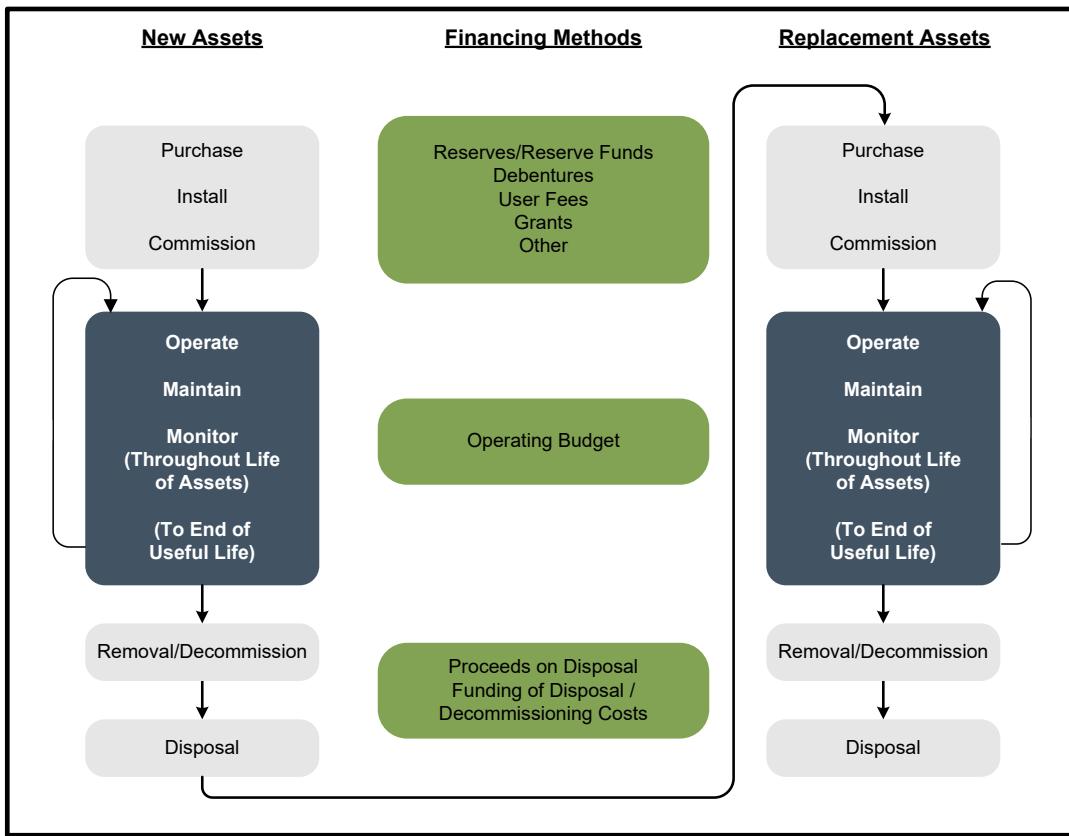
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

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



8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2026\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Township financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2026 D.C. capital works have been presented based on a straight-line amortization 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 \$1.7 million. Of this total, \$320,400 relates to the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$1.2 million. This amount, totalled with the existing operating revenues of \$12.0 million, provides annual revenues of \$13.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2026\$)

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 320,393
Annual Debt Payment on Post Period Capital ²	\$ 446,973
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$ 106,214
Annual Lifecycle - Area-specific Services ³	\$ 109,157
Sub-Total - Annual Lifecycle	\$ 215,371
Incremental Operating Costs (for D.C. Services)	\$ 682,027
Total Expenditures	\$ 1,664,763
Revenue (Annualized)	
Total Existing Revenue ⁴	\$ 12,019,304
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 1,201,428
Total Revenues	\$ 13,220,732

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

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

⁴ As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 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.

9.1.1 Public Meeting of Council

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

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

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

9.1.2 Other Consultation Activity

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

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



timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, 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.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

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

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

9.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Township 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.

9.3.3 By-law Pamphlet

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

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



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

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

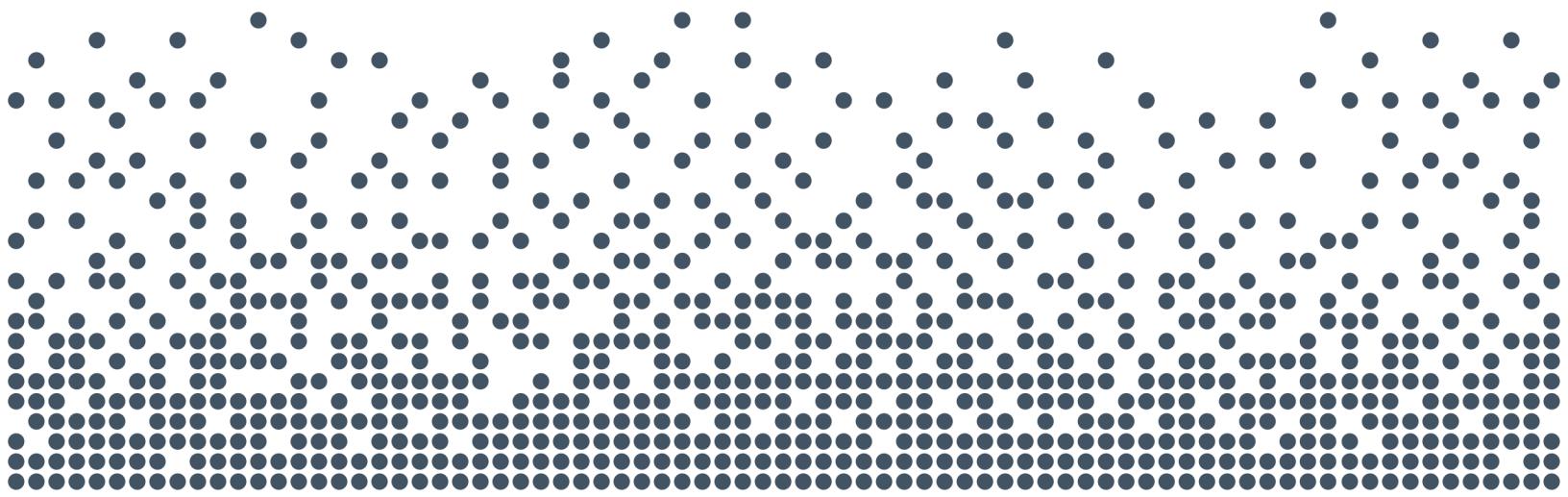


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule A-1
Township of North Stormont
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	7,050	6,775	110	6,665	2,359	33	69	26	2,487	100	2.724
	Mid 2016	7,150	6,873	93	6,780	2,455	35	115	20	2,625	85	2.618
	Mid 2021	7,700	7,400	70	7,330	2,605	65	175	10	2,855	64	2.592
Forecast	Early 2026	8,280	7,956	75	7,881	2,825	72	175	10	3,082	68	2.581
	Early 2036	9,010	8,658	83	8,575	3,092	104	217	10	3,423	75	2.529
	Mid 2051	9,730	9,355	88	9,267	3,287	154	306	10	3,757	80	2.490
Incremental	Mid 2011 - Mid 2016	100	98	-17	115	96	2	46	-6	138	-15	
	Mid 2016 - Mid 2021	550	527	-23	550	150	30	60	-10	230	-21	
	Mid 2021 - Early 2026	580	556	5	551	220	7	0	0	227	4	
	Early 2026 - Early 2036	730	702	8	694	267	32	42	0	341	7	
	Early 2026 - Mid 2051	1,450	1,399	13	1,386	462	82	131	0	675	12	

^[1] Population includes the Census undercount estimated at approximately 4.1% 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: Derived from the United Counties of Stormont, Dundas and Glengarry Growth Management Strategy Report, September 6, 2023, and discussions with Township of North Stormont staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Schedule A-2
Township of North Stormont
Estimate of the Anticipated Amount, Type, and Location of
Residential Development for Which Development charges can be imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Crysler	2026 - 2036	151	12	19	182	481	(30)	451	5	456
	2026 - 2051	262	32	61	355	904	(47)	857	8	865
Finch	2026 - 2036	69	12	13	94	241	(17)	224	2	226
	2026 - 2051	119	30	40	189	466	(27)	439	4	443
Moose Creek	2026 - 2036	20	8	10	38	90	(18)	72	1	73
	2026 - 2051	34	20	30	84	189	(28)	161	1	162
Rural	2026 - 2036	27	0	0	27	75	(128)	(53)	0	(53)
	2026 - 2051	47	0	0	47	131	(202)	(71)	0	(71)
Township of North Stormont	2026 - 2036	267	32	42	341	887	(193)	694	8	702
	2026 - 2051	462	82	131	675	1,690	(304)	1,386	13	1,399

^[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule A-3
Township of North Stormont
Current Year Growth Forecast
Mid-2021 to Early 2026

		Population
Mid 2021 Population		7,400
Occupants of New Housing Units, Mid 2021 to Early 2026	<i>Units (2) multiplied by P.P.U. (3)</i> gross population increase	227 2,422 550
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2026	<i>Units multiplied by P.P.U. (3)</i> gross population increase	4 1.100 5
Change in Housing Unit Occupancy, Mid 2021 to Early 2026	<i>Units (4) multiplied by P.P.U. change rate (5)</i> total change in population	2,855 0.00035 1
Population Estimate to Early 2026		7,956
<i>Net Population Increase, Mid 2021 to Early 2026</i>		556

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

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.438	97%	2.362
Multiples (6)	1.944	3%	0.060
Apartments (7)	1.893	0%	0.000
Total		100%	2.422

^[1] Based on 2021 Census custom database.

^[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule A-4
Township of North Stormont
10-Year Growth Forecast
Early-2026 to Early-2036

		Population
Early 2026 Population		7,956
Occupants of New Housing Units, Early 2026 to Early 2036	<i>Units (2) multiplied by P.P.U. (3)</i> 2.602	341
	<i>gross population increase</i>	887
Occupants of New Equivalent Institutional Units, Early 2026 to Early 2036	<i>Units multiplied by P.P.U. (3)</i> 1.100	7
	<i>gross population increase</i>	8
Change in Housing Unit Occupancy, Early 2026 to Early 2036	<i>Units (4) multiplied by P.P.U. change rate (5)</i> -0.06262	3,082
	<i>total change in population</i>	-193
Population Estimate to Early 2036		8,658
<i>Net Population Increase, Early 2026 to Early 2036</i>		702

(1) Early 2026 Population based on:

2021 Population (7,400) + Mid 2021 to Early 2026 estimated housing units to beginning of forecast period (227 x 2.422 = 550) + (4 x 1.1 = 5) + (2,855 x 0. = 1) = 7,956

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.794	78%	2.188
<i>Multiples (6)</i>	2.263	9%	0.212
<i>Apartments (7)</i>	1.635	12%	0.201
<i>one bedroom or less</i>	1.314		
<i>two bedrooms or more</i>	1.764		
Total		100%	2.602

^[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) Early 2026 households based upon 2021 Census (2,855 units) + Mid 2021 to Early 2026 unit estimate (227 units) = 3,082 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule A-5
Township of North Stormont
Long-Term Growth Forecast
Early-2026 to Mid-2051

		Population
Early 2026 Population		7,956
Occupants of New Housing Units, Early 2026 to Mid 2051	<i>Units (2)</i>	675
	<i>multiplied by P.P.U. (3)</i>	2,504
	<i>gross population increase</i>	1,690
Occupants of New Equivalent Institutional Units, Early 2026 to Mid 2051	<i>Units</i>	12
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	13
Change in Housing Unit Occupancy, Early 2026 to Mid 2051	<i>Units (4)</i>	3,082
	<i>multiplied by P.P.U. change rate (5)</i>	-0.09862
	<i>total change in population</i>	-304
Population Estimate to Mid 2051		9,355
<i>Net Population Increase, Early 2026 to Mid 2051</i>		1,399

(1) Early 2026 Population based on:

2021 Population (7,400) + Mid 2021 to Early 2026 estimated housing units to beginning of forecast period (227 x 2.422 = 550) + (4 x 1.1 = 5) + (2,855 x 0. = 1) = 7,956

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.794	68%	1.912
<i>Multiples (6)</i>	2.263	12%	0.274
<i>Apartments (7)</i>	1.635	19%	0.318
<i>one bedroom or less</i>	1.314		
<i>two bedrooms or more</i>	1.764		
Total		100%	2.504

^[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) Early 2026 households based upon 2021 Census (2,855 units) + Mid 2021 to Early 2026 unit estimate (227 units) = 3,082 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule A-6
Township of North Stormont
Historical Residential Building Permit
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2016	41	0	0	41
2017	32	4	0	36
2018	34	0	0	34
2019	40	8	0	48
2020	41	12	0	53
Sub-total	188	24	0	212
Average (2016 - 2020)	38	5	0	42
% Breakdown	89%	11%	0%	100%
2021	41	0	0	41
2022	48	0	0	48
2023	32	0	0	32
2024	64	4	0	68
2025	70	5	0	75
Sub-total	255	9	0	264
Average (2021 - 2025)	51	2	0	53
% Breakdown	97%	3%	0%	100%
2016 - 2025				
Total	443	33	0	476
Average	44	3	0	48
% Breakdown	93%	7%	0%	100%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Township of North Stormont data, and 2025 estimated from October 2025 year-to-date data, by Watson & Associates Economists Ltd.



Schedule A-7a
Township of North Stormont
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.941	-	2.438	
6-10	-	-	-	3.200	-	2.903	
11-15	-	-	-	2.857	-	2.571	
16-20	-	-	-	-	-	3.667	
21-25	-	-	-	2.412	-	2.760	2.794
26-30	-	-	-	2.677	-	2.821	
30+	-	-	1.966	2.688	3.667	2.615	
Total	1.100	2.100	1.928	2.734	4.333	2.666	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.905	-	2.528
6-10	-	-	-	3.200	-	2.879
11-15	-	-	-	3.000	-	2.636
16-20	-	-	-	2.727	-	2.938
21-25	-	-	-	2.412	-	2.586
26-30	-	-	-	2.767	-	2.721
30+	-	1.227	1.971	2.693	3.667	2.501
Total	0.400	1.440	1.839	2.743	4.206	2.563

^[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 A-7b
United Counties of Stormont, Dundas and Glengarry Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	1.944	
6-10	-	-	-	-	-	-	
11-15	-	-	-	-	-	2.182	
16-20	-	-	-	-	-	2.400	
21-25	-	-	1.643	-	-	2.462	2.263
26-30	-	-	1.739	3.318	-	2.333	
30+	-	1.247	1.877	2.817	-	2.201	
Total	1.273	1.292	1.838	2.926	-	2.217	

Age of Dwelling	Apartments ^[2]						25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	2.176	-	-	1.893	
6-10	-	1.278	1.600	-	-	1.491	
11-15	-	1.091	1.455	-	-	1.324	
16-20	-	-	1.550	-	-	1.531	
21-25	-	-	1.563	-	-	1.674	1.635
26-30	-	1.143	1.706	-	-	1.537	
30+	0.545	1.130	1.667	2.750	-	1.520	
Total	0.630	1.141	1.663	2.689	-	1.527	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.625	1.874	2.959	4.688	2.684
6-10	-	1.720	1.777	2.715	4.077	2.397
11-15	-	1.286	1.680	2.836	3.667	2.500
16-20	-	1.412	1.767	2.668	4.069	2.501
21-25	-	1.810	1.771	2.592	4.840	2.475
26-30	-	1.029	1.734	2.701	3.541	2.445
30+	1.667	1.210	1.778	2.558	3.505	2.245
Total	1.643	1.243	1.775	2.602	3.680	2.305

^[1] Includes townhouses and apartments in duplexes.

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

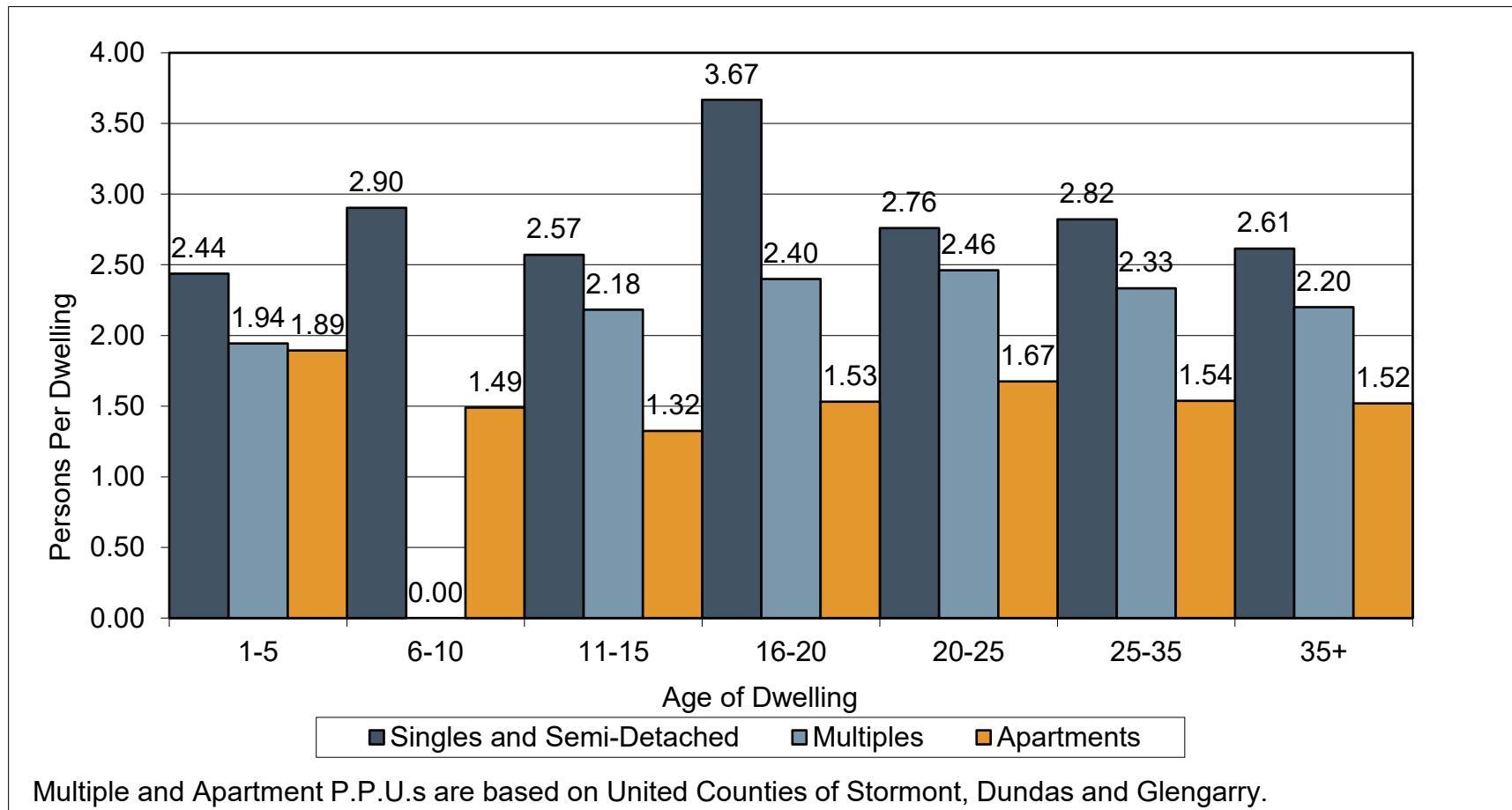
^[2] Adjusted based on historical trends.

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 A-8
Township of North Stormont
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule A-9a
Township of North Stormont
Employment Forecast, 2026 to 2051

Period	Population	Activity Rate							Employment							Employment Total (Excluding Work at Home and N.F.P.O.W.)		
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[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.)	
Mid 2011	6,775	0.015	0.070	0.060	0.057	0.044	0.246	0.043	0.290	105	475	407	383	300	1,670	292	1,962	1,195
Mid 2016	6,873	0.029	0.061	0.061	0.048	0.036	0.236	0.042	0.278	200	420	417	333	250	1,620	288	1,908	1,200
Early 2026	7,956	0.027	0.069	0.059	0.051	0.035	0.242	0.042	0.284	218	548	471	407	282	1,824	332	2,256	1,378
Early 2036	8,658	0.027	0.069	0.059	0.053	0.037	0.246	0.043	0.289	238	596	509	460	324	2,127	373	2,500	1,531
Mid 2051	9,355	0.027	0.070	0.059	0.056	0.040	0.251	0.043	0.294	250	655	550	520	370	2,345	405	2,750	1,690
Incremental Change																		
Mid 2011 - Mid 2016	98	0.014	-0.009	0.001	-0.008	-0.008	-0.011	-0.001	-0.012	95	-55	10	-50	-50	-50	-4	-54	5
Mid 2016 - Early 2026	1,083	-0.002	0.008	-0.001	0.003	-0.001	0.006	0.000	0.006	18	128	54	74	32	304	44	348	178
Early 2026 - Early 2036	702	0.000	0.000	0.000	0.002	0.002	0.004	0.001	0.005	20	50	38	53	42	203	41	244	153
Early 2026 - Mid 2051	1,399	-0.001	0.001	0.000	0.004	0.004	0.009	0.002	0.010	32	109	79	113	88	421	73	494	312
Annual Average																		
Mid 2011 - Mid 2016	20	0.003	-0.002	0.000	-0.002	-0.002	-0.002	0.000	-0.002	19	-11	2	-10	-10	-10	-1	-11	1
Mid 2016 - Early 2026	114	0.000	0.001	0.000	0.000	0.000	0.001	0.000	0.001	2	13	6	8	3	32	5	37	19
Early 2026 - Early 2036	70	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.001	2	5	4	5	4	20	4	24	15
Early 2026 - Mid 2051	55	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1	4	3	4	3	17	3	19	12

^[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: Derived from the United Counties of Stormont, Dundas and Glengarry Growth Management Strategy Report, September 6, 2023, and discussions with Township of North Stormont staff regarding servicing and land supply by Watson & Associates Economists Ltd.



Schedule A-9b
Township of North Stormont
Employment and Gross Floor Area (G.F.A.) Forecast, 2026 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	6,775	105	407	383	300	1,195					
Mid 2016	6,873	200	417	333	250	1,200					
Early 2026	7,956	218	471	407	282	1,378					
Early 2036	8,658	238	509	460	324	1,531					
Mid 2051	9,355	250	550	520	370	1,690					
Incremental Change											
Mid 2011 - Mid 2016	98	95	10	-50	-50	5					
Mid 2016 - Early 2026	1,083	18	54	74	32	178					
Early 2026 - Early 2036	702	20	38	53	42	153	60,000	53,200	26,500	29,400	169,100
Early 2026 - Mid 2051	1,399	32	79	113	88	312	96,000	110,600	56,500	61,600	324,700
Annual Average											
Mid 2011 - Mid 2016	20	19	2	-10	-10	1					
Mid 2016 - Early 2026	114	2	6	8	3	19					
Early 2026 - Early 2036	70	2	4	5	4	15	6,000	5,320	2,650	2,940	16,910
Early 2026 - Mid 2051	56	1	3	5	4	12	3,840	4,424	2,260	2,464	12,988

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,400
Commercial/Population-Related	500
Institutional	700

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

*Reflects Early-2026 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule A-9c
Township of North Stormont
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non- Residential G.F.A. S.F.	Employment Increase ^[3]
Crysler	2026 - 2036	-	35,000	15,500	14,000	64,500	76
	2026 - 2051	-	71,400	32,500	30,800	134,700	160
Finch	2026 - 2036	-	4,200	4,000	7,700	15,900	22
	2026 - 2051	-	9,800	9,000	15,400	34,200	47
Moose Creek	2026 - 2036	-	9,800	4,000	7,700	21,500	26
	2026 - 2051	-	19,600	9,000	15,400	44,000	54
Rural	2026 - 2036	60,000	4,200	3,000	-	67,200	29
	2026 - 2051	96,000	9,800	6,000	-	111,800	51
Township of North Stormont	2026 - 2036	60,000	53,200	26,500	29,400	169,100	153
	2026 - 2051	96,000	110,600	56,500	61,600	324,700	312

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,400
Commercial/Population-Related	500
Institutional	700

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

^[3] Employment Increase does not include No Fixed Place of Work.

*Reflects Early-2026 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule A-10
Township of North Stormont
Employment Categories by Major Employment Sector

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

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

Source: Watson & Associates Economists Ltd.



Appendix B

Historical Level of Service Calculations



Table B-1
Service Standard Calculation Sheet
Fire Protection Services – Facilities
Sq.ft. of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
Fire Hall #1 - Finch	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$252	\$291
Fire Hall #2 - Avonmore	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	3,634	\$246	\$284
Fire Hall #3 - Moose Creek	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	\$297	\$343
Fire Hall #4 - Crysler	800	800	800	800	800	800	800	800	800	800	800	4,032	4,032	4,032	4,032	\$252	\$291
Total	9,154	9,154	9,154	9,154	9,154	9,154	9,154	9,154	9,154	9,154	9,154	12,386	12,386	12,386	12,386		
Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717		
Per Capita Standard	1.3734	1.3636	1.3588	1.3492	1.3515	1.3501	1.3294	1.3294	1.2948	1.2724	1.2488	1.6711	1.6490	1.6360	1.6050		
15 Year Average	2011 to 2025																
Quantity Standard		1.4122															
Quality Standard		\$305															
Service Standard		\$431															
D.C. Amount (before deductions)	10 Year																
Forecast Population		694															
\$ per Capita		\$431															
Eligible Amount		\$299,170															



Table B-2
Service Standard Calculation Sheet
Fire Protection Services – Vehicles & Equipment
No. of Vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
2004 Ford F550 Rescue (F)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
2003 GMC C8500 Tanker (F)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
2008 Ford 550 Rescue (C')	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
2008 International 70S Pumper/Tanker (C')	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
2000 GMC C8500 Topkick Pumper (F)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
2013 International 40S Pumper (A)			1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
2001 Fire Rescue Freightliner MCV (2018) (MC)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
2005 Fire Rescue GMC C75 Truck(2018) (A)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
2015 International 70S Fire Tanker Truck (A)					1	1	1	1	1	1	1	1	1	1	1	\$600,000
2015 International 70S Fire Tanker Truck (MC)						1	1	1	1	1	1	1	1	1	1	\$600,000
2018 Pumper Tanker Freightliner (MC)									1	1	1	1	1	1	1	\$800,000
2020 Nissan Rogue											1	1	1	1	1	\$50,000
Total	7	7	8	8	10	10	10	11	11	12	12	12	12	12	12	

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	0.0011	0.0010	0.0012	0.0012	0.0015	0.0015	0.0015	0.0016	0.0016	0.0016	0.0016	0.0016	0.0015	0.0015	0.0015

15 Year Average	2011 to 2025
Quantity Standard	0.0014
Quality Standard	\$625,143
Service Standard	\$875

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$875
Eligible Amount	\$607,389



Table B-3
Service Standard Calculation Sheet
Fire Protection Services – Small Equipment and Gear
No. of Equipment and Gear

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/item)
Number of Equiped Firefighters	72	72	72	72	72	72	65	63	64	72	70	74	80	76	85	\$6,000
Extrication Equipment	1	1	2	2	2	2	3	3	3	3	3	3	3	3	3	\$55,000
Combination Tool											1	1	1	1	1	\$24,000
Radios							20	25	26	30	30	30	40	40	40	\$1,200
SCBA - Face Shields										60	60	60	80	80	80	\$500
SCBA - Cylinders										60	60	60	100	100	100	\$1,000
SCBA - Filling Station														1	1	\$120,000
Bunker Gear Washing Machines															2	\$40,000
Pagers													40	80	80	\$700
Total	73	73	74	74	74	74	88	91	93	225	224	268	384	381	392	

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	0.0110	0.0109	0.0110	0.0109	0.0109	0.0109	0.0128	0.0132	0.0132	0.0313	0.0306	0.0362	0.0511	0.0503	0.0508

15 Year Average		2011 to 2025
Quantity Standard		0.0237
Quality Standard		\$4,009
Service Standard		\$95

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$95
Eligible Amount	\$65,937



Table B-4
Service Standard Calculation Sheet
Services Related to a Highway – Roads
KM of Roadways

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/km)
Ashphalt Roads	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	\$687,431
Gravel Roads	211	211	211	211	211	211	211	211	211	211	211	211	211	208	205	\$363,636
Surface Treated Roads	99	99	99	99	99	99	99	99	99	99	99	99	99	102	105	\$471,443
Total	347															

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	0.0521	0.0517	0.0515	0.0511	0.0512	0.0512	0.0504	0.0504	0.0491	0.0482	0.0473	0.0468	0.0462	0.0458	0.0450

15 Year Average	
Quantity Standard	0.0492
Quality Standard	\$429,130
Service Standard	\$21,113

D.C. Amount (before deductions)	
	10 Year
Forecast Population	694
\$ per Capita	\$21,113
Eligible Amount	\$14,652,561



Table B-5
Service Standard Calculation Sheet
Services Related to a Highway – Bridges & Culverts
No. of Bridges & Culverts

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/item)
Bridges	24	24	24	24	24	24	24	24	22	22	20	20	20	18	16	\$770,063
Culverts	16	16	16	16	16	16	16	16	18	18	20	20	20	22	24	\$345,833
Total	40															

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	0.0060	0.0060	0.0059	0.0059	0.0059	0.0059	0.0058	0.0058	0.0057	0.0056	0.0055	0.0054	0.0053	0.0053	0.0052

15 Year Average	2011 to 2025
Quantity Standard	0.0057
Quality Standard	\$577,521
Service Standard	\$3,292

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$3,292
Eligible Amount	\$2,284,558



Table B-6
Service Standard Calculation Sheet
Services Related to a Highway – Sidewalks and Active Transportation
KM of Sidewalks and Active Transportation

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/km)
Sidewalks	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$174,456
Total	8															

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

15 Year Average		2011 to 2025
Quantity Standard		0.0012
Quality Standard		\$165,392
Service Standard		\$198

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$198
Eligible Amount	\$137,738



Table B-7
Services Standard Calculation Sheet
Services Related to a Highway – Public Works – Facilities
Sq.ft. of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bldg Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
Garage	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$43	\$47
West Patrol Shed - Superstructure			3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$57	\$62
Patrol Storage Garage & Depot	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	8,600	8,600	\$179	\$198
Storage	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$66	\$72
Sand/Salt Dome	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	\$73	\$80
Salt Dome																\$69	\$76
Total	18,500	18,500	22,000	30,700	30,700												
Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717		
Per Capita Standard	2.7757	2.7558	3.2655	3.2424	3.2482	3.2448	3.1949	3.1949	3.1117	3.0581	3.0014	4.1419	4.0873	4.0549	3.9782		
15 Year Average		2011 to 2025															
Quantity Standard																	
Quality Standard																	
Service Standard																	
D.C. Amount (before deductions)		10 Year															
Forecast Population																	
\$ per Capita																	
Eligible Amount																	



Table B-8
Service Standard Calculation Sheet
Services Related to a Highway – Public Works – Vehicles
No. of Vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
F150 Pick Up Truck				2	2	2	2	2	2	2	2	2	2	2	2	\$35,100
Snow Plow	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$253,800
Chevrolet Silverado							1	1	1	3	3	4	4	4	4	\$45,000
Grader	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$376,400
Excavator	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$258,800
Mower	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$16,400
Pressure Washer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,200
John Deere Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$134,500
Bomag 84" Roller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$167,000
New Holland Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$671,000
Dump Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,500
Case Tractor						1	1	1	1	1	1	1	1	1	1	\$138,700
Slip-In Tank						1	1	1	1	1	1	1	1	1	1	\$32,000
F350 Pickup					1	1	1	1	1	1	1	1	1	1	1	\$56,000
Freightliner M2 Chassis	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$319,500
2021 Ford F150 CBO										1	1	1	1	1	1	\$57,000
Chev 2007 West Patrol	1	1	1	1	1	1	1	1	1						-	\$60,200
2006 JD Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,300
2002 Trackless Sidewalk Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,900
1998 Vermeer 1230 Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,200
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,200
20 Ton Float	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,200
Yamaha ATV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,500
Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,400
Compressor re-built	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,700
Hoist rope/handicap lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,100
Mechanical Thumb			1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,800
One Way Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,200
Solar Powered Radar Sign									1	1	1	1	1	1	1	\$7,300
Roads-1997 Trackless rear drop salter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,200
Roads-Push Blade									1	1	1	1	1	1	1	\$25,100
Roads-2020 New Truck(Cab & Chassis)									1	1	1	1	1	1	1	\$164,800
Roads-EquiFab S200DL salt spreader									1	1	1	1	1	1	1	\$9,300
AUTEL Diagnostic Scanner									1	1	1	1	1	1	1	\$4,200
Brusher Head for Excavator (2022)											1	1	1	1	1	\$60,600



Table B-8 (continued)
Service Standard Calculation Sheet
Services Related to a Highway – Public Work – Vehicles
No. of Vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
Cardlock System (2022)												1	1	1	1	\$17,300
Hot Box (2022)												1	1	1	1	\$43,500
New Sweeper (2022)												1	1	1	1	\$18,600
Snowplow GPS System (2022)												1	1	1	1	\$18,300
Snowplow Blade (2022)												1	1	1	1	\$13,600
2023 JC Trailer												1	1	1	1	\$64,400
Hydrovac Trailer												1	1	1	1	\$146,100
Total	34	34	36	38	39	41	41	44	46	47	49	55	58	57	57	
Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717	
Per Capita Standard	0.0051	0.0051	0.0053	0.0056	0.0058	0.0060	0.0060	0.0064	0.0065	0.0065	0.0067	0.0074	0.0077	0.0075	0.0074	
15 Year Average		2011 to 2025														
Quantity Standard																0.0063
Quality Standard																\$125,976
Service Standard																\$794
D.C. Amount (before deductions)		10 Year														
Forecast Population																694
\$ per Capita																\$794
Eligible Amount																\$550,793



Table B-9
Service Standard Calculation Sheet
Parks and Recreation Services – Parkland Development
Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Acre)
Crysler Park	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$108,295
Moose Creek Park	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	\$108,295
Finch Park	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$108,295
Avonmore Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$108,295
Total	29															

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	0.0044	0.0044	0.0043	0.0043	0.0043	0.0043	0.0042	0.0042	0.0041	0.0041	0.0040	0.0039	0.0039	0.0039	0.0038

15 Year Average 2011 to 2025	
Quantity Standard	0.0041
Quality Standard	\$109,590
Service Standard	\$449

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$449
Eligible Amount	\$311,828



Table B-10
Service Standard Calculation Sheet
Parks and Recreation Services – Parkland Amenities
No. of Parkland Amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/item)	
Avonmore Pool 33 x 66 feet (1993)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$359,000	
Avonmore Playground structures											7	7	7	7	7	\$22,900	
Avonmore Park - Paved basketball court & benches												3	3	3	3	\$25,000	
Finch Ball Diamond - Fence, Lights and In-Field,bleachers				1	1	1	1	1	1	1	1	1	1	1	1	\$300,000	
Moose Creek Volleyball Courts	3	3	3	3	3	3	3	3	3	3	3	-	3	3	3	\$5,200	
Avonmore Park shelter					1	1	1	1	1	1	1	1	1	1	1	\$17,000	
Crysler Park shelter with lights and interlock,hydro 100 amp a	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$95,000	
Moose Creek Park shelter						1	1	1	1	1	1	1	1	1	1	\$70,000	
Monkland Park Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,000	
Finch Park shelter							1	1	1	1	1	1	1	1	1	\$70,000	
Berwick Ball park shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000	
Crysler volleyball courts with lights and tiled drained						1	1	1	1	1	1	1	1	1	1	\$20,000	
Crysler accessible kayak and canoe dock													1	1	1	\$30,000	
Crysler Boat dock	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000	
Crysler ball diamond,fence,lights and infield and drainage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000	
Berwick ball diamond with crushed clay surface,lights,drain a	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000	
Moose Creek baseball field #1 with crushed clay,lights,fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000	
Moose Creek baseball field #2 ,crushed stone, infield ,fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000	
Monkland Payground structure	2	2	2	2	2	2	2	2	2	-	-	-	1	1	1	\$17,000	
Finch playground #1 structure	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$30,000	
Finch playorung #2 Vollrath Park structure															8	\$18,100	
Crysler Playground park structure	6	6	6	6	6	6	6	6	6	8	8	8	10	10	10	\$15,000	
Crysler new park Structure 2025/ 2026							2	2	2	2	2	2	2	2	2	1	\$250,000
Moose Creek Playground structures															2	\$42,500	
Crysler park sand box															1	\$3,000	
Monkland outdoor rink										1	1	1	1	1	1	\$80,000	
Moose Creek Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$359,000	
Total	26	26	26	27	32	32	33	34	32	34	41	39	45	48	58		
Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717		
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01		

15 Year Average	2011 to 2025
Quantity Standard	0.0050
Quality Standard	\$79,708
Service Standard	\$399

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$399
Eligible Amount	\$276,587



Table B-11
Service Standard Calculation Sheet
Parks and Recreation Services – Facilities
Sq.ft. of Building Area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
Avonmore Community Centre/Library/docto	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	6,855	\$408	\$450
Avonmore Pool Change House	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	1,495	\$334	\$369
Crysler Community Centre/Library	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	8,734	\$424	\$467
Crysler sports dome	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	\$188	\$207
Crysler TBO Place	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$350	\$386
Moose Creek Community Hall																9,650	9,650
Moose Creek Change House with Heated P	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	12,586	\$318	\$350
Finch Canteen /washroom	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	\$350	\$386
Finch outdoor deck court rink and basketball	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	8,816	\$40	\$44
Finch arena/community hall/library	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	23,848	\$550	\$606
Total	80,814	90,464	90,464														

Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717
Per Capita Standard	12.1251	12.0384	11.9955	11.9107	11.9318	11.9195	11.7360	11.7360	11.4306	11.2335	11.0251	10.9031	12.0442	11.9488	11.7227

15 Year Average	2011 to 2025
Quantity Standard	11.7134
Quality Standard	\$387
Service Standard	\$4,530

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$4,530
Eligible Amount	\$3,143,758



Table B-12
Service Standard Calculation Sheet
Parks and Recreation Services – Vehicles & Equipment
No. of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
Olympia resurfacer batterie (Finch Arena)													1	1	1	\$153,000
Olympia resurfacer propane (Finch Arena)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Ice edger batterie (Finch Arena)								1	1	1	1	1	1	1	1	\$8,000
Crysler Olympia propane resurfacer			1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Moose Creek propane Zamboni resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Moose Creek zero turn lawn mower							1	1	1	1	1	1	1	1	1	\$13,000
Crysler zero turn lawn mower													1	1	1	\$15,000
Crysler propane ice edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Crysler snow blower											1	1	1	1	1	\$1,000
North Stormont UTV side by side for recreation												1	1	1	1	\$85,000
UTV adapters: mower, trail groomer, trailer												1	1	1	1	\$17,000
UTV : snow tracks and snow blade												1	1	1	1	\$15,000
Trail maintenance equipment							3	3	3	3	3	3	3	3	4	\$1,500
Moose Creek batterie floor machine													1	1	1	\$8,000
Crysler batterie floor machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Crysler self propelled batterie floor machine						1	1	1	1	1	1	1	1	1	2	\$8,000
Finch arena self propelled floor machine					1	1	1	1	1	2	2	2	2	2	2	\$9,000
Crysler park maintenance tillers					1	1	1	1	1	2	2	2	2	2	2	\$750
Moose Creek Park maintenance tiller												1	1	1	1	\$600
Total	4	4	5	7	8	8	12	13	13	15	16	19	23	24	25	
Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717	
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

15 Year Average	2011 to 2025
Quantity Standard	0.0018
Quality Standard	\$33,156
Service Standard	\$60

D.C. Amount (before deductions)	10 Year
Forecast Population	694
\$ per Capita	\$60
Eligible Amount	\$41,418



Table B-13
Service Standard Calculation Sheet
By-law Enforcement Services – Vehicles & Equipment
No. of Vehicles and Equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)
2020 Nissan Rogue										0.5	0.5	0.5	0.5	0.5	0.5	\$50,000
By-Law Officer Gear	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700
Total	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	1.5	1.5	1.5	1.5	1.5	
Population	6,665	6,713	6,737	6,785	6,773	6,780	6,886	6,886	7,070	7,194	7,330	7,412	7,511	7,571	7,717	
Per Capita Standard	0.0002	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	
15 Year Average	2011 to 2025															
Quantity Standard	0.0001															
Quality Standard	\$15,800															
Service Standard	\$2															
D.C. Amount (before deductions)	10 Year															
Forecast Population	694															
\$ per Capita	\$2															
Eligible Amount	\$1,097															



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2024 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the straight-line amortization method.

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

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

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Fire Services	55,872	45,990	101,862
2. Provincial Offences Act including By-Law Enforcement	73	1,801	1,874
3. Parks and Recreation Services	12,269	14,500	26,769
4. Services Related to a Highway	38,000	8,238	46,238
5. Growth Studies	-	-	-
6. Wastewater Services	9,622	311,576	321,198
7. Water Services	99,535	299,922	399,457
Total	215,371	682,027	897,397



Appendix D

Local Service Policy



Appendix D: 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, Parkland Development, Water Services, Wastewater Services, and Growth-related Studies. 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. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the D.C.A. on its own merits having regard to, among other factors, the nature, type and location of the development and 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.

1. Roads and Related Services

1.1. Collector Roads

- 1.1.1. A collector road, as defined by the municipality's engineering standards, internal to a development is a direct developer responsibility under s.59 of the D.C.A. as a local service.
- 1.1.2. Collector roads external to a development are a local service if the works are within the area to which the plan relates and, therefore, a direct developer responsibility under s.59 of the D.C.A. Otherwise, the works are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.2. Arterial Roads

- 1.2.1. New arterial roads and arterial road improvements are included as part of road costing funded through D.C.s. Only the oversized component would be recovered through D.C.s and local road equivalent costs are considered to be a local service.

1.3. Local Roads

- 1.3.1. Local roads, as defined by the municipality's engineering standards including fire hydrants and holding tanks as required, are local services and a direct developer responsibility under s.59 of the D.C.A.



1.4. Subdivision/Site Entrances and Related

1.4.1. Entrances and all related costs (including, but not limited to: signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a local service and a direct developer responsibility under s.59 of the D.C.A.

1.5. Streetlights

- 1.5.1. Streetlights internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.5.2. Streetlights external to a development but related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.5.3. New streetlights in other areas related to development may be included in the D.C. calculation to the extent permitted under S. 5(1) of the D.C.A.

1.6. Sidewalks

- 1.6.1. Sidewalks internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.6.2. Sidewalks external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.6.3. New sidewalks in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- 1.7.1. Bike or transit lanes, where requested, internal to a development or site are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.7.2. Bike or transit lanes external to a development but required and related to the subject lands are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.7.3. New bike or transit lanes in other areas related to development are included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.8. Noise Abatement Measures

- 1.8.1. Noise abatement measures internal to a development are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 1.8.2. Noise abatement measures external to a development but required and related to, or mitigate impacts from, the development of the subject lands,



are a direct developer responsibility through local service provisions (s.59 of the D.C.A.).

1.9. Street Tree Planting

1.9.1. Street tree planting, as required in the Engineering Standards, is considered a local area service and a direct responsibility of the developer.

1.10. Land Acquisition for Road Allowances

1.10.1. Land acquisition for planned road allowances within development lands is a dedication under the *Planning Act* provisions.

1.10.2. Land acquisition for planned road allowances outside of development lands, and that is not a dedication under the *Planning Act*, is included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.10.3. Additional land acquisition for bridges or grade separations (beyond normal dedication requirements) is to the extent eligible as identified and included, if applicable, in the D.C. Background Study

2. Parkland Development

2.1.1. The municipality requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All parkland development costs are the responsibility of the municipality and will be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Water

3.1. Watermains, appurtenances and sampling stations internal to the development are direct developer responsibility under s.59 of the DCA as a local service

3.2. Extension of watermain external to the development required to connect a specific development/area to the existing distribution system to be direct developer's responsibility under s.59 of the D.C.A. as a local service.

4. Wastewater

4.1. Pumping stations and forcemains internal to a development, required to service that specific development shall be a direct developer responsibility under s.59 of the D.C.A. as a local service.



- 4.2. Sewers and appurtenances internal to the development are direct developer responsibility under s.59 of the D.C.A. as a local service
- 4.3. New sanitary sewers and forcemains external to a plan of subdivision, or sanitary sewers and forcemains external to a plan of subdivision which upgrades the size of an existing pipe, and accommodate only the specific development is a direct developer responsibility under s.59 of the D.C.A as a local service.
- 4.4. Marginal costs of sanitary sewer works within the plan of subdivision, which benefits upstream developers, should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

5. Growth-Related Studies

- 5.1 Development specific studies including but not limited to traffic impact studies, environmental assessments, noise studies, servicing assessments, planning justification reports, etc. are a direct developer responsibility through local service provisions under s.59 of the D.C.A. (as a local service).
- 5.2 Other growth-related studies including but not limited to, master plans, secondary plans, official plans, zoning by-law updates, and D.C. background studies will be included in the D.C. to the extent permitted under s.5(1) if the D.C.A.



Appendix E

Changes to the D.C.A.



Appendix E: Changes to the D.C.A.

Since the passage of the Township's previous D.C. by-law, there have been a number of changes to the D.C.A. This appendix summarizes the changes.

E.1 Changes to the D.C.A.: *Bill 213 and Bill 109*

E.1.1 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

E.1.2 Bill 109: More Homes for Everyone Act, 2022

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

- The following additional information must be provided for each D.C. service being collected for during the year:
 - a. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
 - 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
- For any service for which a D.C. 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.



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

E.2 Changes to the D.C.A. – *Bill 23: More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended a number of pieces of legislation including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

E.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.

E.2.2 Removal of Housing as an Eligible D.C. Service

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service. It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.



E.2.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

E.2.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, 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.

Note: As discussed in Section H.2.13, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- 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.

Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



E.2.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period

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

E.2.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted.

Note: the definition of capital costs was revised to reverse the change related to studies through Bill 185 (see Section H.3.1).

E.2.7 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.

Note: this change was reversed by Bill 185 (discussed in section H.3.2).

E.2.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

E.2.9 Installment Payments

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



E.2.10 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.

E.2.11 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. 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.

E.2.12 Requirement to Allocate Funds Received

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

E.2.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (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.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the “Affordable Residential Units for the Purposes of the Development Charges Act, Bulletin” published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 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 provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	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	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
purposes of subsection 4.1 (2), para. 1	the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	Minister’s opinion, is at <u>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>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	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 <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at <u>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</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
	of the Government of Ontario.	<u>accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

Note: the Affordable Unit exemption came into force on June 1, 2024.

E.3 Bill 185: *Cutting Red Tape to Build More Homes Act*

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

E.3.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

E.3.2 Removal of the Mandatory Phase-in

As noted in Section H.2 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).



E.3.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

E.3.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan



and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

E.3.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

E.4 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

E.4.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.



E.4.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

E.4.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

E.4.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

E.4.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: “Subject to the regulations”. As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

E.4.6 Expanded Simplified D.C. By-law Amendment Process

In addition to the reason for the simplified process set out in Section H.3.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

E.4.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.



E.4.8 Grouping of Services for the Purposes of Using Credits

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

E.4 Bill 60: Fighting Delays, Building Faster Act, 2025

The Provincial government introduced Bill 60, Fighting Delays, Building Faster Act, 2025 and Regulatory Proposals MMAH2018 and 25MMAH030 on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:

E.4.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service¹. Anticipated land acquisition capital needs are to be grouped together for the purposes of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve

¹ Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service.



funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

E.4.2 Required Timelines for the Annual Treasurer's Statement

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

E.4.3 Addition of Requirements for Local Service Policies

Subsections 59(2.2) through 59(2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
 - This does not apply where a municipality does not impose a D.C. for that service;
 - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
 - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
 - Works or classes of works that are not intended to be required as a Local Service;



- Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

E.4.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

E.4.5 Regulatory Changes

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98*. These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.



Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;
- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.



Appendix F

Capital Cost and Benefit to Existing Methodology



Appendix F: Capital Cost and Benefit to Existing Methodology

Based on the regulatory changes provided through Bill 60: *Fighting Delays, Building Faster Act, 2025*, there is a requirement to provide greater detail with respect to how the non-growth-related shares (i.e. B.T.E. deduction methodology) of the total estimated costs and the costs that will be incurred during the term of the by-law are determined for each service. The following provides this information on a service-by-service basis as well as a description of how the capital costs were estimated.



Table F-1
Methodology for Determining Capital Costs and B.T.E. Calculations

Service	Capital Cost Methodology	B.T.E. Calculation Methodology
Fire Protection Services	<ul style="list-style-type: none">Equipment: Cost estimates based on estimated replacement costs of existing equipmentVehicles: Cost estimates based on estimated replacement costs of existing vehicles	<ul style="list-style-type: none">Equipment: New Fire Fighter equipment is allocated to new development which denomination shower facility needs were determined that they would proportionately benefit existing and future developmentVehicles: The new chief's vehicle is replacing partial access to a vehicle and has been included as 50% B.T.E..
Services Related to a Highway	<ul style="list-style-type: none">Vehicles: Cost estimates based on estimated replacement costs of existing vehicles	<ul style="list-style-type: none">Vehicles: All vehicles and equipment are new to provide services for new growth and are not replacing any existing items. As a result, a B.T.E. deduction has not been applied.
Parks and Recreation	<ul style="list-style-type: none">Parkland Development: Cost estimates based on budgeted costs for park developmentVehicles: Costs estimates based on estimated replacement costs of current fleet.	<ul style="list-style-type: none">Parkland Development: New park development has been allocated 100% to new development while other park improvement needs were determined that they would proportionately benefit existing and future development have been allocated 92% to B.T.E. .
Water Services	<ul style="list-style-type: none">All capital needs were determined based on the detailed costing provided in the Township's recently completed Master Plan.	<ul style="list-style-type: none">All projects are being undertaken solely to provide capacity for new development and as such do not have deductions applied for B.T.E.
Wastewater Services	<ul style="list-style-type: none">All capital needs were determined based on the detailed costing provided in the Township's recently completed Master Plan.	<ul style="list-style-type: none">Pumping Stations: B.T.E. for the pumping stations of sewer mains was determined based on the existing pumping capacity being replaced by the larger pumping stations..All other projects are being undertaken solely for development to create additional capacity and as such do not have deductions applied for B.T.E.
Growth Studies (including studies within specific service areas)	<ul style="list-style-type: none">Cost estimates are determined based on a review of recent cost estimates for similar studies.	<ul style="list-style-type: none">Non-growth-related shares for studies have been determined on a project-by-project basis through a review of the scope of each study. Based on this review, an allocation to account for the benefit to existing development is made. For example, although transportation master plans are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community wherein existing policies and practices are also reviewed through the study. As



Service	Capital Cost Methodology	B.T.E. Calculation Methodology
		<p>a result, a 25% allocation to account for the non-growth-related share of this project has been made.</p>
By-Law Enforcement	<ul style="list-style-type: none">Vehicles: Costs estimates based on estimated replacement costs of current fleet.	<ul style="list-style-type: none">The vehicle is replacing partial access to a vehicle and has been included as 50% B.T.E..



Appendix G

Proposed D.C. By-law

THE CORPORATION OF THE TOWNSHIPSHIP OF NORTH STORMONT

BY-LAW NUMBER 2026-__

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

WHEREAS the Township of North Stormont will experience growth through development and re-development;

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

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

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

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

AND WHEREAS the Council of The Corporation of the Township of North Stormont has given notice of and held a public meeting on the __ day of ____, 2026 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT ENACTS AS FOLLOWS:

1. INTERPRETATION

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

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

“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment includes Stacked Townhouse dwellings;

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

“benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

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

“bona fide farm uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

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

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

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (a) furniture and equipment other than computer equipment, and
 - (b) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (c) rolling stock with an estimated useful life of seven years or more, and
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (5) above, including the development charge background study

required for the provision of services designated in this by-law within or outside the Township, including interest on borrowing for those expenditures under clauses (1) to (5) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or

agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Township;

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

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

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

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

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

“gross floor area” means:

- (1) 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

(2) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (a) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (b) loading facilities above or below grade; and
- (c) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

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

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

- (1) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act*, 2007;
- (2) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- (3) by any of the following post-secondary institutions for the objects of the institution:

- (a) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
- (b) a college or university federated or affiliated with a university described in subclause (a), or
- (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act*, 2017;

- (4) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (5) as a hospice to provide end of life care.

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

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

“multiple dwellings” means all dwellings other than single-detached, semi-detached, apartment, and special care dwelling units;

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

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

(3) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

“Township” means the Corporation of the Township of North Stormont;

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

“Official Plan” means the Official Plan adopted for the United Counties of Stormont, Dundas, and Glengarry, as amended and approved;

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

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

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

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

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

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

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

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

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

“service” means a service or class of service designated in Section 2 by-law, and “services” shall have a corresponding meaning;

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

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

“special care dwelling unit” means a building not otherwise defined herein containing more than four dwelling units: where the occupants have the right to use in common, halls, stairs, yards, common room and accessory buildings; which dwelling units may or may not have exclusive sanitary and/or culinary facilities; that is designed to accommodate individuals with specific needs, where meals are provided within the development on a regular basis and includes a bedroom, student residence, retirement home and lodge, nursing home, granny flat, accessory dwelling and group home.

“stacked Townhouse dwelling unit” means two row dwellings, one on top of each other.

2. DESIGNATION OF SERVICES

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

- (1) Fire Protection Services;
- (2) Provincial Offences Act including By-Law Enforcement
- (3) Parks and Recreation Services
- (4) Services Related to a Highway
- (5) Water Services;
- (6) Wastewater Services;
- (7) Growth-Related Studies Services;

3. APPLICATION OF BY-LAW RULES

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

- (1) the development of the lands requires any of the approvals set out in subsection 3.4(1).

Area to Which By-law Applies

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

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

- (1) the municipality or a local board thereof;

- (2) a board of education;
- (3) the Corporation of the United Counties of Stormont, Dundas, and Glengarry; or
- (4) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university.

Approvals for Development

3.4 (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.

(2) No more than one development charge for each service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions

described in Subsection 3.4(1) are required before the lands, buildings or structures can be developed.

- (3) Despite Subsection 3.4(2), if two or more of the actions described in Subsection 3.4(1) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

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

- (1) Affordable and attainable residential units as follows:
 - (a) Affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges;
 - (b) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges; and
- (2) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
- (3) Non-Profit Housing units;
- (4) Long-term Care Homes;
- (5) An enlargement to an existing Dwelling Unit;
- (6) A second residential unit in an existing or new detached house, Semi-Detached Dwelling, 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 Dwelling or rowhouse cumulatively contain no more than one residential unit;
- (7) A third residential unit in an existing or new detached house, Semi-Detached Dwelling, 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 Dwelling or rowhouse contains any residential units;

- (8) One residential unit in a building or structure ancillary to an existing or new detached house, Semi-Detached Dwelling or rowhouse on a parcel of land, if the existing detached house, Semi-Detached Dwelling or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, Semi-Detached Dwelling or rowhouse contains any residential units;
- (9) For the purposes of Subsection (8), a residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling must be a Dwelling, Secondary Unit (detached) as defined in the Township's Zoning By-Law.
- (10) 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.

3.6 Exemption for Industrial Development:

- 3.6.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.6.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (2) divide the amount determined under subsection 1) by the amount of the enlargement

3.6.3 For the purpose of Section 3.6 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

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

3.7 Other Exemptions:

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

- (1) Bona-fide farm buildings; and
- (2) Places of worship and cemeteries;

Discounts

3.8 The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms - 25% reduction;
- (b) Two bedrooms - 20% reduction; and
- (c) All other bedroom quantities - 15% reduction.

Amount of Charges

Residential

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

Non-Residential

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

Reduction of Development Charges for Redevelopment

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

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

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

Time of Payment of Development Charges

- 3.12 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.13 Notwithstanding Section 3.12, development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment payable on the anniversary date each year thereafter.
- 3.14 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 sections 3.9, 3.10, and 3.11, and 3.11 shall be calculated based on the development charges set out in Schedule “A” on the date of the planning application, including interest, based on the Maximum Interest Rate or the current rate in effect. Where both planning applications apply, development charges under sections 3.9, 3.10, and 3.11 shall be calculated on the development charges set out in Schedule “A” on the date of the later planning application, including interest, based on the Maximum Interest Rate.
- 3.15. 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 sections 3.9, 3.10, and 3.11 shall be calculated based on the development charges set out in Schedule “A” on the date of the planning application, including interest, based on the Maximum Interest Rate or the current rate in effect. Where both planning applications apply, development charges under sections 3.9, 3.10, and 3.11 shall be calculated on the

development charges set out in Schedule “A”, on the date of the latter planning application, including interest, based on the Maximum Interest Rate.

- 3.16. Notwithstanding sections 3.12 to 3.15, 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.
- 3.17. Notwithstanding subsections 3.14 and 3.15, the D.C.s payable are the lower of the rate calculated in accordance with subsections 3.14 and 3.15 or the rate in force on the date of building permit issuance.
- 3.18. Notwithstanding subsection 3.13, should the person required to pay the Development Charge waive the requirement to pay as per subsection 3.13, the Development Charge may be paid earlier, without entering into an agreement made under Section 27 of the Act.
- 3.19. Interest for the purposes of sections 3.14 and 3.15 shall be determined as prescribed in the Act, as amended from time to time.
- 3.20. Interest for the purposes of subsection 3.13 may only be accrued up to November 3, 2025.
- 3.21 In accordance with Section 26.1 of the Act, a development charge in respect of residential development, other than rental housing or institutional development, shall be paid in full on the earlier of:
 - (1) The day a permit is issued under the Building Code Act, 1992 authorizing occupation of the building; and
 - (2) The day the building is first occupied.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under subsections 3.9 and 3.10, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

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

6. SCHEDULES

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

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

7. CONFLICTS

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

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(1), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at the time of by-law passage.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on _____, 2036 unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____ 2026.

Mayor

Township Clerk

SCHEDULE "A" TO BY-LAW 2026-____
SCHEDULE OF DEVELOPMENT
CHARGES

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi- Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services/Class of Service:					
Fire Services	2,314	1,874	1,461	1,088	0.95
Provincial Offences Act including By-Law Enforcement	3	2	2	1	0.00
Parks and Recreation Services	1,719	1,392	1,085	808	0.17
Services Related to a Highway	1,524	1,234	962	717	0.63
Growth Studies	248	201	157	117	0.08
Total Municipal Wide Services/Class of Services	5,808	4,703	3,667	2,731	1.83
Urban Services					
Wastewater Services	1,941	1,572	1,225	913	0.90
Water Services	14,302	11,584	9,030	6,726	6.61
Total Urban Services	16,243	13,156	10,255	7,639	7.51
GRAND TOTAL RURAL AREA	5,808	4,703	3,667	2,731	1.83
GRAND TOTAL URBAN AREA	22,051	17,859	13,922	10,370	9.34