



Development Charges Background Study

Township of Greater Madawaska

February 18, 2022

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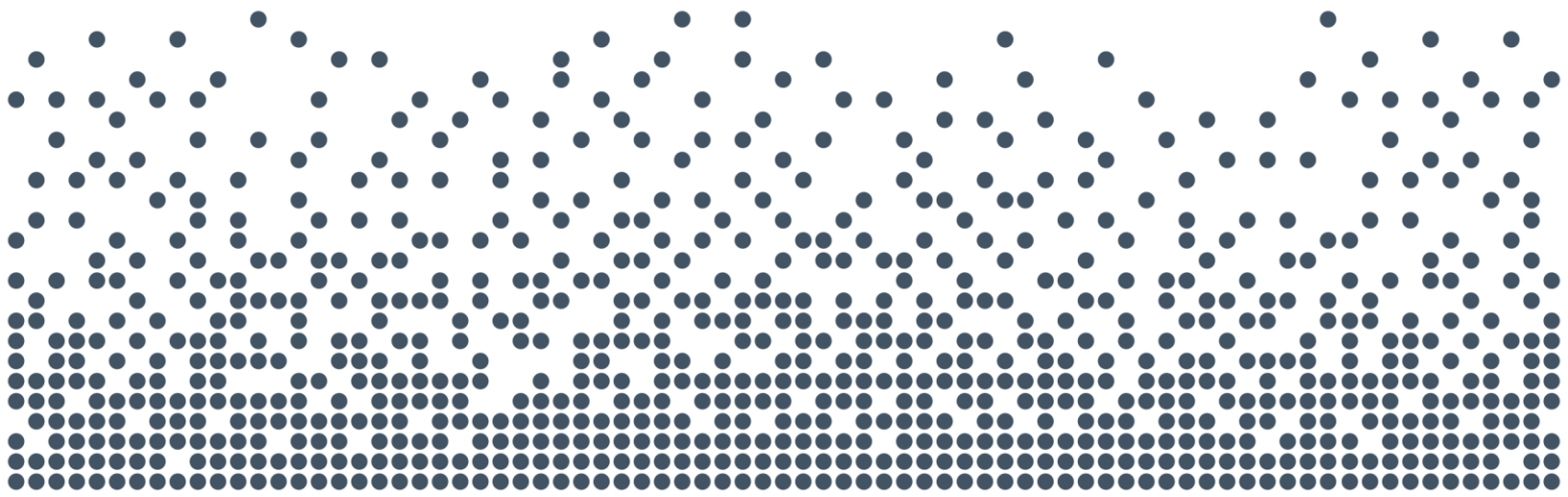
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997, as amended</i>
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
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 Greater Madawaska 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 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Township;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit.



- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C. process need to be addressed as a result of the *Smart Growth for Our Communities Act, 2015* (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
 - a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. Further changes to the D.C.A. were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213. The following provides a brief summary of the proposed changes.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, *More Homes, More Choice Act, 2019* which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any



unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the *Planning Act*. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Township of Greater Madawaska, this means that services currently provided in the D.C. by-law remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges (C.B.C.):** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. The Township will not be undertaking a C.B.C. study at this time.



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.

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in section 1.4 of this report.

- The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2022 to 2031) and 15-year (2021 to 2036) periods.

Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2022 to 2031	15 Year 2022 to 2036
(Net) Population Increase	913	1,274
Residential Unit Increase	307	418
Non-Residential Gross Floor Area Increase (sq.ft.)	57,000	75,200

Source Watson & Associates Economists Ltd. Forecast 2022

- On April 24, 2017, the Township of Greater Madawaska passed By-law 36-2017 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on April 10, 2022. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for April 4, 2022 with adoption of the by-law on April 19, 2022.
- The Township's D.C. currently in effect is \$3,846 for single detached dwellings for all services. The non-residential charge is \$0.25 per sq.ft. for all services. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a Township-wide basis for all services. The



corresponding single detached unit charge is \$8,455. The non-residential charge is \$5.18 per sq.ft. of building area. These rates are submitted to Council for its consideration.

8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next five years	\$8,388,390
Less: Benefit to existing development	\$973,800
Less: Post planning period benefit	\$225,000
Less: Ineligible re: Level of Service	\$62,600
Less: Grants, subsidies and other contributions	\$4,398,000
Net costs to be recovered from development charges	\$2,728,990

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, ineligible services, and grants, subsidies and other contributions), \$5.43 million (or an annual amount of \$1.09 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Township plans to spend \$8.39 million over the next five years, of which \$2.73 million (33%) is recoverable from D.C.s. Of this net amount, \$2.53 million is recoverable from residential development and \$0.20 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.



The following services are calculated based on a 15-year forecast:

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

All other services are calculated based on a 10-year forecast. These include:

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

In addition, a class of service has been established for Growth Studies (based on a Township-wide 10-year forecast).

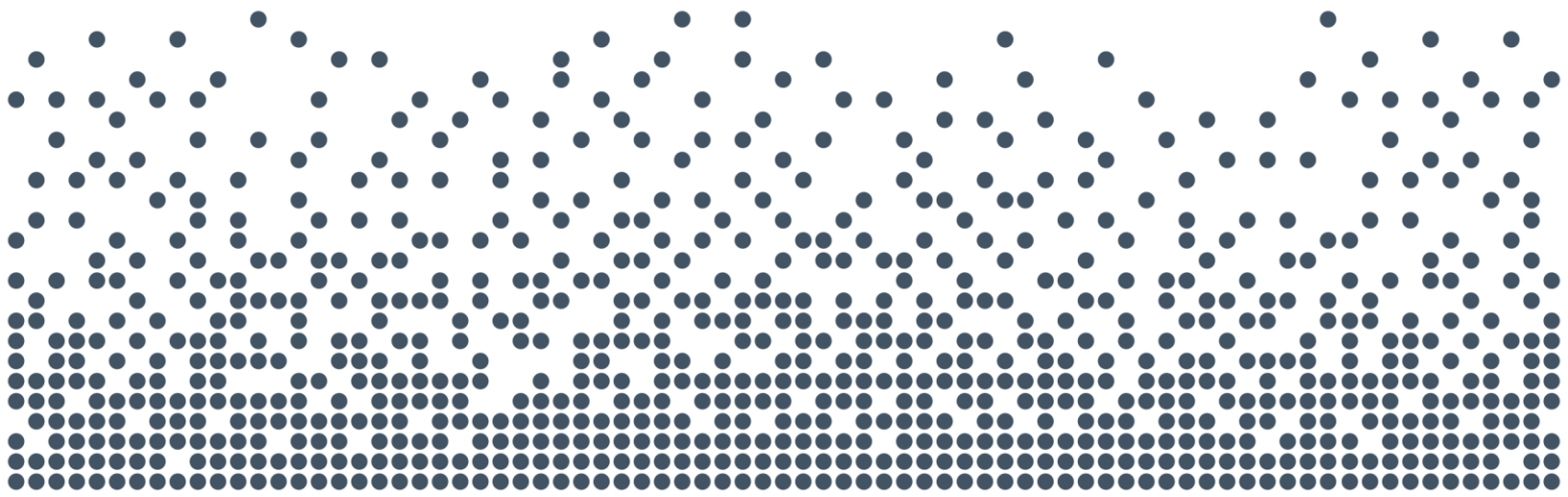
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

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



Table ES-3
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal-Wide Services/Class of Service:						
Services Related to a Highway	4,576	3,935	3,203	2,175	2,163	3.08
Fire Protection Services	1,643	1,413	1,150	781	777	1.11
Parks and Recreation Services	1,302	1,119	911	619	615	0.51
Library Services	226	194	158	107	107	0.09
Waste Diversion Services	129	111	90	61	61	0.02
Growth Studies	579	498	405	275	274	0.37
Total Municipal-Wide Services/Class of Service	8,455	7,270	5,917	4,018	3,997	5.18



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*, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Township of Greater Madawaska.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process in mid-2021. Watson worked with Township staff in preparing the D.C. analysis and 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 requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Greater Madawaska's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for April 4, 2022. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on February 18, 2022.

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

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

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

Figure 1-1
Schedule of Key D.C. Process Dates for the Township of Greater Madawaska

Schedule of Study Milestone	Dates
1. Data collection, staff review, D.C. calculations and policy work	July 2021 to January 2022
2. Council Workshop	January 17, 2022
3. Public release of final D.C. Background study and proposed by-law	February 18, 2022
4. Public meeting advertisement placed in newspaper(s)	No later than March 14, 2022
5. Public meeting of Council	April 4, 2022
6. Council considers adoption of background study and passage of by-law	April 19, 2022
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015

With the amendment of the D.C.A. (as a result of Bill 73 and O. Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's background study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1 Area Rating

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the regulations.)
- 2) Section 10 (2) c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) (c.2)). The 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; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination may include both qualitative



and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

1.3.3 60-Day Circulation of the D.C. Background Study

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on February 18, 2022 to ensure the new requirements for release of the study are met.

1.3.4 Timing of Collection of D.C.s

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Township's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Township may enter into a delayed payment agreement in order to capture the full development.

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O. Reg. 428/15, including changes to the way in which transit D.C. service standards are calculated and the inclusion of waste diversion. Based on discussions with staff, the D.C. calculations have included waste diversion.



1.4 Further Changes to the D.C.A.: Bill 108, 138, 197, and 213

1.4.1 *Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the *Planning Act*. A summary of these changes that were to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the



services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction - The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act - It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.4.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.4.3 Bill 197: COVID-19 Economic Recovery Act

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.4.3.1 D.C.-Related Changes

List of D.C. Eligible Services

As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:

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

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The Act (as amended) repeals and replaces the above with the four following subsections:

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

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

Note: An initial consideration of “class” appears to mean any group of services.

1.4.3.2 C.B.C.-Related Changes

C.B.C. Eligibility

The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge. O. Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:

- A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.



1.4.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

Transition – D.C. and C.B.C.

The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the *COVID-19 Economic Recovery Act* comes into force (i.e. September 18, 2022).

- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the *Planning Act* (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

At this time, no decision has been made with respect to developing a C.B.C. therefore, this report does not address any community benefit charges.

1.4.4 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.



Chapter 2

Current D.C. Policies for the Township of Greater Madawaska



2. Current D.C. Policies for the Township of Greater Madawaska

2.1 Schedule of Charges

On April 24, 2017, the Township of Greater Madawaska passed By-law 36-2017 under the D.C.A. This by-law imposes D.C.s on residential and non-residential uses. The table below provides the rates currently in effect.

Table 2-1
Township of Greater Madawaska
Current D.C. Rates

Service	Residential	Non-Residential
	Single Detached & Attached Dwelling Unit \$	per sq.ft. \$
Transportation	2,417	0.17
Fire Protection	941	0.07
Recreation	228	-
Library	71	-
General Eligible Services	189	0.01
Total	3,846	0.25

2.2 Services Covered

The following services are covered under By-law 36-2017:

- Transportation (which will now be referred to as Services Related to a Highway);
- Fire protection;
- Recreation (which will now be referred to as Parks and Recreation Services);
- Library; and
- General Eligible Services (which will now be referred to as Growth Studies).



2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance (subject to the amendments to the D.C.A.) and are collected by the Township of Greater Madawaska Planning and Development department.

2.4 Indexing

Rates may be indexed annually on December 31 in each year commencing on December 31, 2017 in accordance with Statistics Canada Quarterly, Construction Price Statistics.

2.5 Redevelopment Allowance

The following redevelopment policy is provided through By-law 36-2017:

No development charge shall be imposed in respect of any action mentioned in Clauses 4 (a) (vii), if the only effect of the action is to permit the replacement or reconstruction of a building or structure. Notwithstanding, where the building or structure to be replaced or reconstructed is a dwelling, such building or structure must have been occupied as a dwelling, in accordance with the provisions or any applicable Zoning By-law, at some point during the preceding 24-month period from the day an application for a building permit is made. Further, such restoration, strengthening, replacement or reconstruction of the building or structure must not increase the height bulk and floor area of such use if it is a commercial or industrial use nor shall it increase the number of residential units nor shall it result in a change of use.

2.6 Exemptions

Other than the mandatory exemptions required under the D.C.A., by-law 36-2017 does not identify any discretionary exemptions.



Chapter 3

Anticipated Development in the Township of Greater Madawaska



3. Anticipated Development in the Township of Greater Madawaska

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Greater Madawaska will be required to provide services, over a 10-year (early-2022 to early-2032) and longer-term (early-2022 to mid-2036) 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 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:

- County of Renfrew Official Plan, March 26, 2020;
- Township of Greater Madawaska Development Charges Background Study (Draft Final Report), Jp2g Consultants Inc., March 20, 2017;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential building permit data over the 2011 to 2021 October 4th year-to-date period;
- Residential and non-residential supply opportunities as identified by Township of Greater Madawaska staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Greater Madawaska.



3.3 Summary of Growth Forecast

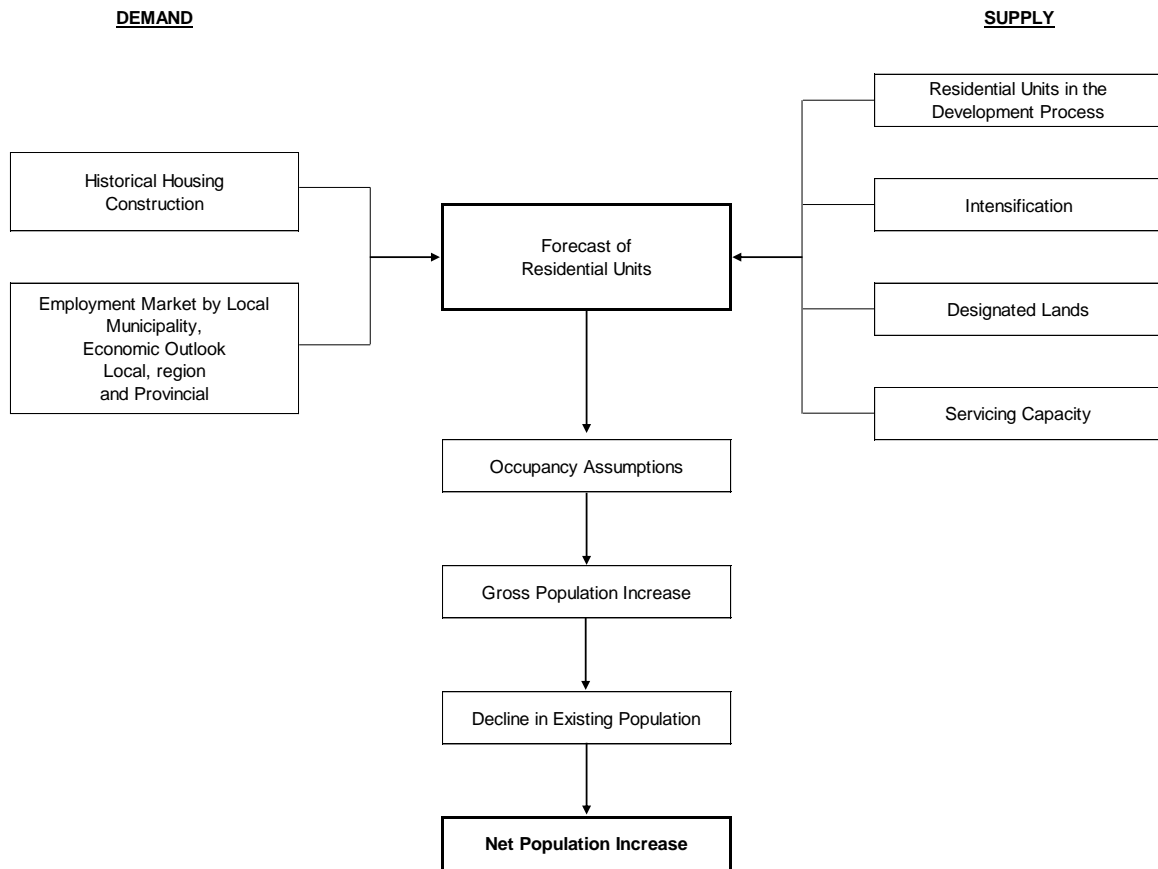
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the 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*, the permanent population in Greater Madawaska is anticipated to reach approximately 3,340 by early-2032 and 3,550 by mid-2036, resulting in an increase of approximately 590 and 810 persons, respectively.^[1] The Township's seasonal population is forecast to increase to 4,020 persons in 2032, and 4,160 persons in 2036. The Township's total population (permanent and seasonal population) is forecast to reach 7,360 by 2032, and 7,720 by 2036.

^[1] The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%.



Figure 3-1
Household Formation-based Population and Household Projection Model





**Table 3-1
Township of Greater Madawaska
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units					Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)				
		Permanent Population ¹	Institutional Population	Permanent Population Excluding Institutional ¹	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Households			Seasonal Households	Total Households Including Seasonal	Equivalent Institutional Households	
Historical	Mid 2006	2,824	2,751	16	2,735	4,365	7,116	1,165	5	10	25	1,205	1,219	2,424	15	2.28	2.94
	Mid 2011	2,551	2,485	15	2,470	3,930	6,415	1,085	4	9	19	1,117	1,098	2,215	14	2.22	2.90
	Mid 2016	2,585	2,518	33	2,485	3,550	6,068	1,155	5	10	15	1,185	992	2,177	30	2.12	2.79
Forecast	Early 2022	2,821	2,748	37	2,711	3,695	6,443	1,293	5	10	15	1,323	1,032	2,355	34	2.08	2.74
	Early 2032	3,428	3,339	44	3,295	4,017	7,356	1,502	65	42	15	1,623	1,122	2,745	40	2.06	2.68
	Mid 2036	3,647	3,553	47	3,506	4,164	7,717	1,564	93	59	15	1,731	1,163	2,894	43	2.05	2.67
Incremental	Mid 2006 - Mid 2011	-273	-266	-1	-265	-435	-701	-80	-1	-1	-6	-88	-121	-209	-1		
	Mid 2011 - Mid 2016	34	33	18	15	-380	-347	70	1	1	-4	68	-106	-38	16		
	Mid 2016 - Early 2022	236	230	4	226	145	375	138	0	0	0	138	40	178	4		
	Early 2022 - Early 2032	607	591	7	584	322	913	209	60	32	0	301	90	391	6		
	Early 2022 - Mid 2036	826	805	10	795	469	1,274	272	88	49	0	409	131	540	9		

Source: Watson & Associates Economists Ltd.

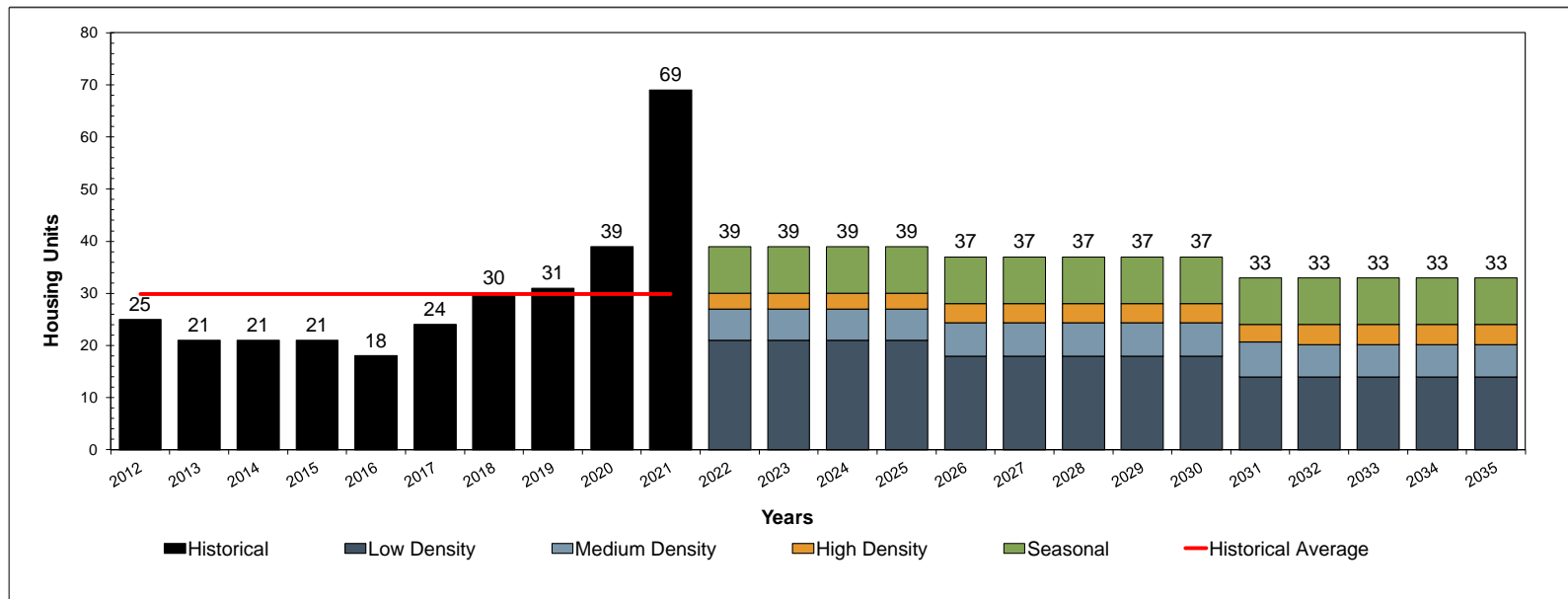
¹ Population excludes net Census Undercount of approximately 2.7%.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of Greater Madawaska
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Greater Madawaska, 2012-2020, and 2021 estimated based on October 4th year-to-date data from the Township of Greater Madawaska, by Watson & Associates Economists Ltd.

¹ Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Township of Greater Madawaska 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 Greater Madawaska.
- Based on the above indicators, the 2022 to 2036 household growth forecast for the Township is comprised of a unit mix of 50% low density units (single detached and semi-detached), 16% medium density (multiples except apartments), 9% high density (bachelor, 1-bedroom and 2-bedroom apartments) and 24% seasonal units.)

2. Planning Period

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

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

- The number of housing units to be constructed by 2036 in the Township of Greater Madawaska over the forecast period is presented in Figure 3-2. Over the 2022 to 2036 forecast period, the Township is anticipated to average 37 new permanent and seasonal housing units per year.
- Institutional population^[1] is anticipated to increase by approximately 10 people between 2022 to 2036.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix

^[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.



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 2016 custom Census data for the Township of Greater Madawaska. Due to data limitations, medium and high density P.P.U. data was derived from the County of Renfrew, which includes the Township of Greater Madawaska, and is outlined in Schedule 7b. The 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.327
 - Medium density: 2.001
 - High density:^[1] 1.396

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

- Existing households for early-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2036 forecast period is approximately 80.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.

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



- 2016 employment data^[1] (place of work) for the Township of Greater Madawaska is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 5 primary (1%);
 - 190 work at home employment (40%);
 - 50 industrial (11%);
 - 195 commercial/population related (42%); and
 - 30 institutional (6%).
- The 2016 employment by usual place of work, including work at home, is 470. An additional 175 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).^[2]
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 880 by early-2032 and 950 by mid-2036. This represents an employment increase of approximately 180 for the 10-year forecast period and 240 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 gross floor area (G.F.A.) calculation.
- Total employment for the Township of Greater Madawaska (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 390 by early-2032 and 420 by mid-2036. This represents

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

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



an employment increase of approximately 80 for the 10-year forecast period and 110 for the longer-term forecast period.^[1]

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,500 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 685 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 57,000 sq.ft. over the 10-year forecast period and 75,200 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2022 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 34%;
 - commercial/population-related – 61%; and
 - institutional – 5%%.

^[1] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 380 by early-2032 and 410 by mid-2036.



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 the Township.

A number of these services are not listed as an eligible service for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. 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

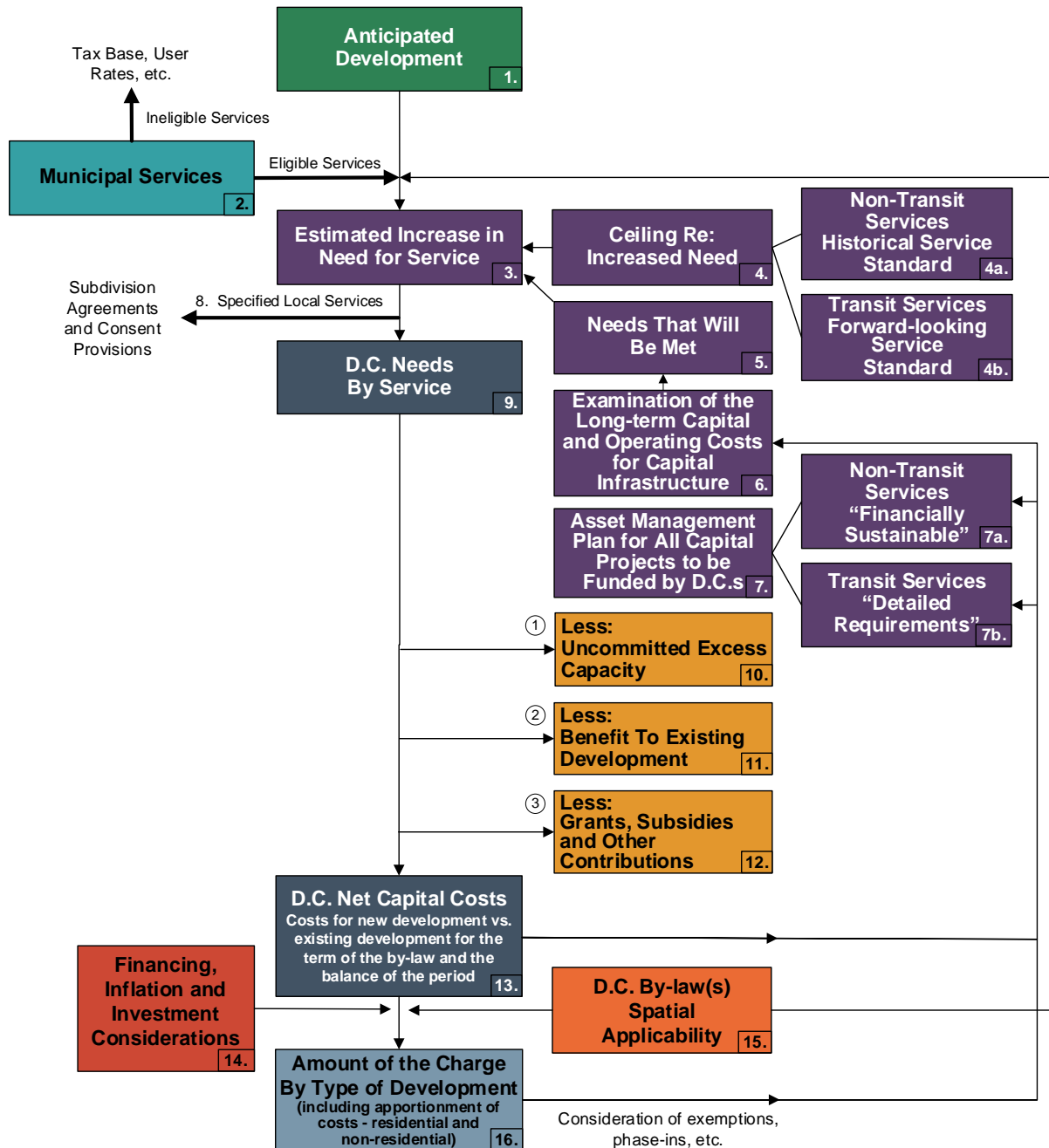




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	No	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	No	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ^[1] & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	100
	No	2.4 Municipal parking spaces - outdoor	100
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ^[1]	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport ^[2]	100
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100

^[1] with a useful life of 7 years or greater

^[2] only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ^[1]	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	n/a	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ^[1] and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ^[1]	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ^[1]	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles ^[1]	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

^[1] with a useful life of 7 years or greater



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g. art galleries, museums, and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	n/a	11.1 Treatment plants	100
	n/a	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment ^[1]	100
12. Water Supply Services	n/a	12.1 Treatment plants	100
	n/a	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	n/a	12.4 Vehicles and equipment ^[1]	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	Yes	13.3 Waste diversion facilities	100
	Yes	13.4 Waste diversion vehicles and equipment ^[1]	100
14. Policing Services	n/a	14.1 Policing detachments	100
	n/a	14.2 Policing rolling stock ^[1]	100
	n/a	14.3 Small equipment and gear	100
15. Homes for the Aged	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles ^[1]	100
16. Childcare	n/a	16.1 Childcare space	100
	n/a	16.2 Vehicles ^[1]	100
17. Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles ^[1]	100
18. Social Housing	n/a	18.1 Social housing space	100
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
20. Social Services	n/a	20.1 Social service space	100

^[1] with a useful life of 7 years or greater



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles ^[1]	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other Services	Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ^[2] and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

^[1] with a useful life of 7 years or greater

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

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 detailed Local Service Policy is provided in Appendix E.



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;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, 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 approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

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



of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations 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. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service. 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 by-law provided herein include classes for growth studies. These classes are comprised of the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Library Services;
- Parks and Recreation Services; and
- Waste Diversion 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 subsection 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 that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township’s D.C. reserve fund balances by service at December 31, 2021 is shown below:

Table 4-2
 Summary of Development Charges Reserve Fund Balances
 As of December 31, 2021

Service/Classes of Services	Reserve Fund Balances at December 31, 2021
Transportation (Services Related to a Highway)	\$108,764
Fire Protection Services	\$17,448
Recreation (Parks and Recreation Services)	\$8,893
Library Services	\$12,782
General Eligible Service (Growth Studies)	\$2,394
Total	\$150,281



4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies, and other contributions; and
- costs related to services that are ineligible as per the D.C.A.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by 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 level of the service provided in the municipality over the 10-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.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.



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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the 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 (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

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



regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a 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 very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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



4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of 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. Further discussion is provided in section 7.4.4.

4.11 Allocation of Development

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

4.12 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The 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 the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).



- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.



3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

The Township does not currently provide transit services. Therefore, the above calculation and reporting requirements are not required.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for parks and recreation, library services, waste diversion services and growth studies over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost. For the growth studies class of service, the infrastructure cost calculation, which determines the potential D.C. recoverable cost is provided.

5.2.1 *Parks and Recreation Services (Formerly Recreation)*

The Township currently provides a variety of parks and recreation-related assets to service the community and is summarized below:

- 21.94 acres of parkland consisting of various sized parks, parkettes, etc.;
- 28 amenities that include items such as washrooms, play structures, boat ramps, etc.;



- 10 parks and recreation vehicles and equipment (lawn tractors, ice resurfacers, etc.); and
- Approximately 52,800 sq.ft. of recreation facility space (community halls, ice rinks, etc.).

In total, the Township's parks and recreation service has provided a 10-year historical level of service that equates to an investment of \$1,588 per capita. This level of investment provides the Township with a D.C. eligible amount of approximately \$1.45 million towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the Township has identified parks and recreation capital works totalling \$635,000. The projects include new vehicles, equipment, and other facilities. Deductions in the amounts of \$25,000 have been made to account for post period benefit, \$25,000 to recognize the portion that benefits existing development, and \$8,893 has been made to reflect the balance in the D.C. reserve fund. Therefore, the net growth capital cost included in the D.C. calculations is \$576,107.

While the usage of parks and recreation is predominately residential based, there is some use of the service by non-residential users. To acknowledge this, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-2031									95%	5%
1	Ice Resurfacing Machine	2024	100,000	25,000		75,000	25,000		50,000	47,500	2,500
2	New Storage Shed Heated	2025	150,000	-		150,000	-		150,000	142,500	7,500
3	Additional Vehicle	2025	60,000	-		60,000	-		60,000	57,000	3,000
4	Barnet Park Washroom	2028	125,000	-		125,000	-		125,000	118,750	6,250
5	Barnet Park Boat Launch	2023	100,000	-		100,000	-		100,000	95,000	5,000
6	Calabogie Rink Washroom	2028	100,000	-		100,000	-		100,000	95,000	5,000
									-	-	-
7	Reserve Fund Adjustment						8,893		(8,893)	(8,448)	(445)
									-	-	-
									-	-	-
	Total		635,000	25,000	-	610,000	33,893	-	576,107	547,302	28,805



5.2.2 Library Services

The Township currently operates its library services out of a 1,469 sq.ft. facility. Over the past ten years, the average level of service was 0.15 sq.ft. of space per capita which equates to an investment of \$49 per capita. Based on the service standard over the past ten years, the Township would be eligible to collect a total of \$45,047 from D.C.s for library facilities over the 10-year forecast period.

To service the community, the library maintains an inventory of collection materials totaling 12,393 items. These include print volumes, audio/visual materials, and electronic resources, all of which have a total value of approximately \$467,000. Over the past ten years, the average level of service was 1.67 collection items per capita which equates to an investment of \$63 per capita. Based on this service standard, the Township would be eligible to collect \$57,482 from D.C.s for library collection items (over the 10-year forecast period).

Therefore, the total D.C. eligible amount for library services is \$102,530.

With respect to future capital, provisions for additional library space and materials have been identified in the amount of \$100,000. As these are provisional amounts, no deductions have been made. When growth-related capital projects are funded, however, the appropriate benefit to existing and post-period benefit deductions will be made at that time.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-2031									95%	5%
1	Provision for additional library space	2022	50,000	-		50,000	-		50,000	47,500	2,500
2	Provision for library material	2022	50,000	-		50,000	-		50,000	47,500	2,500
	Total		100,000	-	-	100,000	-	-	100,000	95,000	5,000

Note: The provisions are in addition to the Township's library reserve fund balance of \$12,782.



5.2.3 Waste Diversion Services

For Waste Diversion services, the Township currently provides a total of 371 sq.ft. of eligible waste diversion space (based on 69% of diverted tonnage). Over the past ten years, the average level of service was 0.06 sq.ft. of space per capita which equates to an investment of \$38 per capita. Based on the service standard over the past ten years, the Township is eligible to collect a total of \$34,968.

With respect to vehicles and equipment, the Township has an inventory of eligible waste diversion equipment totalling 28 items. These items include various roll offs (blue box, organics, metal, etc.), roll off truck, roll off trailer, and stationary compactors, all of which have a total value of approximately \$916,000. Over the past ten years, the average level of service was 4 items per 1,000 population, which equates to an investment of \$140 per capita. Based on this service standard, the Township would be eligible to collect \$128,130 from D.C.s for waste diversion vehicles and equipment.

In total, the Township is eligible to collect a combined \$163,098 for waste diversion services.

To service future growth, the Township has identified the need for an expansion to their Mt. St. Patrick site, as well as additional equipment that will be located in various sites. The total cost of these projects is estimated at \$216,000. A deduction of \$89,500 was made to recognize the portion of the projects that would not be related to waste diversion. Furthermore, reductions of \$63,300 and \$7,800 were applied to recognize the benefit to the existing community and the benefit to growth beyond the 10-year forecast period, respectively. Therefore, the net growth-related capital costs to be included in the D.C. is \$55,400.

Based on the tonnage information provided by the Township, the waste diversion costs have been allocated 98% residential and 2% non-residential.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Waste Diversion Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-2031	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 98%	Non-Residential Share 2%
1	Expansion of Mt. St. Patrick waste site - 134 Flat Rd.	2036	50,000	7,800	34,400	7,800	7,800		-	-	-
2	Garbage Compactor Unit - 574 Norway Lake Rd.	2024	20,000	-	13,800	6,200	3,100		3,100	3,038	62
3	Metal Recycling Ramp - 6 Finns St. Griffith Site	2025	50,000	-	-	50,000	25,000		25,000	24,500	500
4	Blue Box Roll Off (Mixed Containers) - 574 Norway Lake Rd. x2	2024	36,000	-	-	36,000	18,000		18,000	17,640	360
5	Garbage Compactor Bins - 574 Norway Lake Rd. x 2	2024	60,000	-	41,300	18,700	9,400		9,300	9,114	186
	Total		216,000	7,800	89,500	118,700	63,300	-	55,400	54,292	1,108



5.2.4 Growth Studies (Formerly General Eligible Services)

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in section 4.7, these studies have been allocated as a class of service based on each service to which the study relates.

For planning related studies (i.e. Official Plan update), a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to the class of services in the following manner:

- Services Related to a Highway – 50%;
- Fire Protection – 20%;
- Parks and Recreation Services – 15%;
- Library Services – 5%; and
- Waste Diversion Services – 10%.

In addition, the capital costs of D.C. studies have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. study updates to each service:

- Services Related to a Highway – 62%;
- Fire Protection – 23%;
- Parks and Recreation Services – 12%;
- Library Services – 2%; and
- Waste Diversion Services – 1%.

The remainder of the growth studies identified are as follows:

- Parks and Recreation Study;
- Fire Master Plan; and
- Library Business Case.

The total cost of these studies is \$423,000, of which \$147,600 is attributable to existing benefit. A deduction of \$7,500 has been made to recognize the portion of planning studies related to D.C.-ineligible services. In addition, the existing reserve fund balance



of \$2,394 has been deducted from the calculations. The resultant net growth-related capital cost of \$265,506 has been included in the D.C. calculation.

These costs have been allocated 92% residential and 8% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Class of Service – Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	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
2022-2031										92%	8%	
1	Development Charge Study											
1a	Development Charge Study	2022	Services Related to a Highway	18,000	-		18,000	-		18,000	16,560	1,440
1b	Development Charge Study	2022	Fire Protection Services	6,460	-		6,460	-		6,460	5,943	517
1c	Development Charge Study	2022	Parks and Recreation Services	3,580	-		3,580	-		3,580	3,294	286
1d	Development Charge Study	2022	Library Services	620	-		620	-		620	570	50
1e	Development Charge Study	2022	Waste Diversion Services	340	-		340	-		340	313	27
	Sub-Total			29,000	-		29,000	-		29,000	26,680	2,320
2	Development Charge Study											
2a	Development Charge Study	2027	Services Related to a Highway	18,000	-		18,000	-		18,000	16,560	1,440
2b	Development Charge Study	2027	Fire Protection Services	6,460	-		6,460	-		6,460	5,943	517
2c	Development Charge Study	2027	Parks and Recreation Services	3,580	-		3,580	-		3,580	3,294	286
2d	Development Charge Study	2027	Library Services	620	-		620	-		620	570	50
2e	Development Charge Study	2027	Waste Diversion Services	340	-		340	-		340	313	27
	Sub-Total			29,000	-		29,000	-		29,000	26,680	2,320



Table 5-4 Continued
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	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
2022-2031										92%	8%	
3	Official Plan Amendment/Update											
3a	Official Plan Amendment/Update	2026	Services Related to a Highway	12,500	-	1,250	11,250	1,300		9,950	9,154	796
3b	Official Plan Amendment/Update	2026	Fire Protection Services	4,900	-	490	4,410	500		3,910	3,597	313
3c	Official Plan Amendment/Update	2026	Parks and Recreation Services	3,800	-	380	3,420	400		3,020	2,778	242
3d	Official Plan Amendment/Update	2026	Library Services	1,300	-	130	1,170	100		1,070	984	86
3e	Official Plan Amendment/Update	2026	Waste Diversion Services	2,500	-	250	2,250	300		1,950	1,794	156
	Sub-Total			25,000	-	2,500	22,500	2,600	-	19,900	18,308	1,592
4	Provision for Planning Studies											
4a	Provision for Planning Studies	2023	Services Related to a Highway	25,000	-	2,500	22,500	-		22,500	20,700	1,800
4b	Provision for Planning Studies	2023	Fire Protection Services	10,000	-	1,000	9,000	-		9,000	8,280	720
4c	Provision for Planning Studies	2023	Parks and Recreation Services	7,500	-	750	6,750	-		6,750	6,210	540
4d	Provision for Planning Studies	2023	Library Services	2,500	-	250	2,250	-		2,250	2,070	180
4e	Provision for Planning Studies	2023	Waste Diversion Services	5,000	-	500	4,500	-		4,500	4,140	360
	Sub-Total			50,000	-	5,000	45,000	-	-	45,000	41,400	3,600
5	Parks and Recreation Study	2023	Parks and Recreation Services	70,000	-		70,000	35,000		35,000	32,200	2,800



Table 5-4 Continued
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	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
	2022-2031										92%	8%
6	Facilities Needs Study											
6a	Facilities Needs Study	2024-2026	Services Related to a Highway	50,000	-		50,000	25,000		25,000	23,000	2,000
6b	Facilities Needs Study	2024-2026	Fire Protection Services	20,000	-		20,000	10,000		10,000	9,200	800
6c	Facilities Needs Study	2024-2026	Parks and Recreation Services	15,000	-		15,000	7,500		7,500	6,900	600
6d	Facilities Needs Study	2024-2026	Library Services	5,000	-		5,000	2,500		2,500	2,300	200
6e	Facilities Needs Study	2024-2026	Waste Diversion Services	10,000	-		10,000	5,000		5,000	4,600	400
	Sub-Total			100,000	-	-	100,000	50,000	-	50,000	46,000	4,000
7	Fire Master Plan	2024	Fire Protection Services	70,000	-		70,000	35,000	-	35,000	32,200	2,800
8	Library Business Case	2022-2023	Library Services	50,000	-		50,000	25,000		25,000	23,000	2,000
9	Reserve Fund Adjustment			-			-	2,394		(2,394)	(2,203)	(192)
	Total			423,000	-	7,500	415,500	149,994	-	265,506	244,265	21,240



5.3 Service Levels and 15-Year Capital Costs for Greater Madawaska's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 15-year (2022-2036) capital costs.

5.3.1 Services Related to a Highway

5.3.1.1 Roads and Related

Greater Madawaska owns and maintains a transportation network that is comprised of the following:

- 66.95 km of asphalt, tar and chip, and gravel roads; and
- 13 streetlights.

The inventory in the Township over the historical 10-year period (2012 to 2021) provides an average level of investment of \$12,350 per capita, resulting in a D.C.-eligible recovery amount of approximately \$15.73 million over the 15-year forecast period.

With respect to future capital needs, the Township has provided a roads program that totals \$7.2 million. The capital projects include upgrades to various road segments throughout the Township. A deduction for existing benefit of \$815,700 has been made, along with a deduction of \$17,448 to account for the existing reserve fund balance. Additionally, the Township has identified potential contributions from other sources, totalling \$4,438,000. Therefore, the net D.C. eligible amount of \$1,885,852 is being included in the calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the 15-year forecast period, resulting in 92% being allocated to residential development and 8% being allocated to non-residential development.



**Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-2036	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 92%	Non-Residential Share 8%
1	Ferguson Lake Road - Upgrade LCB to HL4 (Kennelly Rd. to Camp Ground Sideroad)	2022	4,557,000	-		4,557,000	95,700	4,238,000	223,300	205,436	17,864
2	Ferguson Lake Road - Upgrade LCB to HL4 (Camp Ground Sideroad to County Rd. 508)	2022	400,000	-		400,000	120,000		280,000	257,600	22,400
3	Flat Road - Upgrade LCB to HL4 (Mount St. Patrick Rd. to Hwy. 132)	2025-2030	1,000,000	-		1,000,000	300,000		700,000	644,000	56,000
4	Matawatchan Road - Upgrade from LCB to HL4 (Tower Hill Rd. to 3km beyond Quackenbush Rd.)	2023-2027	1,200,000	-		1,200,000	300,000	200,000	700,000	644,000	56,000
5	Reserve Fund Adjustment						17,448		(17,448)	(16,052)	(1,396)
	Total		7,157,000	-	-	7,157,000	833,148	4,438,000	1,885,852	1,734,984	150,868



5.3.1.2 Public Works (Facilities, Fleet and Equipment)

The Township's Public Works Department utilizes 4 facilities to provide road-related services to the community. These include a municipal garage, salt shed, and a storage building which total 11,830 sq.ft. Over the historical 10-year period, this provides an average level of service of 1.9 sq.ft. per capita which equates to an investment of \$473 per capita. Based on the growth over the 15-year forecast period, the D.C.-eligible amount for public works facilities is \$602,908.

The public works department has a variety of vehicles and major equipment with a value totalling approximately \$3.7 million. The inventory provided over the last ten years results in a per capita standard of \$546. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$695,693.

In total, the Township is eligible to collect \$1,298,601 for public works.

Based on the growth identified, the Township has identified the need to expand their public works facilities, as well as adding additional vehicles and equipment. The total cost of the projects identified is \$1,515,000. Deductions in the amounts of \$225,000 to recognize the benefit to the existing community and \$280,000 for post period benefit have been made. Therefore, the net D.C.-eligible amount to be included in the calculations is \$1,010,000.

The capital cost allocation for public works is 92% residential and 8% non-residential, which is based on the incremental growth in population to employment for the 15-year forecast period.



**Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-2036	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 92%	Non-Residential Share 8%
1	Expansion to Public Works Garage - Calabogie	2027-2034	400,000	80,000		320,000	-		320,000	294,400	25,600
2	Salt sand shed (Calabogie Yard)	2022	450,000	-		450,000	225,000		225,000	207,000	18,000
3	Provision for Vehicles and Equipment	2023-2034	265,000	-		265,000	-		265,000	243,800	21,200
4	Expansion/New Public Works Garage - Griffith	2023-2025	400,000	200,000		200,000	-		200,000	184,000	16,000
	Total		1,515,000	280,000	-	1,235,000	225,000	-	1,010,000	929,200	80,800



5.3.2 Fire Protection Services

Greater Madawaska currently operates its fire services from 5,588 sq.ft. of facility space. Over the historical 10-year period, the per capita average level of service was 0.9 sq.ft. which equates to an investment of \$378 per capita. This level of service provides the Township with a maximum D.C.-eligible amount of \$482,120 for recovery over the forecast period

The fire department has a current inventory of 9 vehicles. These include tankers, pumpers, a heavy rescue, pick up trucks, and a rescue unit. The historical 10-year level of service equates to a level of investment of \$503 per capita which translates into a D.C.-eligible amount of \$640,618.

In addition to the vehicles, the Township also provides 226 items of equipment and gear for use in the fire services, with a total value of \$608,000. This results in a calculated average level of service for the historical 10-year period of \$98 per capita, providing for a D.C.-eligible amount over the forecast period of \$124,839 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 15-year forecast period for fire services is \$1,247,577.

To service the forecast population, the Township has identified the need for additional facility space, as well as provisions for new vehicles and equipment. The gross capital cost for these projects is \$1,148,800. An adjustment has been made to recognize the existing reserve fund balance of \$108,764. Therefore, the net growth-related capital cost of \$1,040,036 has been included in the calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the 15-year forecast period, resulting in 92% being allocated to residential development and 8% being allocated to non-residential development.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2022-2036	Timing (year)	Gross Capital Cost Estimate (2022\$)	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 92%	Non-Residential Share 8%
1	Additional Fire Station Space	2024-2036	650,000	-		650,000	-		650,000	598,000	52,000
2	Provision for Vehicles	2024-2036	425,000	-		425,000	-		425,000	391,000	34,000
3	Provision for Fully Equipped Fire Fighters (6)	2024-2036	73,800	-		73,800	-		73,800	67,896	5,904
4	Reserve Fund Adjustment						108,764		(108,764)	(100,063)	(8,701)
	Total		1,148,800	-	-	1,148,800	108,764	-	1,040,036	956,833	83,203



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for Municipal-wide services over a 15-year planning horizon. Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in Greater Madawaska for Municipal-wide services over a 10-year planning horizon.

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

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. 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 5) to calculate the charge in Tables 6-1 and 6-2.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-3 summarizes the total D.C. that is applicable for Municipal-wide services and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 6-1
Development Charge Calculation
Municipal-wide Services and Classes of Services
2022 to 2036

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Roads and Related	1,734,984	150,868	2,980	2.00
1.2 Public Works (Facilities and Fleet)	929,200	80,800	1,596	1.08
	2,664,184	231,668	4,576	3.08
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles and equipment	956,833	83,203	1,643	1.11
	956,833	83,203	1,643	1.11
TOTAL	\$3,621,017	\$314,871	\$6,219	\$4.19
D.C.-Eligible Capital Cost	\$3,621,017	\$314,871		
2036 Gross Population/GFA Growth (sq.ft.)	1,355	75,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,672.34	\$4.19		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.327	\$6,219		
Multiples	2.001	\$5,347		
Apartments - 2 Bedrooms +	1.629	\$4,353		
Apartments - Bachelor and 1 Bedroom	1.106	\$2,956		
Special Care/Special Dwelling Units	1.100	\$2,940		



Table 6-2
Development Charge Calculation
Municipal-wide Services and Classes of Services
2022 to 2031

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Parks and Recreation Services</u>				
3.1 Park development, amenities, park and rec. vehicles, recreation facilities	547,302	28,805	1,302	0.51
	547,302	28,805	1,302	0.51
4. <u>Library Services</u>				
4.1 Library facilities and materials	95,000	5,000	226	0.09
	95,000	5,000	226	0.09
5. <u>Waste Diversion Services</u>				
5.1 Waste diversion facilities, vehicles and equipment	54,292	1,108	129	0.02
	54,292	1,108	129	0.02
6. <u>Growth Studies</u>				
6.1 Services Related to a Highway	85,206	7,409	202	0.13
6.2 Fire Protection Services	64,581	5,616	153	0.10
6.3 Library Services	29,232	2,542	69	0.04
6.4 Parks and Recreation Services	54,187	4,712	129	0.08
6.5 Waste Diversion Services	11,060	962	26	0.02
	244,265	21,240	579	0.37
TOTAL	\$940,859	\$56,154	\$2,236	\$0.99
D.C.-Eligible Capital Cost	\$940,859	\$56,154		
10-Year Gross Population/GFA Growth (sq.ft.)	979	57,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$961.04	\$0.99		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.327	\$2,236		
Multiples	2.001	\$1,923		
Apartments - 2 Bedrooms +	1.629	\$1,566		
Apartments - Bachelor and 1 Bedroom	1.106	\$1,063		
Special Care/Special Dwelling Units	1.100	\$1,057		



Table 6-3
Development Charge Calculation
Total All Services and Classes of Services

	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Municipal-wide Services/Classes 15 Year	3,621,017	314,871	6,219	4.19
Municipal-wide Services/Classes 10 Year	940,859	56,154	2,236	0.99
TOTAL	\$4,561,876	\$371,025	\$8,455	\$5.18



Table 6-4
Gross Expenditure and Sources of Revenue Summary
For Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway							
1.1 Roads and Related	6,250,333	0	555,700	4,398,000	0	1,192,903	103,731
1.2 Public Works (Facilities and Fleet)	938,333	0	225,000	0	200,000	472,267	41,067
2. Fire Protection Services							
2.1 Fire facilities, vehicles and equipment	199,723	0	0	0	0	183,745	15,978
3. Parks and Recreation Services							
3.1 Park development, amenities, park and rec. vehicles, recreation facilities	410,000	0	25,000	0	25,000	342,000	18,000
4. Library Services							
4.1 Library facilities and materials	100,000	0	0	0	0	95,000	5,000
5. Waste Diversion Services							
5.1 Waste diversion facilities, vehicles and equipment	166,000	55,100	55,500	0	0	54,292	1,108
6. Growth Studies							
6.1 Services Related to a Highway	105,500	3,750	26,300	0	0	69,414	6,036
6.2 Fire Protection Services	111,360	1,490	45,500	0	0	59,220	5,150
6.3 Library Services	59,420	380	27,600	0	0	28,925	2,515
6.4 Parks and Recreation Services	29,880	1,130	7,900	0	0	19,182	1,668
6.5 Waste Diversion Services	17,840	750	5,300	0	0	10,847	943
Total Expenditures & Revenues	\$8,388,390	\$62,600	\$973,800	\$4,398,000	\$225,000	\$2,527,795	\$201,195



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

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

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

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

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

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

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

The rules provided are based on the Township’s existing policies; with consideration for the changes to the D.C.A. resulting from Bills 108, 197, and 213. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- A class of service be established for growth studies;
- the Township use a uniform Township-wide D.C. calculation for all services and classes of services; and
- one Township-wide D.C. by-law be used for all services and classes of services referenced above.

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 be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for growth studies, the costs have been based on a population to employment growth ratio (92%/8% for residential and non-residential, respectively) over the 10-year forecast period;
 - for waste diversion services, a 2% non-residential attribution has been made to recognize use by the non-residential sector;
 - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - for services related to a highway and fire services, a 92% residential/8% non-residential attribution share has been utilized based on the ratio of anticipated population to employment growth over the 15-year forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- 1) the number of dwelling units demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment;
- 2) the G.F.A. of the building demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment.



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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- 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);
- residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-law.

7.3.6 Timing of Collection

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

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law



Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the Township's D.C. Interest Rate Policy, as may be amended from time to time.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2023 and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)^[1] for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the Township, as follows:

- all Township-wide services – the full residential and non-residential charge will be imposed on all lands within the Township.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently reserved in five separate reserve funds: transportation, fire protection, recreation, library, and general eligible services.

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



It is recommended:

- that the Township rename the “Recreation” reserve fund to “Parks and Recreation” to align with the eligible service definitions as per the D.C.A., as amended;
- That the Township rename the “Transportation” reserve fund to “Services Related to a Highway” to align with the eligible service definitions as per the D.C.A., as amended; and
- that the Township rename the “General Eligible Service” reserve fund to “Growth Studies” related to the classes of services required under the D.C.A., as amended.

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council or on a date specified by Council.

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 section 11 of O. Reg. 82/98).

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one



development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

At present, the Township’s by-law does not provide for area rating. All Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why they have not been imposed:

1. All Township services require that the average 10-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. Extending 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, library) 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).

For the reasons noted above, it is recommended that Council continue the approach of providing all services/classes of services on a uniform Township-wide basis.

7.5 Other Recommendations

It is recommended that Council:

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

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

“A Class of service be established for growth studies;”

“Continue the D.C. approach to calculate all services/classes of services on a uniform Township-wide basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated February 18, 2022, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated February 18, 2022, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (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 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Township 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 Township 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 Township D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 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 overview the requirements in each case.

8.3.2 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.

8.3.3 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.

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

8.3.5 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.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Township 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 Township agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 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 which 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 D.C.A., 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

8.3.8 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*.”

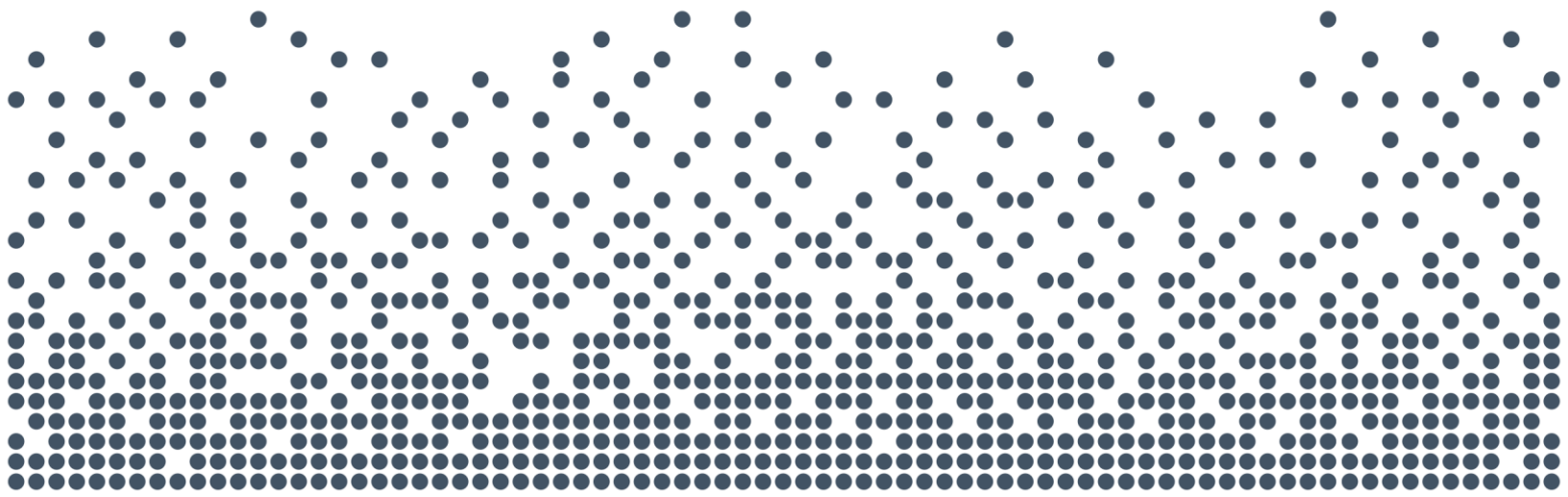


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

In this regard, if the Township 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 Township D.C.s related to the site.

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Greater Madawaska Residential Growth Forecast Summary

	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount				Housing Units						Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)			
			Permanent Population ¹	Institutional Population	Permanent Population Excluding Institutional ¹	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Households			Seasonal Households	Total Households Including Seasonal	Equivalent Institutional Households
Historical	Mid 2006	2,824	2,751	16	2,735	4,365	7,116	1,165	5	10	25	1,205	1,219	2,424	15	2.28	2.94
	Mid 2011	2,551	2,485	15	2,470	3,930	6,415	1,085	4	9	19	1,117	1,098	2,215	14	2.22	2.90
	Mid 2016	2,585	2,518	33	2,485	3,550	6,068	1,155	5	10	15	1,185	992	2,177	30	2.12	2.79
Forecast	Early 2022	2,821	2,748	37	2,711	3,695	6,443	1,293	5	10	15	1,323	1,032	2,355	34	2.08	2.74
	Early 2032	3,428	3,339	44	3,295	4,017	7,356	1,502	65	42	15	1,623	1,122	2,745	40	2.06	2.68
	Mid 2036	3,647	3,553	47	3,506	4,164	7,717	1,564	93	59	15	1,731	1,163	2,894	43	2.05	2.67
Incremental	Mid 2006 - Mid 2011	-273	-266	-1	-265	-435	-701	-80	-1	-1	-6	-88	-121	-209	-1		
	Mid 2011 - Mid 2016	34	33	18	15	-380	-347	70	1	1	-4	68	-106	-38	16		
	Mid 2016 - Early 2022	236	230	4	226	145	375	138	0	0	0	138	40	178	4		
	Early 2022 - Early 2032	607	591	7	584	322	913	209	60	32	0	301	90	391	6		
	Early 2022 - Mid 2036	826	805	10	795	469	1,274	272	88	49	0	409	131	540	9		

Source: Watson & Associates Economists Ltd.

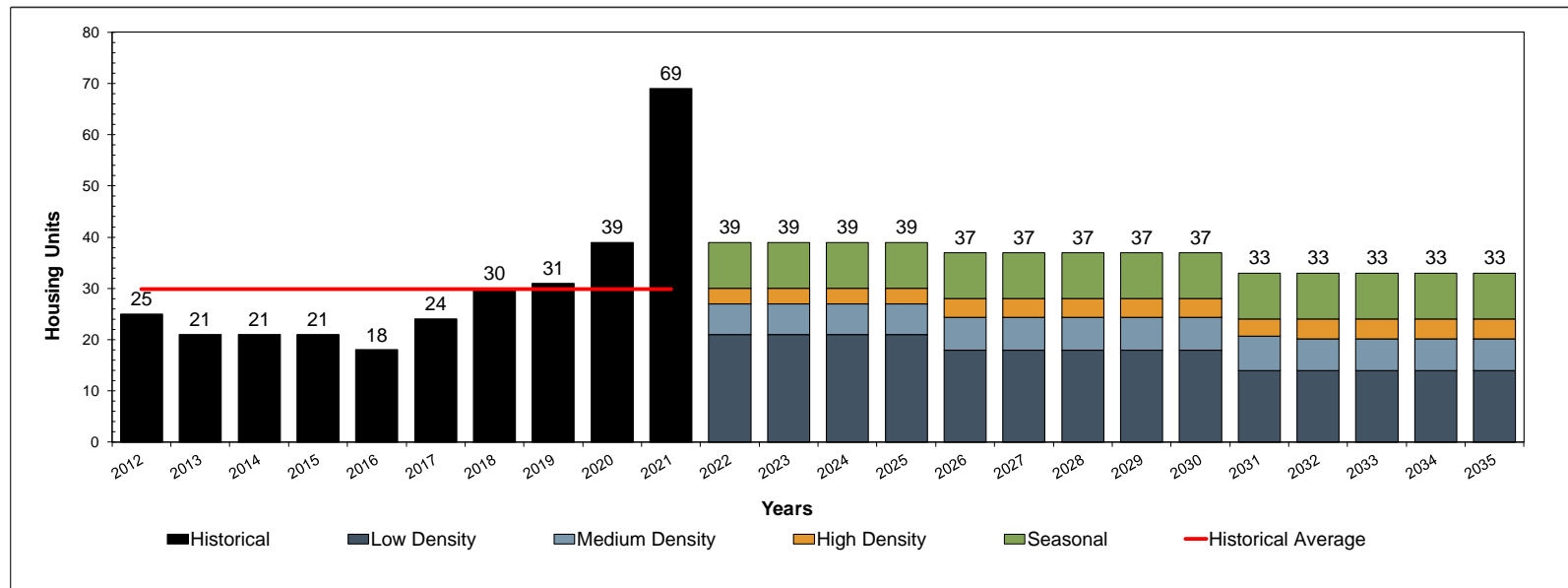
¹ Population excludes net Census Undercount of approximately 2.7%.

² Includes townhouses and apartments in duplexes.

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



Figure A-1
Township of Greater Madawaska
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Greater Madawaska, 2012-2020, and 2021 estimated based on October 4th year-to-date data from the Township of Greater Madawaska, by Watson & Associates Economists Ltd.

¹ Growth forecast represents calendar year.



Schedule 2
Township of Greater Madawaska
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Seasonal Units	Total Units Including Gross Seasonal
Township of Greater Madawaska	2022 - 2032	209	60	32	301	90	391
	2022 - 2036	272	88	49	409	131	540

Development Location	Timing	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase, Excluding Institutional	Institutional Population	Seasonal Population Equivalent	Net Population Increase (including Permanent, Institutional and Seasonal Population)
Township of Greater Madawaska	2022 - 2032	650	(66)	584	7	322	913
	2022 - 2036	876	(82)	795	10	469	1,274

Development Location	Timing	Gross Permanent Population in New Units	Seasonal Population Equivalent	Total Gross Population in New Permanent and Seasonal Units
Township of Greater Madawaska	2022 - 2032	650	322	972
	2022 - 2036	876	469	1,345

Source: Watson & Associates Economists Ltd.

¹ Includes townhomes and apartments in duplexes.

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

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



**Schedule 3
Township of Greater Madawaska
Current Year Growth Forecast
Mid 2016 to Early 2022**

		Population
Mid 2016 Population		6,068
Occupants of Permanent New Housing Units, Mid 2016 to Early 2022	<i>Units (2)</i>	138
	<i>multiplied by P.P.U. (3)</i>	2.33
	<i>gross population increase</i>	320
		320
Occupants of New Seasonal Units Mid 2016 to Early 2022	<i>Net Seasonal Units (2)</i>	40
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase</i>	143
		143
Occupants of New Equivalent Institutional Units Mid 2016 to Early 2022	<i>Units</i>	4
	<i>multiplied by P.P.U. (3)</i>	1.1
	<i>gross population increase</i>	4
		4
Total Units (Permanent and Seasonal)	<i>Total Units</i>	178
	<i>Total gross population increase</i>	467
Decline in Housing Unit Occupancy, Mid 2016 to Early 2022	<i>Units (4)</i>	1,185
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0776
	<i>total decline in population</i>	-92
		-92
Population Estimate to Early 2022		6,443
<i>Net Population Increase, Mid 2016 to Early 2022</i>		375

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.33	100%	2.33
<i>Multiples (6)</i>	2.00	0%	0.00
<i>Apartments (7)</i>	1.40	0%	0.00
Permanent Total		100%	2.33
Seasonal Total	3.58	100%	3.58

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from StatsCan Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhomes and apartments in duplexes.
 (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 4 Township of Greater Madawaska Ten Year Growth Forecast Early 2022 to Early 2032

		Population
Early 2022 Population		6,443
Occupants of Permanent New Housing Units, Early 2022 to Early 2032	<i>Units (2)</i>	301
	<i>multiplied by P.P.U. (3)</i>	2.16
	<i>gross population increase</i>	650
		650
Occupants of New Seasonal Units Early 2022 to Early 2032	<i>Net Seasonal Units (2)</i>	90
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase</i>	322
		322
Occupants of New Equivalent Institutional Unit Early 2022 to Early 2032	<i>Units</i>	6
	<i>multiplied by P.P.U. (3)</i>	1.1
	<i>gross population increase</i>	7
		7
Total Units (Permanent and Seasonal)	<i>Total Units</i>	391
	<i>Total gross population increase</i>	979
Decline in Housing Unit Occupancy, Early 2022 to Early 2032	<i>Units (4)</i>	1,323
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0501
	<i>total decline in population</i>	-66
		-66
Population Estimate to Early 2032		7,356
<i>Net Population Increase, Early 2022 to Early 2032</i>		913

(1) Early 2022 Population based on:

2011 Population (6,068) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (138 x 2.33 = 320) + (1,185 x -0.0776 = -92) + Seasonal population (40 x 3.58 = 143) = 6,443

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.327	70%	1.62
<i>Multiples (6)</i>	2.001	20%	0.40
<i>Apartments (7)</i>	1.396	11%	0.15
<i>one bedroom or less</i>	1.106		
<i>two bedrooms or more</i>	1.629		
Permanent Total		100%	2.16
Seasonal Total	3.580	100%	3.58

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

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

(4) Early 2022 households based upon 1,185 (2011 Census) + 138 (Mid 2011 to Early 2022 unit estimate) = 1,323

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 5
Township of Greater Madawaska
Long-Term Growth Forecast
Early 2022 to Mid 2036

Early 2022 Population		6,443	
Occupants of Permanent New Housing Units, Early 2022 to Mid 2036	<i>Units (2)</i>	409	
	<i>multiplied by P.P.U. (3)</i>	2.15	
	<i>gross population increase</i>	876	876
Occupants of New Seasonal Units Early 2022 to Mid 2036	<i>Net Seasonal Units (2)</i>	131	
	<i>multiplied by P.P.U. (3)</i>	3.58	
	<i>gross population increase</i>	469	469
Occupants of New Equivalent Institutional Units Early 2022 to Mid 2036	<i>Units</i>	9	
	<i>multiplied by P.P.U. (3)</i>	1.1	
	<i>gross population increase</i>	10	10
Total Units (Permanent and Seasonal)	<i>Total Units</i>	540	
	<i>Total gross population increase</i>		1,355
Decline in Housing Unit Occupancy, Early 2022 to Mid 2036	<i>Units (4)</i>	1,323	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0619	
	<i>total decline in population</i>	-82	-82
Population Estimate to Mid 2036		7,717	
<i>Net Population Increase, Early 2022 to Mid 2036</i>		1,274	

(1) Early 2022 Population based on:
 2011 Population (6,068) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (138 x 2.33 = 320) + (1,185 x -0.0776 = -92) + Seasonal population (40 x 3.58 = 143) = 6,443

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

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

Structural Type	Persons Per Unit* (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.327	67%	1.55
<i>Multiples (6)</i>	2.001	22%	0.43
<i>Apartments (7)</i>	1.396	12%	0.17
<i>one bedroom or less</i>	1.106		
<i>two bedrooms or more</i>	1.629		
Permanent Total		100%	2.15
Seasonal Total	3.580	100%	3.58

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

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

(4) Early 2022 households based upon 1,185 (2011 Census) + 138 (Mid 2011 to Early 2022 unit estimate) = 1,323

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 6
Township of Greater Madawaska
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2012	24	0	0	24
2013	21	0	0	21
2014	21	0	0	21
2015	21	0	0	21
2016	17	0	0	17
Sub-total	104	0	0	104
Average (2012 - 2016)	21	0	0	21
% Breakdown	100.0%	0.0%	0.0%	100.0%
2017	20	0	0	20
2018	23	0	0	23
2019	22	0	0	22
2020	27	0	0	27
2021	57	0	0	57
Sub-total	149	0	0	149
Average (2017 - 2021)	30	0	0	30
% Breakdown	100.0%	0.0%	0.0%	100.0%
2012 - 2021				
Total	253	0	0	253
Average	25	0	0	25
% Breakdown	100.0%	0.0%	0.0%	100.0%

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Greater Madawaska , 2012-2020, and 2021 estimated based on October 4th year-to-date data from the Township of Greater Madawaska, by Watson & Associates Economists Ltd.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7a
Township of Greater Madawaska
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	-	
6-10	-	-	-	2.400	-	2.478	
11-15	-	-	-	2.000	-	2.176	
16-20	-	-	-	-	-	1.867	2.327
20-25	-	-	-	2.235	-	2.304	
25-35	-	-	-	2.167	-	2.326	
35+	-	-	1.957	2.226	-	1.950	
Total	-	1.200	1.918	2.209	3.214	2.135	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	-
6-10	-	-	-	2.500	-	2.591
11-15	-	-	-	2.000	-	2.222
16-20	-	-	-	-	-	1.867
20-25	-	-	-	2.235	-	2.208
25-35	-	-	-	2.167	-	2.326
35+	-	-	1.885	2.246	-	1.962
Total	1.100	1.313	1.961	2.219	3.214	2.128

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

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



Schedule 7b
County of Renfrew
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.762	2.553	-	2.254	
6-10	-	-	1.750	2.037	-	1.868	
11-15	-	-	-	-	-	1.882	
16-20	-	-	-	2.136	-	2.000	2.001
20-25	-	-	1.813	2.056	-	1.833	
25-35	-	-	1.720	2.259	-	1.982	
35+	-	1.148	1.887	2.615	-	2.255	
Total	-	1.429	1.826	2.447	-	2.128	

Age of Dwelling	Apartments ²						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	1.500	
6-10	-	-	-	-	-	1.500	
11-15	-	-	1.429	-	-	1.333	
16-20	-	-	1.417	-	-	1.250	1.396
20-25	-	1.077	1.577	-	-	1.298	
25-35	-	1.083	1.418	-	-	1.281	
35+	-	1.141	1.634	2.582	-	1.477	
Total	1.100	1.126	1.568	2.493	-	1.426	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.211	1.741	2.763	4.710	2.627
6-10	-	2.000	1.851	2.794	4.211	2.740
11-15	-	1.444	1.797	2.740	4.040	2.571
16-20	-	1.294	1.688	2.642	3.833	2.499
20-25	-	1.132	1.789	2.658	3.500	2.432
25-35	-	1.128	1.695	2.502	3.625	2.264
35+	-	1.239	1.757	2.476	3.406	2.227
Total	0.909	1.240	1.754	2.545	3.694	2.320

¹ Includes townhouses and apartments in duplexes.

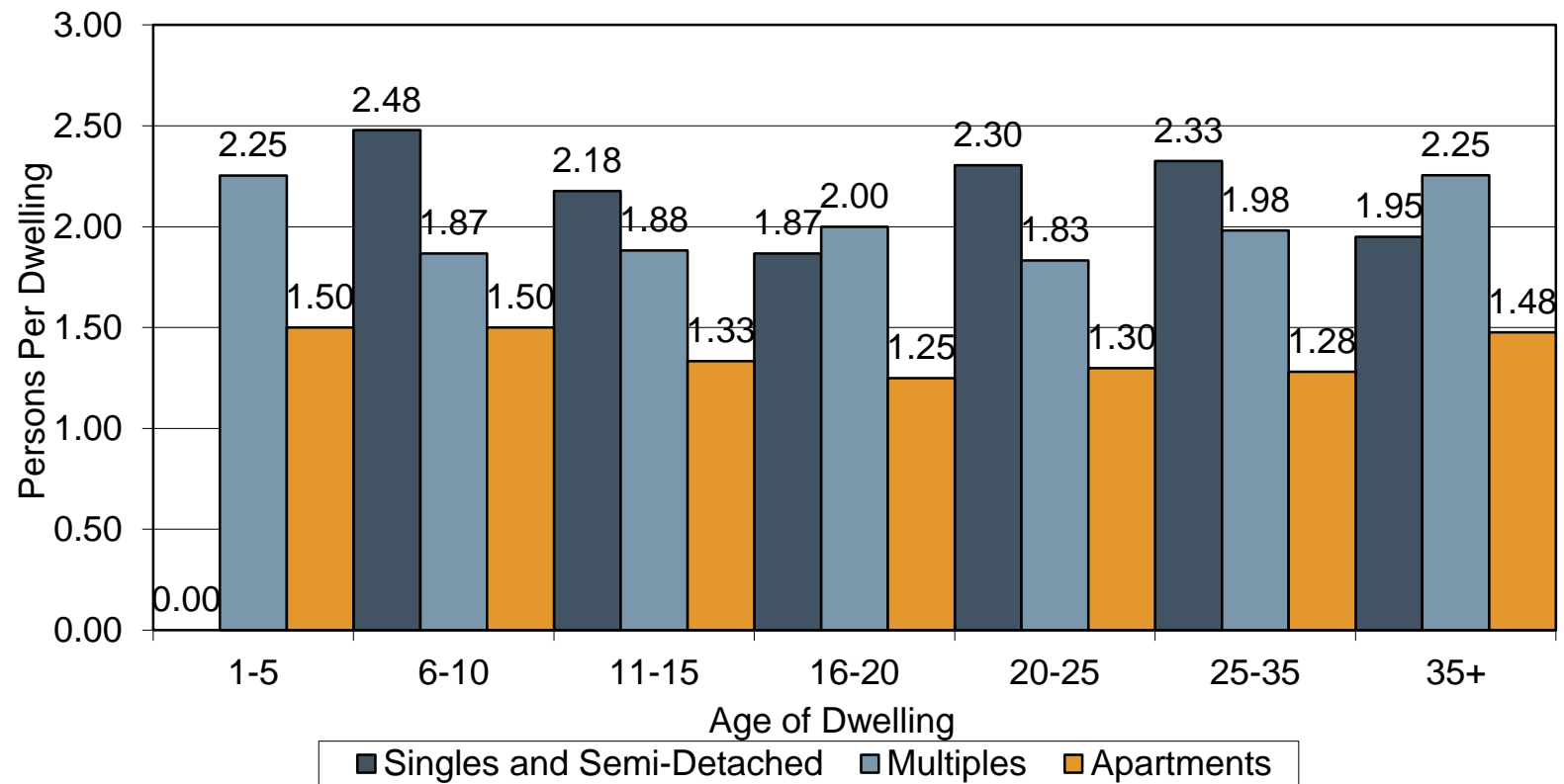
² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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

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



Schedule 8
Township of Greater Madawaska
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)



Multiple and Apartment P.P.U.s are based on the County of Renfrew .



Schedule 9b
Township of Greater Madawaska
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2036

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ²	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	2,751	0	78	188	40	305				
Mid 2016	2,518	5	50	195	30	280				
Early 2022	2,748	5	55	213	31	304				
Early 2032	3,339	5	68	275	36	384				
Mid 2036	3,553	5	72	296	37	410				
Incremental Change										
Mid 2006 - Mid 2016	33	5	-28	8	-10	-25				
Mid 2016 - Early 2022	230	0	5	18	1	24				
Early 2022 - Early 2032	591	0	13	62	5	80	19,500	34,100	3,400	57,000
Early 2022 - Mid 2036	805	0	17	83	6	106	25,500	45,600	4,100	75,200
Annual Average										
Mid 2006 - Mid 2016	3	1	-3	1	-1	-3				
Mid 2016 - Early 2022	42	0	1	3	0	4				
Early 2022 - Early 2032	59	0	1	6	1	8	1,950	3,410	340	5,700
Early 2022 - Mid 2036	55	0	1	6	0	7	1,759	3,145	283	5,186

Source: Watson & Associates Economists Ltd.

¹ Square Foot Per Employee Assumptions

Industrial 1,500

Commercial/ Population Related 550

Institutional 685

² Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

* Reflects Early 2022 to Mid 2036 forecast period

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



Schedule 10
Township of Greater Madawaska
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year		Change	Comments
		2006	2016	06-16	
Employment by industry					
	<u>Primary Industry Employment</u>				Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	30	15	-15	
21	<i>Mining and oil and gas extraction</i>	0	0	0	
Sub-total		30	15	-15	
	<u>Industrial and Other Employment</u>			0	Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	40	20	-20	
23	<i>Construction</i>	40	40	0	
31-33	<i>Manufacturing</i>	15	20	5	
41	<i>Wholesale trade</i>	0	25	25	
48-49	<i>Transportation and warehousing</i>	0	10	10	
56	<i>Administrative and support</i>	18	10	-8	
Sub-total		113	125	13	
	<u>Population Related Employment</u>			0	Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	65	40	-25	
51	<i>Information and cultural industries</i>	10	0	-10	
52	<i>Finance and insurance</i>	0	10	10	
53	<i>Real estate and rental and leasing</i>	0	15	15	
54	<i>Professional, scientific and technical services</i>	40	35	-5	
55	<i>Management of companies and enterprises</i>	0	0	0	
56	<i>Administrative and support</i>	18	10	-8	
71	<i>Arts, entertainment and recreation</i>	30	25	-5	
72	<i>Accommodation and food services</i>	115	120	5	
81	<i>Other services (except public administration)</i>	10	35	25	
Sub-total		288	290	3	
	<u>Institutional</u>			0	
61	<i>Educational services</i>	30	20	-10	
62	<i>Health care and social assistance</i>	10	10	0	
91	<i>Public administration</i>	20	10	-10	
Sub-total		60	40	-20	
Total Employment		490	470	-20	
Population		2,751	2,518	-233	
<u>Employment to Population Ratio</u>				0	
Industrial and Other Employment		0.04	0.05	0.01	
Population Related Employment		0.10	0.12	0.01	
Institutional Employment		0.02	0.02	-0.01	
Primary Industry Employment		0.01	0.01	0.00	
Total		0.18	0.19	0.01	

Source: Statistics Canada Employment by Place of Work

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



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$12,348.80	0.0108	km of roadways	1,143,407	per km	15,732,371
Public Works	Public Works - Facilities	\$473.24	1.9128	sq.ft. of building area	247	per sq.ft.	602,908
	Public Works - Vehicles & Equipment	\$546.07	0.0036	No. of vehicles and equipment	151,686	per vehicle	695,693
Fire Protection	Fire Protection Services - Facilities	\$378.43	0.9035	sq.ft. of building area	419	per sq.ft.	482,120
	Fire Protection Services - Vehicles & Equipment	\$502.84	0.0015	No. of vehicles	335,227	per vehicle	640,618
	Fire Protection Services - Small Equipment and Gear	\$97.99	0.0365	No. of equipment and gear	2,685	per item	124,839
Parks & Recreation	Parkland Development	\$224.13	0.0036	Acres of Parkland	62,258	per acre	204,631
	Parkland Amenities	\$206.06	0.0045	No. of parkland amenities	45,791	per amenity	188,133
	Recreation Facilities	\$1,128.57	8.5443	sq.ft. of building area	132	per sq.ft.	1,030,384
	Parks & Recreation Vehicles and Equipment	\$29.70	0.0014	No. of vehicles and equipment	21,214	per vehicle	27,116
Library	Library Services - Facilities	\$49.34	0.1537	sq.ft. of building area	321	per sq.ft.	45,047
	Library Services - Collection Materials	\$62.96	1.6711	No. of library collection items	38	per collection item	57,482
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$38.30	0.0579	sq.ft. of building area	661	per sq.ft.	34,968
	Waste Diversion - Vehicles & Equipment	\$140.34	0.0040	No. of vehicles and equipment	35,085	per item	128,130



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
HL4 Roads (Asphalt)	23.95	23.95	23.95	23.95	23.95	23.95	23.95	23.95	23.95	23.95	\$1,500,000
LCB Roads	37.90	37.90	37.90	37.90	37.90	37.90	37.90	37.90	37.90	37.90	\$1,000,000
Gravel Roads	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	5.10	\$500,000
Total	66.95	66.95	66.95	66.95	66.95	66.95	66.95	66.95	66.95	66.95	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0105	0.0106	0.0108	0.0109	0.0110	0.0110	0.0109	0.0109	0.0108	0.0107

10 Year Average	2012-2021
Quantity Standard	0.0108
Quality Standard	\$1,143,407
Service Standard	\$12,349

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$12,349
Eligible Amount	\$15,732,371



**Township of Greater Madawaska
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Streetlights	13	13	13	13	13	13	13	13	13	13	\$500
Total	13	13	13	13	13	13	13	13	13	13	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0020	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021

10 Year Average	2012-2021
Quantity Standard	0.0021
Quality Standard	\$476
Service Standard	\$1

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$1
Eligible Amount	\$1,274



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Garage - Calabogie (4 Bays)	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	5,038	\$200	\$325
Garage - Griffith (1 Bay)	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	1,292	\$200	\$329
Salt Shed - Matawatchan	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$75	\$188
Storage Shed Calabogie	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$75	\$75
Total	11,830	11,830	11,830	11,830	11,830	11,830	11,830	11,830	11,830	11,830		

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	1.8618	1.8817	1.9038	1.9264	1.9496	1.9422	1.9327	1.9208	1.9102	1.8983

10 Year Average	2012-2021
Quantity Standard	1.9128
Quality Standard	\$247
Service Standard	\$473

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$473
Eligible Amount	\$602,908



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Hoist (Calabogie Garage)	1	1	1	1	1	1	1	1	1	1	\$10,000
Chipper Head	1	1	1	1	1	1	1	1	1	1	\$80,000
Brush Chipper	1	1	1	1	1	1	1	1	1	1	\$70,000
Pressure Washer	1	1	1	1	1	1	1	1	1	1	\$11,000
Portable Steamer	1	1	1	1	1	1	1	1	2	2	\$15,000
Sweeper	1	1	1	1	1	1	1	1	1	1	\$19,000
Backhoe	2	2	3	3	3	3	3	3	3	3	\$135,000
Grader	2	2	2	2	2	2	2	2	2	2	\$350,000
Excavator	1	1	1	1	1	1	1	1	1	1	\$350,000
Plow Truck	4	4	4	4	4	4	4	4	5	5	\$280,000
3/4 Ton Truck - with attachments	1	1	1	1	1	1	1	-	-	-	\$100,000
1 Ton Truck - with attachments	2	2	2	2	2	2	2	3	3	3	\$152,200
Float	1	1	1	1	1	1	1	1	1	1	\$45,000
Chevrolet 1/2 Ton Truck	2	2	2	2	2	2	2	2	2	2	\$50,000
Total	21	21	22	22	22	22	22	22	24	24	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0033	0.0033	0.0035	0.0036	0.0036	0.0036	0.0036	0.0036	0.0039	0.0039

10 Year Average	2012-2021
Quantity Standard	0.0036
Quality Standard	\$151,686
Service Standard	\$546

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$546
Eligible Amount	\$695,693



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Station #1 - Calabogie (2 Bays)	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	\$340	\$425
Fire Station #2 - Griffith (2 Bays)	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	\$340	\$416
Offices located at Town Hall	120	120	120	120	120	120	120	120	120	120	\$260	\$308
Total	5,588	5,588	5,588	5,588	5,588	5,588	5,588	5,588	5,588	5,588		

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.8794	0.8888	0.8993	0.9099	0.9209	0.9174	0.9129	0.9073	0.9023	0.8967

10 Year Average	2012-2021
Quantity Standard	0.9035
Quality Standard	\$419
Service Standard	\$378

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$378
Eligible Amount	\$482,120



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
1/2 Ton Truck - Station #1 - Calabogie	1	1	1	1	1	1	1	1	1	1	\$80,000
1/2 Ton Truck - Station #2 - Griffith	1	1	1	1	1	1	1	1	1	1	\$80,000
97-24 Volvo Tanker	1	1	1	1	1	1	1	1	1	1	\$225,000
97-25 International Pumper Tanker	1	1	1	1	1	1	1	1	1	1	\$425,000
97-33 Tanker	1	1	1	1	1	1	1	1	1	1	\$225,000
98-26 - Rescue Unit Walk Around	1	1	1	1	1	1	1	1	1	1	\$225,000
98-45 Heavy Rescue	1	1	1	1	1	1	1	1	1	1	\$650,000
Pumper 96-42	1	1	1	1	1	1	1	1	1	1	\$600,000
Pumper 96-62 Triton LDM 1000	1	1	1	1	1	1	1	1	1	1	\$600,000
Total	9	9	9	9	9	9	9	9	9	9	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0014	0.0014	0.0014	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014

10 Year Average	2012-2021
Quantity Standard	0.0015
Quality Standard	\$335,227
Service Standard	\$503

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$503
Eligible Amount	\$640,618



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Extrication Spreader/Cutter	2	2	2	2	2	2	2	2	2	2	\$40,000
Pump 18 HP	2	2	2	2	2	2	2	2	2	2	\$6,500
Communication Centre	-	1	1	1	1	1	1	1	1	1	\$20,000
Generator	2	2	2	2	2	2	2	2	2	2	\$3,000
Radios	30	30	30	30	30	30	30	30	30	30	\$300
Pagers	30	30	30	30	30	30	30	30	30	30	\$700
Bunker Gear	30	30	30	30	30	30	30	30	30	30	\$3,600
SCBA's	24	24	24	24	24	24	24	24	24	24	\$6,500
SCBA Bottles	100	100	100	100	100	100	100	100	100	100	\$200
Fill Station - Cascade System with Compressor	1	1	1	1	1	1	1	1	1	1	\$50,000
Tower and Base	1	1	1	1	1	1	1	1	1	1	\$20,000
Tower and Base	1	1	1	1	1	1	1	1	1	1	\$20,000
Town & Base Station #2	1	1	1	1	1	1	1	1	1	1	\$20,000
Fire Radio Tower	1	1	1	1	1	1	1	1	1	1	\$65,000
Total	225	226	226	226	226	226	226	226	226	226	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0354	0.0359	0.0364	0.0368	0.0372	0.0371	0.0369	0.0367	0.0365	0.0363

10 Year Average	2012-2021
Quantity Standard	0.0365
Quality Standard	\$2,685
Service Standard	\$98

D.C. Amount (before deductions)	15 Year
Forecast Population	1,274
\$ per Capita	\$98
Eligible Amount	\$124,839



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Gazebo - Barnett	3	3	3	3	3	3	3	3	3	3	\$8,200
Storage Areas	4	4	4	4	4	4	4	4	4	4	\$20,000
Playing Fields	2	2	2	2	2	2	2	2	2	2	\$100,000
Storage Areas	3	3	3	3	3	3	3	3	3	3	\$20,000
Play Structure Areas	3	3	3	3	3	3	3	3	3	3	\$105,400
Heritage Point Tourist Information Booth	1	1	1	1	1	1	1	1	1	1	\$150,000
Washroom Facilities Barnett Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Play Structure (Barnett Park)	1	1	1	1	1	1	1	1	1	1	\$40,000
Bleachers - Charbonneau Ball Diamond	2	2	2	2	2	2	2	2	2	2	\$10,500
Outdoor Rink Calabogie (Boards)	1	1	1	1	1	1	1	1	1	1	\$30,000
Outdoor Rink Griffith (Boards)	1	1	1	1	1	1	1	1	1	1	\$22,200
Play Structure (Calabogie Community Centre)	1	1	1	1	1	1	1	1	1	1	\$40,000
Play Structure - Griffith Rink/Hall	1	1	1	1	1	1	1	1	1	1	\$40,000
Washroom Facilities Heritage Point	-	-	-	-	1	1	1	1	1	1	\$100,000
Barnett Park Boat Ramp and Docks	1	1	1	1	1	1	1	1	1	1	\$50,000
Griffith Boat Ramps and Parking	2	2	2	2	2	2	2	2	2	2	\$20,000
Total	27	27	27	27	28	28	28	28	28	28	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0042	0.0043	0.0043	0.0044	0.0046	0.0046	0.0046	0.0045	0.0045	0.0045

10 Year Average	2012-2021
Quantity Standard	0.0045
Quality Standard	\$45,791
Service Standard	\$206

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$206
Eligible Amount	\$188,133



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Barnett Cottage	3,844	3,844	3,844	3,844	3,844	3,844	3,844	3,844	3,844	3,844	\$200	\$228
Calabogie Community Hall	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	\$250	\$302
Calabogie Rink Facilities	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	22,000	\$75	\$90
Griffith Community Hall	4,209	4,209	4,209	4,209	4,209	4,209	4,209	4,209	4,209	4,209	\$250	\$283
Ginza Rink Facilities	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	\$200	\$228
Griffith Rink Surface	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	\$50	\$62
Total	52,845	52,845	52,845	52,845	52,845	52,845	52,845	52,845	52,845	52,845		

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	8.3168	8.4054	8.5042	8.6053	8.7088	8.6759	8.6334	8.5801	8.5330	8.4796

10 Year Average	2012-2021
Quantity Standard	8.5443
Quality Standard	\$132
Service Standard	\$1,129

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$1,129
Eligible Amount	\$1,030,384



**Township of Greater Madawaska
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Calabogie Community Centre 574 Mill Street	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	\$70,000
Barnett Park 5179 Calabogie Road	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	\$70,000
Heritage Point 12517 Lanark Road	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$30,000
Cherry Point 4099 Calabogie Road	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	\$30,000
Total	21.94	21.94	21.94	21.94	21.94	21.94	21.94	21.94	21.94	21.94	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0035	0.0035	0.0035	0.0036	0.0036	0.0036	0.0036	0.0036	0.0035	0.0035

10 Year Average	2012-2021
Quantity Standard	0.0036
Quality Standard	\$62,258
Service Standard	\$224

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$224
Eligible Amount	\$204,631



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Generator	1	1	1	1	1	1	2	2	2	2	\$13,000
Ice Surface Cleaning	1	1	1	1	1	1	1	1	1	1	\$100,000
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	\$40,000
Lawn Tractors	2	2	2	2	2	3	3	3	3	3	\$5,000
Utility Trailer	1	1	1	1	1	1	1	1	1	1	\$5,000
Snow Blower	2	2	2	2	2	2	2	2	2	2	\$4,000
Total	8	8	8	8	8	9	10	10	10	10	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0013	0.0015	0.0016	0.0016	0.0016	0.0016

10 Year Average	2012-2021
Quantity Standard	0.0014
Quality Standard	\$21,214
Service Standard	\$30

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$30
Eligible Amount	\$27,116



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library Facility (Leased)	729	729	729	729	729	729	729	1,469	1,469	1,469	\$260	\$321
Total	729	729	729	729	729	729	729	1,469	1,469	1,469		

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.1147	0.1160	0.1173	0.1187	0.1201	0.1197	0.1191	0.2385	0.2372	0.2357

10 Year Average	2012-2021
Quantity Standard	0.1537
Quality Standard	\$321
Service Standard	\$49

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$49
Eligible Amount	\$45,047



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Print Volumes	3,535	4,467	7,531	8,648	13,659	10,344	11,269	12,250	11,524	11,524	\$38
E-resources	3	3	3	3	3	3	3	3	3	2	\$300
Magazines	48	48	48	48	48	48	48	48	-	-	\$15
Audio Books	14	14	14	14	14	14	14	14	-	-	\$51
DVDs/CDs	843	850	850	850	440	450	850	850	864	864	\$29
Internet Access Stations	3	3	3	3	3	3	3	3	3	3	\$1,300
Total	4,446	5,385	8,449	9,566	14,167	10,862	12,187	13,168	12,394	12,393	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.6997	0.8565	1.3597	1.5577	2.3347	1.7833	1.9910	2.1380	2.0013	1.9886

10 Year Average	2012-2021
Quantity Standard	1.6711
Quality Standard	\$38
Service Standard	\$63

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$63
Eligible Amount	\$57,482



**Township of Greater Madawaska
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Transfer Station Building- 574 Norway Lake Rd	100	100	100	100	100	100	100	100	100	100	\$100	\$1,354
Transfer Station Building- 574 Norway Lake Rd - Storage Shed	240	240	240	240	240	240	240	240	240	240	\$75	\$75
Transfer Station - 134 Flat Rd Mt. St. Pat	100	100	100	100	100	100	100	100	100	100	\$100	\$1,200
Transfer Station - 6 Finns St Griffith	100	100	100	100	100	100	100	100	100	100	\$100	\$837
Total	540	540	540	540	540	540	540	540	540	540		
Percentage attributable to Eligible Portion	65%	65%	65%	65%	65%	65%	66%	72%	69%	69%		
Total Eligible Portion of Facilities	350	350	350	350	350	350	355	387	371	371		

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0550	0.0556	0.0562	0.0569	0.0576	0.0574	0.0579	0.0628	0.0600	0.0596

10 Year Average	2012-2021
Quantity Standard	0.0579
Quality Standard	\$661
Service Standard	\$38

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$38
Eligible Amount	\$34,968



**Township of Greater Madawaska
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Blue Box Roll Off (Mixed Containers)	8	8	8	8	8	9	9	9	9	9	\$15,000
Blue Box Compaction Roll Off (OCC)	7	7	7	7	7	7	7	7	7	7	\$18,000
Organics Roll Off	2	2	2	2	2	2	2	2	2	2	\$15,000
Stationary Compactor (OCC) - T-250 HD	5	5	5	5	5	5	5	5	5	5	\$30,000
Roll Off Truck	1	1	1	1	1	1	1	1	1	1	\$250,000
Roll Off Trailer	1	1	1	1	1	1	1	1	1	1	\$180,000
Metal Roll Off	-	-	-	-	-	-	-	-	-	3	\$15,000
Total	24	24	24	24	24	25	25	25	25	28	

Population	6,354	6,287	6,214	6,141	6,068	6,091	6,121	6,159	6,193	6,232
Per Capita Standard	0.0038	0.0038	0.0039	0.0039	0.0040	0.0041	0.0041	0.0041	0.0040	0.0045

10 Year Average	2012-2021
Quantity Standard	0.0040
Quality Standard	\$35,085
Service Standard	\$140

D.C. Amount (before deductions)	10 Year
Forecast Population	913
\$ per Capita	\$140
Eligible Amount	\$128,130



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of Greater Madawaska Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, 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 development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2020 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Table C-1
Township of Greater Madawaska
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Facilities	50	0.01182321
Services Related to a Highway	45	0.013909616
Parkland Development	50	0.01182321
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

Table C-2
Township of Greater Madawaska
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads and Related	6,323,852	215,050	339,316	554,366
1.2 Public Works (Facilities and Fleet)	1,290,000	66,512	69,217	135,729
2. Fire Protection Services				
2.1 Fire facilities, vehicles and equipment	1,040,036	54,889	61,209	116,098
3. Parks and Recreation Services				
3.1 Park development, amenities, park and rec. vehicles, recreation facilities	601,107	33,163	48,282	81,445
4. Library Services				
4.1 Library facilities and materials	100,000	9,763	8,668	18,431
5. Waste Diversion Services				
5.1 Waste diversion facilities, vehicles and equipment	152,700	10,180	17,359	27,539
6. Growth Studies				
6.1 Services Related to a Highway	97,200	-	-	-
6.2 Fire Protection Services	72,320	-	-	-
6.3 Library Services	32,440	-	-	-
6.4 Parks and Recreation Services	60,560	-	-	-
6.5 Waste Diversion Services	12,880	-	-	-
Total	9,783,095	389,557	544,052	933,609



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds).
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2-7).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

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



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

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

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

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

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



Figure 1
Township of Greater Madawaska
Annual Treasurer's Statement of Development Charge Reserve Funds

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

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Attachment 1
Township of Greater Madawaska
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period		Post D.C. Forecast Period			Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
Services Related to a Highway									
Capital Cost D									
Capital Cost E									
Capital Cost F									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Attachment 2
Township of Greater Madawaska
Statement of Credit Holder Transactions

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Parkland Development, Natural Heritage System, Stormwater Management, and Underground Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge 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 *Development Charges Act, 1997* (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. Services Related to a Highway

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

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



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

1.1 Local and Collector Roads (including land)

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s. 59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s. 59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.

1.2 Arterial Roads

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s. 5 (1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the *Planning Act* provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.s.
- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the *Planning Act* provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.s.



1.3 Traffic Control Systems, Signals and Intersection Improvements

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- c. On arterial or collector road intersections with County roads: include in D.C.s or in certain circumstances, may be a direct developer responsibility
- d. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s. 5 (1) of the D.C.A.

1.4 Streetlights

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

1.5 Transportation Related Pedestrian and Cycling Facilities

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors: considered part of the complete street and



- included in D.C.s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- b. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under s. 59 of D.C.A. (as a local service).
 - c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s. 59 of D.C.A. (as a local service).
 - d. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.s.

1.6 Noise Abatement Measures

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

2. **Parkland Development**

2.1 Recreational Trails

Recreational trails (multi-use trails) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal parkland D.C.s.



2.2 Parkland

a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:

- Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
- Topsoil stripping, screening, and stockpiling.
- Rough grading (pre-grading) to allow for positive drainage of the park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the municipality.
- Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
- Seeding of site with municipality-approved seed mix. Maintenance of seed until acceptance by municipality.
- Parks shall be free of any contaminated soil or subsoil.
- Parks shall not be mined for fill.
- Parks shall be conveyed free and clear of all encumbrances.
- 100% of 1.5m chain link perimeter fencing to separate the development lands from the municipal lands or lands to be dedicated to the municipality, unless the perimeter fencing is on land that will be dedicated to the municipality to fulfil the requirement of parkland dedication under the *Planning Act*, in which case the cost shall be shared 50/50.
- When park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the park as set out within the Planning approval conditions.



- a. Program facilities, amenities, and furniture, within parkland: are included in D.C.s.

2.3 Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.

The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the municipality.

3. **Natural Heritage System (N.H.S.)**

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc., as well as subwatersheds within the boundaries of the municipality.

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

- a. Riparian planting and landscaping requirements (as required by the municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the municipality.
- c. All works to be in conformance with the municipality's standards, for stream corridors, natural buffers and subwatersheds areas as directed by the



approved studies and reports related to the Secondary Plan that development occurs in.

3.2 Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by developers must be designed to the satisfaction of the municipality.
- b. All infrastructure assets intended for municipal ownership shall be conveyed to the municipality.
- c. Any parks and open space infrastructure assets approved to be built by the developer on behalf of the municipality shall be to the satisfaction of the municipality.

4. **Stormwater Management**

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- b. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

5. **Underground Services (Stormwater, Water and Wastewater)**

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:



The costs of the following items shall be direct developer responsibilities as a local service:

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;
- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the municipality;
- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require 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:

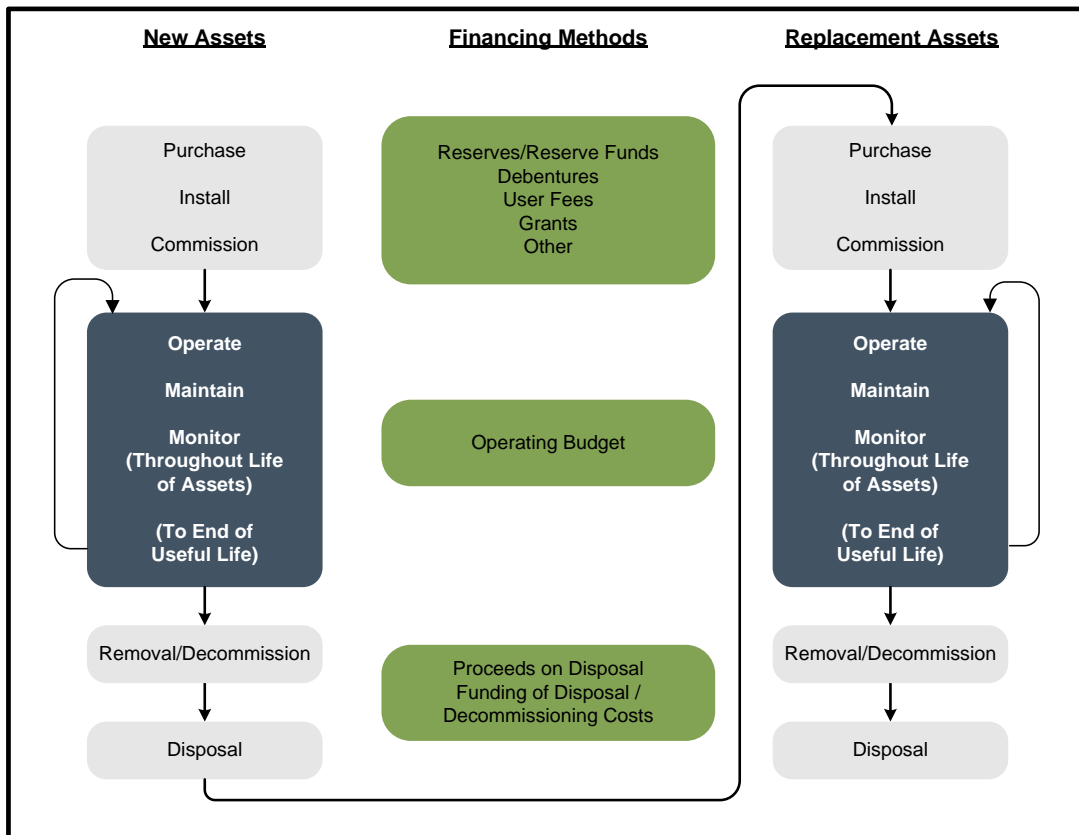
“The asset management plan shall,

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

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

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

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



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

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

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

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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township prepared an A.M.P. in 2020 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2022 \$) 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. The following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. 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 2022 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$1.05 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$0.74 million. This amount, totalled with the existing operating revenues of \$6.25 million, provide annual revenues of \$6.99 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of Greater Madawaska
Asset Management – Future Expenditures and Associated Revenues
2022\$

	2036 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	89,659
Annual Debt Payment on Post Period Capital ²	23,016
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	
Sub-Total - Annual Lifecycle	\$389,557
Incremental Operating Costs (for D.C. Services)	\$544,052
Total Expenditures	\$1,046,284
Revenue (Annualized)	
Total Existing Revenue ³	\$6,250,538
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$737,482
Total Revenues	\$6,988,020

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



THE CORPORATION OF THE TOWNSHIP OF GREATER MADAWASKA DEVELOPMENT CHARGES BY-LAW NO. XX-2022

Whereas subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called “the Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

And whereas the Council of The Corporation of the Township of Greater Madawaska has given Notice on March xx, 2022 according to section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under section 2 of the said Act;

And whereas the Council of the Township of Greater Madawaska has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on April 4, 2022;

And whereas the Council of the Township of Greater Madawaska had before it a report entitled Development Charge Background Study dated February 18, 2022 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Township of Greater Madawaska will increase the need for services as defined herein;

And whereas the Council of the Township of Greater Madawaska on April 4, 2022 approved the applicable Development Charge Background Study, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Township of Greater Madawaska pursuant to the *Development Charges Act, 1997*;

And whereas the Council of the Township of Greater Madawaska on April 4, 2022 determined that no additional public meeting was required to be held as part of the approval process.

Now therefore the Council of the Corporation of the Township of Greater Madawaska hereby enacts as follows:



1. Definitions

In this by-law,

1. “Act” means the *Development Charges Act, 1997, c. 27*;
2. “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;
3. “agricultural use” means the bona fide use of lands and buildings for apiaries, fish farming, dairy farming, fur farming, the raising or exhibiting of livestock, or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and any other crops or ornamental plants and includes the operation of a farming business and the erection of a farm help house on agricultural land but excludes a commercial greenhouse. Agricultural use does not include the development of a single detached dwelling on agricultural land;
4. “apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and shall include dwelling units contained above or as part of commercial buildings;
5. “bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
6. “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;
7. “board of education” means a board defined in s.s. 1 (1) of the *Education Act*;
8. “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;

9. “Building Code Act” means the *Building Code Act, 1992*, S.O. 1992, c.23, as amended;
10. “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, c. 57*, andto undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - (e) to complete the development charge background study under section 10 of the Act;
 - (f) interest on money borrowed to pay for costs in (a) to (d);required for provision of services designated in this by-law within or outside the municipality;
11. “class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the *Development Charges Act*;



12. “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;
13. “Council” means the Council of the Township of Greater Madawaska;
14. “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;
15. “development charge” means a charge imposed pursuant to this By-law;
16. “dwelling unit” means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons containing its own kitchen and sanitary facilities;
17. “existing industrial building” means a building or buildings existing on a site in the Township of Greater Madawaska as of the date of the previous by-law or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P.13* (the “*Planning Act*”) subsequent to the date of the previous by-law for which development charges were exempted or paid for.
18. “farm building” means a building or structure located on a bona fide farm which is necessary and ancillary to a bona fide farm operation including barns, tool sheds, silos, other farm related structures for such purposes as sheltering of livestock or poultry, storage of farm produce, feed and farm related machinery and equipment and other ancillary development to a planning designated agricultural use, but excluding a residential use;
19. “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
20. “gross floor area” means



- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
 - (b) in the case of a non-residential building or structure, including an air supported structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for;
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade;
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use; and
 - (iv) a mezzanine as defined by the building code;
21. “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;
22. “institutional development” means development of a building or structure intended for use,



- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
23. “interest rate” means the annual rate of interest calculated in the Township’s D.C. Interest Policy;
24. “local board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;
25. “local services” means those services, facilities or things which are under the jurisdiction of the Township of Greater Madawaska 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;



26. “multiple dwelling unit” means all dwellings other than single-detached, semi-detached and apartment unit dwellings and may include a row dwelling unit;
27. “municipality” means The Corporation of the Township of Greater Madawaska;
28. “non-profit housing development” means development of a building or structure intended for use as residential premises by,
 - (a) a corporation without share capital to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
29. “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;
30. “Official Plan” means the Official Plan adopted for the municipality, as amended and approved;
31. “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;
32. “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;
33. “Planning Act” means the *Planning Act, 1990, R.S.O. 1990*, c.P.13, as amended;
34. “regulation” means any regulation made pursuant to the Act;



35. “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;
36. “residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;
37. “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;
38. “row dwelling unit” 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;
39. “semi-detached dwelling unit” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;
40. “service” means a service designated in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;
41. “servicing agreement” means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;
42. “single detached dwelling unit” means a completely detached building containing only one dwelling unit;
43. “special care facilities” means lands or Buildings without dwelling units, which are used or designed or intended for use for the purpose of providing supervision, nursing care or medical treatment, that are licensed, approved or supervised under any special or general Act;



44. “special care/special dwelling” means the residential portion of Special Care Facilities, including Group Homes, containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodations that have a common entrance from street level:
- (a) Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;
 - (b) Which may or may not have exclusive sanitary and/or culinary facilities;
 - (c) That is designed to accommodate persons with specific needs. Including, but not limited to, independent permanent living arrangements; and
 - (d) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care, and attendant services may be provided at various levels
45. “zoning by-law” means the Zoning By-Law of the Municipality or any successor thereof passed pursuant to section 34 of the *Planning Act, S.O. 1998*.

2. Designation of Services/Classes

- 2.1 The categories of services/classes for which development charges are imposed under this By-law are as follows:
- (a) Services Related to a Highway;
 - (b) Fire Protection Services;
 - (c) Parks and Recreation Services;
 - (d) Library Services;
 - (e) Waste Diversion; and
 - (f) Growth Studies



- 2.2 The components of the services/classes designated in section 2.1 are described in Schedule A.

3. Application of By-law Rules

- 3.1 Development charges shall be payable in the amounts set out in this By-law where:
- (a) the lands are located in the area described in section 3.2; and
 - (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Greater Madawaska 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:
- (a) The Township of Greater Madawaska or a local board thereof;
 - (b) Buildings or structures owned by and used for the purposes of a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended, and exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - (c) The Corporation of the County of Renfrew or a local board thereof; or
 - (d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



Approvals for Development

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



Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (i) one or two additional dwelling units in an existing single detached dwelling; or
 - (ii) one additional dwelling unit in any other existing residential building;
 - (b) in the case of new construction, where the development:
 - (i) is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the *Development Charges Act, 1997*; and
 - (ii) is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the *Development Charges Act, 1997*.
- 3.6 Notwithstanding section 3.5 (a) (i), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.



3.8 Exemption for Industrial Building Expansions:

Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building, up to a maximum of fifty percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

3.9 If the gross floor area of an existing industrial building is enlarged by greater than fifty 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 fifty percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

Amount of Charges

Residential

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



Non-Residential

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

Reduction of Development Charges for Redevelopment

- 3.12 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 3.11 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

- 3.13 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.14 Despite section 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.
- 3.15 Notwithstanding subsections 3.13 and 3.14, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest as per the Township's Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding subsections 3.13 and 3.14 development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest as per the Township's Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 3.10 and 3.11 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest as per the Township's Interest Rate Policy. Where both planning applications apply development charges under subsections 3.10 and 3.11 shall be calculated on the rates, including interest as per the Township's Interest Rate Policy, set out in Schedule "B" on the date of the later planning application, including interest.



4. Payment by Services

- 4.1 Despite the payment required under subsections 3.10 and 3.11, 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, beginning on January 1, 2023 and on each January 1 thereafter, in accordance with the prescribed index in the Act.

6. Schedules

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

Schedule A: Components of Services and Classes of Services
Designated in Section 2.1

Schedule B: Schedule of Development Charges

7. Conflicts

- 7.1 Where the Township of Greater Madawaska and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



8. Severability

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

9. Date By-law in Force

9.1 This By-law comes into force upon final passage.

10. Date By-law Expires

10.1 This By-law will expire on April 19, 2027, unless it is repealed by Council at an earlier date.

11. Repeal of Current D.C. By-law

11.1 By-law 36-2017 is hereby repealed as of the date and time this By-law comes into effect.

PASSED THIS _____ day of April, 2022.

Mayor

Township of Greater Madawaska Clerk



Schedule "A"
To By-law xx-2022
Components of Services and Classes of Services Designated in Subsection 2.1

Municipal-wide D.C.-Eligible Services:

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

Municipal-wide D.C.-Eligible Classes of Services

6. Growth Studies:
 - Services Related to a Highway
 - Fire Protection Services
 - Parks and Recreation Services
 - Library Services
 - Waste Diversion Services



Schedule "B"
To By-law XX-2022
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal-Wide Services/Class of Service:						
Services Related to a Highway	4,576	3,935	3,203	2,175	2,163	3.08
Fire Protection Services	1,643	1,413	1,150	781	777	1.11
Parks and Recreation Services	1,302	1,119	911	619	615	0.51
Library Services	226	194	158	107	107	0.09
Waste Diversion Services	129	111	90	61	61	0.02
Growth Studies	579	498	405	275	274	0.37
Total Municipal-Wide Services/Class of Service	8,455	7,270	5,917	4,018	3,997	5.18