



2024 Development Charges Background Study

Township of South Frontenac

For Public Review and Comment

May 16, 2024

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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 Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometers
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.P.P.	Ontario Provincial Police
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot



Executive Summary



Executive Summary

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

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

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

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



- 5) Net capital costs are then allocated between residential and non-residential development types; and
- 6) Net costs divided by the anticipated development to provide the D.C.

(c) Subsequent to the passage of the Township's 2019 D.C. By-law (By-law 2019-48), a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-laws, as necessary. The legislative amendment to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):

- Bill 108: *More Homes, More Choice Act, 2019*
- Bill 138: *Plan to Build Ontario Together Act, 2019*
- Bill 197: *COVID-19 Economic Recovery Act, 2020*
- Bill 213: *Better for People, Smarter for Business Act, 2020*
- Bill 109: *More Homes for Everyone Act, 2022*
- Bill 23: *More Homes Built Faster Act, 2022*
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*

A summary of some of the amendments are outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Mandatory phase-in of a D.C., as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge;
- Annual installment payments for rental and institutional development, in six equal payments commencing at occupancy;



- D.C. amount for development occurring within two years of a site plan or zoning by-law amendment planning approval is determined based on the charges in effect on the date of planning application;
- Maximum interest rate for installments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
- D.C. exemptions for additional residential units (up to a third dwelling unit);
- Statutory D.C. exemptions for affordable units, attainable units, and affordable inclusionary zoning units;
- Statutory D.C. exemption for non-profit housing;
- Statutory D.C. exemption for universities receiving ongoing funding from the Province;
- Mandatory D.C. discount for rental housing, based on the number of bedrooms;
- Term of a D.C. by-law extended from 5 years to 10 years;
- Municipalities are required to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway; and
- Additional requirements related to the annual D.C. reserve fund Treasurer's statement.

It is noted, that on April 10, 2024, Bill 185 the *Cutting Red Tape to Build More Homes Act, 2024*, was introduced, this Act proposes additional amendment to the D.C.A., including:

- Reinstate studies as an eligible capital cost;
- Remove the mandatory phase-in of charges within D.C. by-law;
- Allow minor amendments to D.C. by-laws concerning by-law expiry dates, removal of the mandatory phase-in, and inclusion of capital costs for studies;
- Reduce the time period governing the D.C. rate freeze for site plan and zoning by-law amendment planning applications; and
- Modernize D.C. public notice requirements.

If Bill 185 is not in effect at the time Council considers the new D.C. by-law through this process, then upon enactment, the Township intends to undertake the minor D.C. by-law amendments to remove the mandatory phase-in of charges, and include



the capital cost of growth-related studies, including the costs of D.C. background studies.

- (d) The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area for the 10-year (mid-2024 to mid-2034) and 15-year (mid-2024 to mid-2039) forecast period.

Table ES-1
Township of South Frontenac
Summary of Anticipated Township-Wide D.C. Residential and Non-Residential Development

Measure	10 Year 2024 to 2034	15-Year 2024 to 2039
(Net) Population Increase	1,941	3,270
(Gross) Population Increase in New Households*	3,056	4,729
Residential Unit Increase	1,086	1,698
Non-Residential Employment Increase	153	258
Non-Residential Gross Floor Area Increase (sq.ft.)	117,700	198,200

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

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

In total, gross capital costs of approximately \$47.43 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Township staff. Approximately \$5.38 million in capital costs relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation and will be considered in future D.C. studies. Other deductions in the



determination of the D.C. recoverable costs include \$24.75 million related to the portion of capital projects that will benefit the existing development.

The resultant net D.C. recoverable costs included in the calculations for capital works anticipated over the forecast period totals \$17.3 million, of which \$16.15 million is attributed to the forecasted residential development and \$1.15 million allocated to the forecasted non-residential development.

Table ES-2
Township of South Frontenac
Summary of Costs Anticipated During the Term of the By-laws

Description	Value (2024\$)
Total gross expenditures planned over the next ten years	\$47,431,040
Less: benefit to existing development	\$24,754,347
Less: post planning period benefit	\$5,377,200
Net costs to be recovered from D.C.s. over the term of the by-laws	\$17,299,493

- (f) At present, the Township imposes D.C.s on residential and non-residential developments in accordance with By-Law 2019-48. The Township is undertaking a D.C. public process and anticipates passing a new D.C. by-law for each service identified in the D.C. Background Study. The statutory mandatory public meeting has been set for June 18, 2024, with adoption of the D.C. by-laws anticipated for July 16, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services are calculated based on a Township-wide 10-year forecast period (2024-2033):

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



The following services are calculated based on a Township-wide 15-year forecast period (mid-2024-mid-2039):

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

(g) Table ES-3 provides the calculated D.C.s for residential and non-residential developments by service.

The calculated D.C. for a single detached residential dwelling unit within the Township is \$11,871. The calculated D.C. for non-residential development within the Township is \$7.11 per sq.ft. of gross floor area (excluding growth studies).

(h) In addition to the calculated charges for the services identified above, Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* proposes to allow studies to be included as a capital cost eligible for recovery through D.C.s. As such, staff have reviewed the growth-related study needs for the 10-year forecast period, and a D.C. calculation has been undertaken in anticipation of the legislative change. The calculated D.C. for costs of growth studies would add \$2,515/unit to the proposed D.C.s for a single detached residential dwelling unit, and \$0.66/sq.ft. of GFA for non-residential development. If Bill 185 is enacted prior to Council's adoption of the D.C. by-law herein, these additional costs should be added to the charges and included in the proposed D.C. by-law for consideration.

(i) At present, the D.C.A. requires that the charges in the by-law be phased-in over a 5-year period. The charges provided herein conform with the requirements of the D.C.A, however the phase-in may be removed prior to by-law consideration by Council if Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, is enacted prior to the time of by-law passage.



**Table ES-3
Township of South Frontenac
Calculated Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services					
Services Related to a Highway	8,041	6,699	5,216	3,598	5.07
Fire Protection Services	998	831	647	446	0.63
Policing Services	318	265	206	142	0.20
Parks and Recreation Services	2,339	1,949	1,517	1,047	1.12
Library Services	161	134	104	72	0.08
Waste Diversion	15	12	10	7	0.01
Total Township-Wide Services	\$11,871	\$9,890	\$7,700	\$5,312	\$7.11
Township-Wide Class of Service:*					
Growth Studies	2,515	2,095	1,632	1,125	0.66
Total Township-Wide Class of Service	\$2,515	\$2,095	\$1,632	\$1,125	\$0.66
Grand Total Township-Wide Services & Class of Service	\$14,386	\$11,985	\$9,332	\$6,437	\$7.77

*Potential D.C. for Growth Studies to be considered if Bill 185 is enacted



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

**Table ES-4
Township of South Frontenac
Single-Detached Residential Dwelling Unit D.C. Comparison**

Service/Class of Service	Current	Calculated
Township-Wide Services:		
Services Related to a Highway	9,586	8,041
Fire Protection Services	1,429	998
Policing Services	196	318
Parks and Recreation Services	1,386	2,339
Library Services	99	161
Waste Diversion	-	15
Total Township-Wide Services	\$12,696	\$11,872
Growth Studies*	424	2,515
Total Township-Wide Services/Classes	\$13,120	\$14,387

* Includes both Engineering Services and Community Based Studies in current by-law

**Table ES-5
Township of South Frontenac
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area**

Service/Class of Service	Current	Calculated
Township-Wide Services:		
Services Related to a Highway	6.46	5.07
Fire Protection Services	0.96	0.63
Policing Services	0.13	0.20
Parks and Recreation Services	0.46	1.12
Library Services	0.03	0.08
Waste Diversion	-	0.01
Total Township-Wide Services	\$8.04	\$7.11
Growth Studies*	0.27	0.66
Total Township-Wide Services/Classes	\$8.31	\$7.77

* Includes both Engineering Services and Community Based Studies in current by



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

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

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



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed by-law to be made available to the public as part of the approval process.

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for June 18, 2024. 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 D.C. by-laws.

In accordance with the legislation, the background study and proposed D.C. by-laws will be available for public review on May 16, 2024.

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

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

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



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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to Mid-2024
Public release of final D.C. Background study and proposed by-law	May 16, 2024
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public meeting of Council	June 18, 2024
Council considers adoption of background study and passage of by-law	July 16, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the *Development Charges Act, 1997*

Over the past five (5) years, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 108: *More Homes, More Choice Act, 2019*;
- Bill 138: *Plan to Build Ontario Together Act, 2019*;
- Bill 197: *COVID-19 Economic Recovery Act, 2020*;
- Bill 213: *Better for People, Smarter for Business Act, 2020*;
- Bill 109: *More Homes for Everyone Act, 2022*;



- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*; and
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*.

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

It is also noted that on April 10, 2024, the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was released and is currently in the legislative process. Section 1.3.9 provides further details of the proposed changes to the D.C.A. under the Bill.

1.3.1 Bill 108: *More Homes, More Choice Act, 2019*

The Province introduced Bill 108, *More Homes, More Choice Act, 2019* which proposed changes to the D.C.A. as part of the province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act, 2022*, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.



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

The *Plan to Build Ontario Together Act, 2019* provided further amendments to the D.C.A. and *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act, 2019*.

1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The COVID-19 Economic Recovery Act further revised some of the proposed changes identified in the *More Homes, More Choice Act, 2019* and *Plan to Build Ontario Together Act, 2019*. The *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

1.3.3.1 List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;



- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

1.3.3.2 *Classes of D.C. Services*

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

- 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 as 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 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.

1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.



1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the developments of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Township's draft D.C. by-laws.

1.3.5 Bill 109: More Homes for Everyone Act, 2022

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

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

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

1.3.6 Bill 23: More Homes Built Faster Act, 2022

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



1.3.6.1 *Additional Residential Unit Exemption*

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

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

1.3.6.2 *Removal of Housing as an Eligible D.C. Service*

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

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

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

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



- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

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

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

1.3.6.5 Revised Definition of Capital Costs

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

1.3.6.6 Mandatory Phase-in of a D.C.

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

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



1.3.6.7 D.C. By-law Expiry

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

1.3.6.8 Installment Payments

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

1.3.6.9 Rental Housing Discount

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

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

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

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

1.3.6.11 Requirement to Allocate Funds Received

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



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

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

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

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

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

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

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

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

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



The following table provides the provided through Bill 134 (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and (b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

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



- For Affordable Ownership Units: the average household income provides the amount to be measured against, being \$431,200, as the 90% of average purchase prices is greater for all unit types, as follows:
 - Detached House: \$585,000
 - Semi-Detached House: \$450,000
 - Row/townhouse: \$486,000
 - Condominium Apartment \$432,000
- For Affordable Rental Units: the average rent based on household income would equal \$1,820 per month. The average market rent for a bachelor, 1-bedroom, and 2-bedroom is lower than the average household income and therefore, provides the amount to be measured against, being where monthly rent is lower than:
 - For a bachelor unit: \$1,035
 - For a 1-bedroom unit: \$1,333
 - For a 2-bedroom unit: \$1,612For units with 3 or more bedrooms, the average household income provides the amount to be measured against (i.e., \$1,820 per month) vs. the average rent of:
 - For a unit with 3 or more bedrooms: \$2,141

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

On April 10, 2024, the Ontario Legislature released proposed changes to the D.C.A. which proposes the following changes:

- The removal of the mandatory phase-in for D.C. by-laws;
- A reduction to the D.C. rate freeze timelines for site plan and zoning by-law amendment applications, whereby the period between the building permit issuance and planning application approval is reduced to 18 months vs. two (2) years (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- The inclusion of studies as an eligible cost for services, including a D.C. background study;
- The ability to repeal a provision of the D.C. by-law specifying the date the by-law expires (subject to the 10-year by-law limitation provided in the D.C.A.);



- The ability to undertake minor D.C. by-law amendments for by-laws passed after November 28, 2022, and before Bill 185 takes effect, related to the inclusion of capital costs for studies and the removal of the mandatory D.C. phase-in; and
- Modernize D.C. public notice requirements to permit use of municipal websites where newspapers of general circulation are not available.

Bill 185 has not been enacted at the time of writing this D.C. Background Study. As such, the changes proposed in the Bill have been noted in the D.C. calculations but are not fully reflected in the draft D.C. by-law contained herein.



Chapter 2

Township of South Frontenac's Current D.C. Policy



2. Township of South Frontenac Current D.C. Policy

2.1 Schedule of Charges

On August 6, 2019, the Township passed By-law 2019-48 under the D.C.A., which provides for Township-wide D.C.s to be imposed in the Township. The D.C. by-law is set to expire on August 6, 2024, five years after it was passed.

2.2 Services Covered

The following Township-wide services are covered under By-law 2019-48:

- Services Related to a Highway;
- Fire Protection Services;
- Police and Other Facilities;
- Parks and Recreation;
- Library Services;
- Engineering Services – Studies; and
- Community Based Studies.

Note: the changes to the D.C.A. under the *More Homes Built Faster Act, 2022* (Bill 23), eliminated studies as an eligible D.C. cost, however, with the proposed changes in the through the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) proposes to reintroduce studies as an eligible D.C. cost. As such, studies have been identified and calculated herein (as a class of service). If the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) is enacted prior to Council's consideration of the by-law, studies will be included in the schedule to the D.C.by-law.

2.3 Timing of D.C. Calculation and Payment

D.C.s are calculated and payable in full at the time the first building permit is issued in relation to a building or structure on land to which a D.C. applied.

It is noted that the D.C. legislation has been amended since the passage of the by-law and D.C.s are now payable at the time of the first building permit issuance for most



developments. Payments with respect to rental housing and institutional development pay their D.C.s over six (6) annual installments. Applications with respect to a site plan or zoning by-law amendment have their D.C. determined at the rates in effect at the time of planning application if the building permit for the proposed development is issued within two (2) years of planning application approval. The provisions of the D.C.A. override the provisions of the current by-law.

2.4 Approvals for Development

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

- The passing of a zoning by-law or an amendment thereto;
 - The approval of a minor variance;
 - A conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act;
 - The approval of a plan of subdivision;
 - A consent;
 - The approval under the Condominium Act; or
- The issuance of a building permit.

2.5 Indexing

D.C.s within the by-law shall be adjusted annually on the anniversary date of the D.C. by-law (i.e., August 6th) without amendment to the by-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

2.6 Redevelopment Allowance

Where, as a result of the redevelopment of land, a building or structure 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:



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

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

Where the development includes the conversion from one use (the “first use”) to another use, the credit shall be based on the development charges calculated at the current development charge rates, that would be payable as development charges in respect of the first use.

2.7 Exemptions

The following non-statutory exemptions are provided under By-law 2019-48:

- A bona fide agricultural use or farm building; and
- A place of worship and land used in connection therewith, and a churchyard, cemetery, and burial ground exempt from taxation.

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

2.8 Current Development Charges

The Township’s current D.C.s for residential and non-residential development are shown in Table 2-1, as per By-law 2019-48.



Table 2-1
Township of South Frontenac
Current Schedule of D.C.
As of August 6, 2023

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide "Hard" Services:						
Services Related to a Highway	9,586	7,683	6,266	4,379	3,841	6.46
Fire Protection Services	1,429	1,145	934	653	573	0.96
Police and Other Facilities	196	157	127	89	78	0.13
Engineering Services - Studies	117	94	77	53	48	0.07
Total Municipal Wide "Hard" Services	\$11,329	\$9,079	\$7,404	\$5,175	\$4,540	\$7.62
Municipal Wide "Soft" Services:						
Parks and Recreation	1,386	1,110	906	633	555	0.46
Library Services	99	80	64	45	39	0.03
Community Based Studies	306	246	200	140	123	0.20
Total Municipal Wide "Soft" Services	\$1,791	\$1,436	\$1,170	\$818	\$717	\$0.69
Total Municipal Wide Services	\$13,120	\$10,515	\$8,574	\$5,993	\$5,257	\$8.31



Chapter 3

Anticipated Development in the Township of South Frontenac



3. Anticipated Development in the Township of South Frontenac

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (mid-2024 to mid-2034) and a longer-term (mid-2024 to mid-2039) 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

Watson was retained by the Township of South Frontenac to undertake a detailed Population, Housing, and Employment Growth Study Update to 2051. The technical results of this work are reflected in the D.C. growth forecast and a formal report summarizing these findings is forthcoming in the summer of 2024. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- Township of South Frontenac Growth Analysis Study, 2016 to 2046, November 2020, Watson & Associates Economists Ltd.;
- Township of South Frontenac 2019 Development Charges Study, April 2019, and Addendum Report, June 2019, Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Township of South Frontenac staff; and



- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of South Frontenac.

3.3 Summary of Growth Forecast

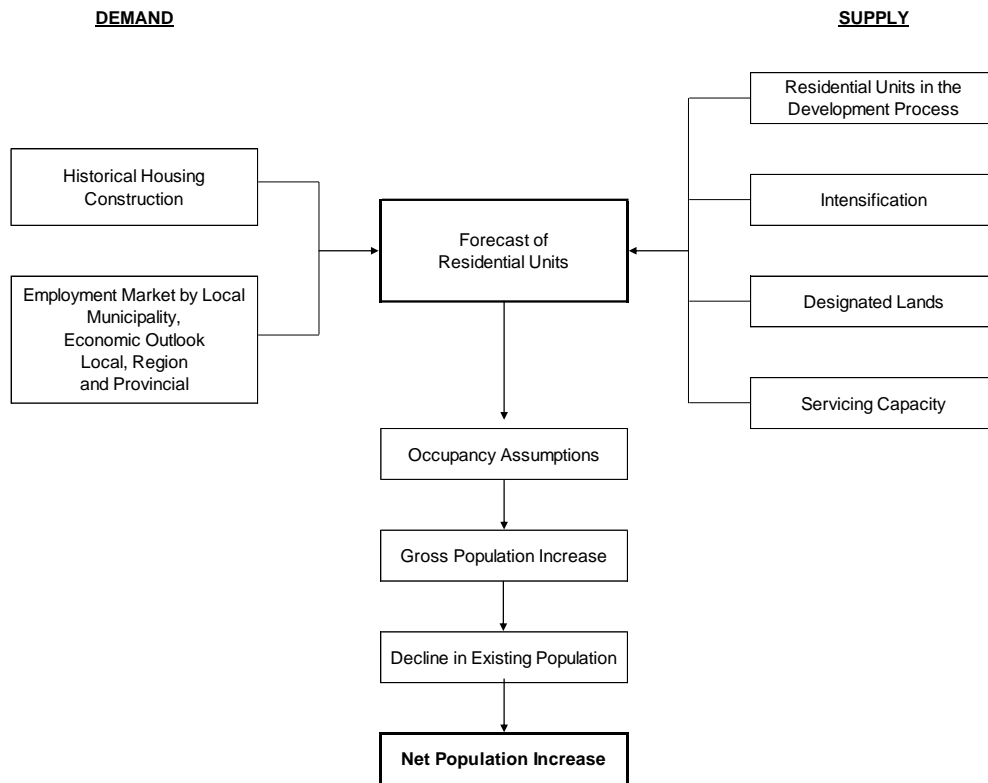
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the 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, permanent population in the Township of South Frontenac (excluding census undercount) is anticipated to reach approximately 22,160 by mid-2034 and by 23,280 mid-2039 resulting in an increase of approximately 1,500 and 2,620 persons, respectively.^[1] In addition to this growth, it is forecast the Township will grow to a total seasonal population of approximately 11,200 by mid-2034 and 11,400 by mid-2039, resulting in an increase of 440 and 650 persons, respectively. In total, the combined permanent and seasonal population in the Township is expected to reach approximately 34,700 by mid-2039.

[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.5%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Township of South Frontenac
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount						Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% 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	Conversions	Singles & Semi-Detached Family With Conversions	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	18,571	18,113	28	18,085	10,465	28,578	6,526		6,526	83	136	57	6,802	6,802	2,875	9,677	25	2.66	2.95
	Mid 2016	19,118	18,646	61	18,585	10,610	29,256	6,920		6,920	40	140	90	7,190	7,190	2,915	10,105	55	2.59	2.90
	Mid 2021	20,699	20,188	48	20,140	10,100	30,288	7,685		7,685	40	125	85	7,935	7,935	2,775	10,710	44	2.54	2.83
Forecast	Mid 2024	21,186	20,663	49	20,614	10,755	31,418	7,898	-180	7,718	40	125	85	8,148	7,968	2,955	10,923	45	2.54	2.83
	Mid 2034	22,725	22,164	52	22,112	11,195	33,359	8,738	58	8,616	76	213	85	9,112	8,990	3,075	12,066	47	2.43	2.74
	Mid 2039	23,872	23,283	53	23,230	11,405	34,688	9,183	87	9,090	107	289	85	9,664	9,571	3,133	12,705	49	2.41	2.71
Incremental	Mid 2011 - Mid 2016	546	533	33	500	145	678	394	0	394	-43	4	33	388	388	40	428	30		
	Mid 2016 - Mid 2021	1,581	1,542	-13	1,555	-510	1,032	765	0	765	0	-15	-5	745	745	-140	605	-11		
	Mid 2021 - Mid 2024	487	475	1	474	655	1,130	213	-180	33	0	0	0	213	33	180	213	1		
	Mid 2024 - Mid 2034	1,539	1,501	3	1,498	440	1,941	840	58	898	36	88	0	964	1,022	120	1,143	2		
	Mid 2024 - Mid 2039	2,686	2,620	4	2,616	650	3,270	1,285	87	1,372	67	164	0	1,516	1,603	178	1,782	4		

[1] Population excludes the Census undercount estimated at approximately 2.5% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

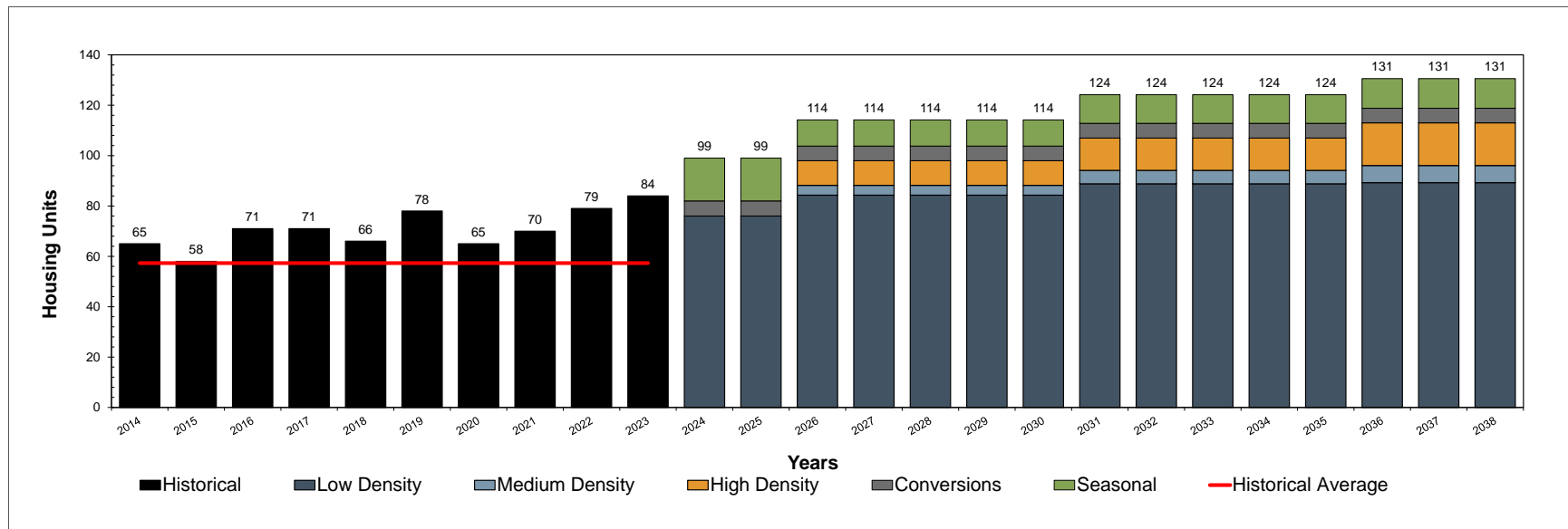
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2
Township of South Frontenac
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of South Frontenac building permit data (2014 to 2023) by Watson & Associates Economists Ltd.



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

- Unit Mix (Appendix A - Schedules 1, 5 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 (as per Schedule 5) and discussions with Township staff regarding anticipated development trends for the Township of South Frontenac.
 - Based on the above indicators, the mid-2024 to mid-2039 permanent new household growth forecast for the Township is comprised of a unit mix of 85% low density units (single detached and semi-detached), 4% medium density (multiples except apartments) and 11% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- Planning Period
 - Short-term 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 Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 2, 3, and 4)
 - The number of housing units to be constructed by mid-2039 in the Township over the forecast period is presented in Table 3-1. Over the longer term forecast period, the Township is anticipated to average approximately 101 new permanent housing units per year and six seasonal-to-permanent conversions per year, to accommodate approximately an additional 2,620 people (in 1,520 new households).
 - The Township is forecast to increase by approximately twelve net seasonal units annually, bringing the combined total to 113 total new units annually (excluding conversions).



- Institutional population is anticipated to increase by approximately four people between mid-2024 to mid-2039^[1].
- Population in new units is derived from Schedules 2, 3 and 4, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township. Due to data limitations medium and high density P.P.U. data was derived from the Frontenac Census Division which includes the Township of South Frontenac and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.847
 - Medium density: 2.372
 - High density: 1.578
- Existing Units and Population Change (Appendix A – Schedules 2, 3 and 4)
 - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 2).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 2 through 4^[2]. The forecast population change in existing households over the mid-2024 to mid-2039 forecast period is forecast to decline by approximately 1,700.

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

^[2] 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.



- Employment (Appendix A – Schedules 9a and 9b)
 - 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.
 - Mid-2016 employment data (place of work) for the Township is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors^{[1],[2]}:
 - 40 primary (2%);
 - 775 work at home employment (37%);
 - 218 industrial (10%);
 - 523 commercial/population-related (26%); and
 - 520 institutional (25%).
 - The mid-2016 employment by usual place of work, including work at home, is 2,075. An additional 313 employees have been identified for the Township in mid-2016 that have no fixed place of work (N.F.P.O.W.).^[3]
 - Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 2,980 by mid-2034 and 3,130 by mid-2039. This represents an employment increase of approximately 210 for the 10-year forecast period and 370 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 township services from work at home employees has already been included in the population

^[1] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

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

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



- forecast. The need for township services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,620 by mid-2034 and 1,730 by mid-2039. This represents an employment increase of 150 for the 10-year forecast period and 260 for the longer-term forecast period.
 - 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;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
 - The Township-wide incremental G.F.A. is anticipated to increase by approximately 118,000 sq.ft. over the 10-year forecast and 198,000 sq. ft. over the longer-term forecast period.
 - In terms of percentage growth, the mid-2024 to mid-2039 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial - 36%;
 - commercial/population-related - 25%; and
 - institutional - 39%.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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

4.3 Increase in the Need for Service

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



Figure 4-1
The Process of Calculating a Development Charge under the Act that must be followed

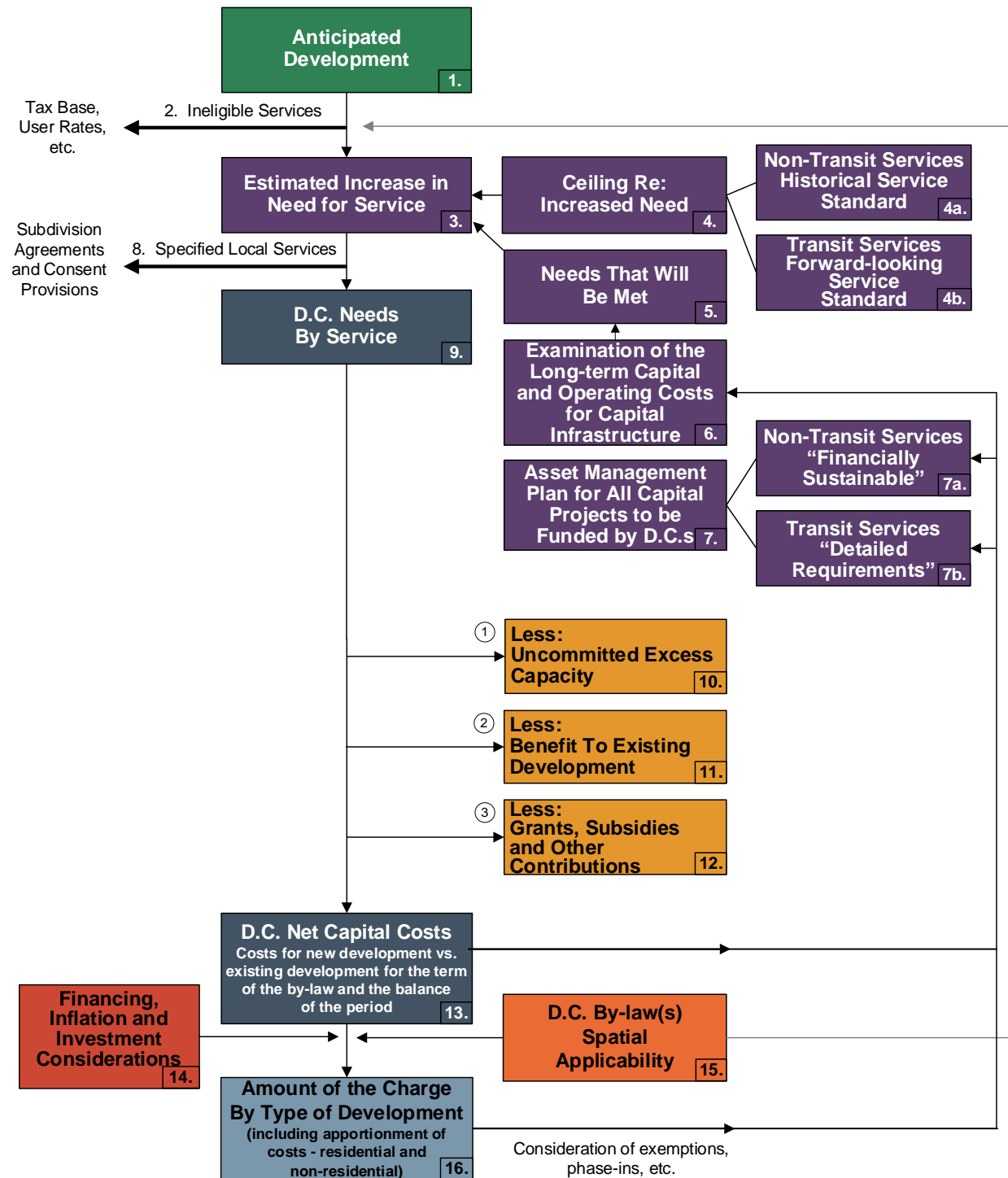




Table 4-1A
Categories of Township Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	No	1.1 Treatment plants, Water Supply, and Storage Facilities
	n/a	1.2 Distribution systems
	n/a	1.3 Local systems
	n/a	1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	n/a	2.1 Treatment plants
	n/a	2.2 Sewage trunks
	n/a	2.3 Local systems
	n/a	2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks
	n/a	3.2 Channel connections
	n/a	3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Bridges, Culverts and Roundabouts
	No	4.3 Local municipal roads
	No	4.4 Laneways and private roads
	Yes	4.5 Traffic signals
	Yes	4.6 Sidewalks and streetlights
	Yes	4.7 Active Transportation
	Yes	4.8 Works Yard
	Yes	4.9 Rolling stock ¹
5. Electrical Power Services	n/a	5.1 Electrical substations
	n/a	5.2 Electrical distribution system
	n/a	5.3 Electrical system rolling stock ¹
6. Transit Services	n/a	6.1 Transit vehicles ¹ & facilities
	n/a	6.2 Other transit infrastructure
7. Waste Diversion Services	Yes	7.1 Waste diversion facilities
	Yes	7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	Yes	8.1 Police detachments
	No	8.2 Police rolling stock ¹
	No	8.3 Small equipment and gear
9. Fire Protection Services	Yes	9.1 Fire stations
	Yes	9.2 Fire Vehicles ¹
	Yes	9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space
	n/a	10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes	11.1 Public library space (incl. furniture and equipment)
	n/a	11.2 Library vehicles ¹
	n/a	11.3 Library materials
12. Services Related to Long-Term Care	n/a	12.1 Long-Term Care space
	n/a	12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	n/a n/a	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	n/a n/a	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	n/a	20.1 Interest on money borrowed to pay for growth-related capital

¹ with a 7+ year useful life



4.4 Local Service Policy

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

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; and
- e. interest on money borrowed to pay for the above-referenced costs.

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 master servicing/needs studies, along with the prior D.C. study.



4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

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

4.7 Class of Services

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. Currently the growth studies have been provided as a class of service for purposes of calculating the potential additional D.C.s, in the event that Bill 185 is enacted.

4.8 Existing Reserve Funds

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

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



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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

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

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

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

Service	Totals
Services Related to a Highway	\$1,606,049.07
Fire Protection Services	(\$16,961.50)
Policing Services	\$250,599.14
Parks and Recreation Services	\$202,858.14
Library Services	\$102,289.43
Growth Studies	(\$16,712.16)
Waste Diversion	\$7,600.26
Total	\$2,135,722.38



4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Historical Level of Service Ceiling

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

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

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

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



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

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.

The calculated D.C.s herein are based on a Township-wide basis.



4.11 Allocation by Type of Development

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

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.



Chapter 5

D.C. Eligible Cost Analysis by Service



5. D.C. Eligible Cost Analysis by Service and Class of 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 for the defined service areas. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A., and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

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

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

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

This section evaluates the development-related capital requirements for Township services under a 10-year planning period.

5.2.1 Parks and Recreation Services

The Township provides a variety of parks and recreation-related assets to service the community. Currently, the Township has 124 acres of parkland within its jurisdiction consisting of various sized parks. It also maintains 92 parkland amenities within the boundaries of the parks, such as baseball fields, soccer fields, playgrounds, dog parks, washrooms, and gazebos, etc. Further, there are currently five recreation facilities provided by the Township, in addition to the Frontenac Community Arena which is



shared with Central Frontenac based on the annual operating deficit (which the capital is also shared based on), with 59% attributable to South Frontenac and 41% attributable to Central Frontenac. These six facilities provide a total of 28,936 sq.ft. of space. The Township also provides for a Zamboni and Ice Edger at the Frontenac Community Arena (of which South Frontenac is responsible for 59% of the cost) along with 5 other vehicles related to park operations. As such, the total inventory of assets related to Parks and Recreation Services over the past 15-years results in an invested level of service of \$1,362 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$2.64 million is applicable.

The Township undertook a Recreation, Parks & Leisure Master Plan, in May of 2022, which identify the need for community park space, facilities, and amenities to address growth based on population and employment projections. Table 5-1 provides the associated 10-year capital program for Parks and Recreation Services. The capital program includes a new park summer camp building, new indoor recreation facility space and additional parkland development, with total gross capital cost of approximately \$6.16 million over the 10-year forecast period. A post-period benefit deduction of approximately \$1.31 million was applied to recognize the benefit to the population beyond the 10-year forecast. Further deductions related to the benefit to the existing development of \$2 million was applied, along with an adjustment to recognize the balance in the existing reserve fund of \$202,858. As a result, approximately \$2.64 million has been included in the calculation of the charge.

As the predominant users of Parks and Recreation Services tend to be residents of the Township, the forecast D.C. recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately \$2.64 million, and \$0.13 million has been allocated to residential and non-residential developments, respectively.

5.2.2 Library Services

While the County of Frontenac is responsible for the provision of library collection items, the Kingston/Frontenac Public Library Board, the Township is required to provide facility space for library services. The Township owns three (3) library facilities which provides library services to the community. All facilities provide a total of 7,384 sq.ft. of space. Based on the level of investment, the average level of service provided has been \$94



per capita. In total, the maximum D.C. eligible amount for library services over the 10-year forecast period is \$182,221.

Table 5-2 provides the capital program for Library Services for the 10-year forecast period. The Library Board has identified the need for expansions as well as a new outdoor reading garden to be undertaken between over the 10-year forecast period. The capital program included a total gross capital cost of approximately \$7.87 million over the 2024-2033 forecast period. As the Township's space per capita is currently below the standard that the Library Board is planning for, a significant deduction related to the space that would benefit the existing development (to increase space based on the Library Boards standard), of approximately \$7.69 million has been made. A further deduction of \$102,289 was made to reflect the existing D.C. reserve funds available to address these needs, in part. As a result, the total D.C. recoverable cost included in the calculation of the charge is \$182,111.

Similar to Parks and Recreation Services, the forecast D.C. recoverable costs have been allocated 95% to residential development and 5% to non-residential development. Therefore, approximately \$173,005, and \$9,106 have been allocated to future residential and non-residential development types, respectively.

5.2.3 Waste Diversion Services

The Township provides a household hazardous waste depot to assist in diverting hazardous materials from the landfill site. In addition, recycle material bins are available for drop off and a truck is used to transport the waste diversion materials where required. The Township maintains 1,087 sq.ft. of facility space related to waste diversion and 10.5 vehicles and equipment items. Therefore, the average level of service over the past 15 years is approximately \$9 per capita. Based on the application of this level of service to the incremental 10-year forecast growth, the Township would be eligible to collect \$17,585 from D.C.s over the forecast period.

As provided on Table 5-3, the growth-related capital needs for this service includes a provision for acquisition of additional assets related to waste diversion, providing a gross capital cost of approximately \$17,500. No deductions have been made, as the provision is available for incremental additional assets to service the 10-year forecasted growth. As a result, a total D.C. recoverable cost of \$17,500 has been included in the calculation of the charge, with \$16,275 (93%) attributable to residential development



and \$1,225 (7%) attributable to non-residential development, which is based on the incremental growth in population to employment for the 10-year forecast period.

5.2.4 Growth-Related Studies

Upon enactment of Bill 185, the Township intends to remove of the mandatory phase-in of charges and include the cost of growth-related studies in the charge. The growth-related studies anticipated for inclusion are as follows:

- Development Charge Studies;
- Official Plan Update;
- Growth Management Studies;
- Transportation Master Plan;
- Recreation Master Plan Update;
- Fire Master Plan;
- Community Risk Assessment;
- Boat Access Study;
- Facility Condition Assessment; and
- Climate Change and Adaptation Study.

The list of growth-related studies has an estimated gross capital cost of approximately \$1.48 million, in addition, the deficit in the current D.C. reserve fund of \$16,712 has been included. The net D.C. recoverable cost of \$1.11 million has been included for calculation purposes, after deductions related to the benefit to existing development, and the portion of studies that do not relate to D.C.-eligible services. Table 5-4 provides the summary of the class of service for growth studies. The growth studies will be added to the schedule of charges in the by-law if Bill 185 is proclaimed.



Table 5-1
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Additional Parkland Development	2024-2033	1,660,000	240,700	-	1,419,300	-	-	1,419,300	1,348,335	70,965
2	New park summer camp building at Centennial Park	2025-2027	500,000	73,500	-	426,500	-	-	426,500	405,175	21,325
3	New Indoor Recreation Facility	2027-2033	4,000,000	1,000,000	-	3,000,000	2,000,000	-	1,000,000	950,000	50,000
4	Reserve Fund Adjustment		-	-	-	-	202,858	-	(202,858)	(192,715)	(10,143)
	Total		6,160,000	1,314,200	-	4,845,800	2,202,858	-	2,642,942	2,510,795	132,147

Table 5-2
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Expansion to Storrington Branch (2,500 sq.ft.)	2024-2025	2,702,000	-	-	2,702,000	2,426,900	-	275,100	261,345	13,755
2	Verona Branch Replacement and Expansion (5,000 sq.ft. facility)	2026-2030	5,010,000	-	-	5,010,000	5,010,000	-	-	-	-
3	Outdoor reading Garden at Sydenham Branch	2026-2030	158,000	-	-	158,000	148,700	-	9,300	8,835	465
4	Reserve Fund Adjustment		-	-	-	-	102,289	-	(102,289)	(97,175)	(5,114)
	Total		7,870,000	-	-	7,870,000	7,687,889	-	182,111	173,005	9,106



Table 5-3
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Waste Diversion Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 93%	Non-Residential Share 7%
1	Provision for Additional Assets	2024-2033	17,500	-	-	17,500	-	-	17,500	16,275	1,225
	Total		17,500	-	-	17,500	-	-	17,500	16,275	1,225



Table 5-4
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies Class of Service

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year) From	Timing (year) To	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate Total (2024\$)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
											Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 93%	Non-Residential Share 7%	
1	Development Charges Study:					36,000										
1a	Development Charges Study	2024		2024	Services Related to a Highway		26,442	-	-	26,442	-	-	26,442	24,591	1,851	
1b	Development Charges Study	2024		2024	Fire Protection Services		3,280	-	-	3,280	-	-	3,280	3,050	230	
1c	Development Charges Study	2024		2024	Policing Services		1,044	-	-	1,044	-	-	1,044	971	73	
1d	Development Charges Study	2024		2024	Parks and Recreation Services		4,867	-	-	4,867	-	-	4,867	4,526	341	
1e	Development Charges Study	2024		2024	Library Services		335	-	-	335	-	-	335	311	23	
1f	Development Charges Study	2024		2024	Waste Diversion Services		32	-	-	32	-	-	32	30	2	
	Sub-total Development Charges Study						36,000	-	-	36,000	-	-	36,000	33,480	2,520	
2	Development Charges Study Update						15,000									
2a	Development Charges Study Update	2029		2029	Services Related to a Highway		11,018	-	-	11,018	-	-	11,018	10,246	771	
2b	Development Charges Study Update	2029		2029	Fire Protection Services		1,367	-	-	1,367	-	-	1,367	1,271	96	
2c	Development Charges Study Update	2029		2029	Policing Services		435	-	-	435	-	-	435	405	30	
2d	Development Charges Study Update	2029		2029	Parks and Recreation Services		2,028	-	-	2,028	-	-	2,028	1,886	142	
2e	Development Charges Study Update	2029		2029	Library Services		140	-	-	140	-	-	140	130	10	
2f	Development Charges Study Update	2029		2029	Waste Diversion Services		14	-	-	14	-	-	14	13	1	
	Sub-total Development Charges Study Update						15,000	-	-	15,000	-	-	15,000	13,950	1,050	
3	Development Charges Study						36,000									
3a	Development Charges Study	2024		2024	Services Related to a Highway		26,442	-	-	26,442	-	-	26,442	24,591	1,851	
3b	Development Charges Study	2024		2024	Fire Protection Services		3,280	-	-	3,280	-	-	3,280	3,050	230	
3c	Development Charges Study	2024		2024	Policing Services		1,044	-	-	1,044	-	-	1,044	971	73	
3d	Development Charges Study	2024		2024	Parks and Recreation Services		4,867	-	-	4,867	-	-	4,867	4,526	341	
3e	Development Charges Study	2024		2024	Library Services		335	-	-	335	-	-	335	311	23	
3f	Development Charges Study	2024		2024	Waste Diversion Services		32	-	-	32	-	-	32	30	2	
	Sub-total Development Charges Study						36,000	-	-	36,000	-	-	36,000	33,480	2,520	
4	Growth Management Study						220,000									
4a	Growth Management Study	2024		2024	Services Related to a Highway		161,590	-	16,159	145,431	-	-	145,431	135,251	10,180	
4b	Growth Management Study	2024		2024	Fire Protection Services		20,042	-	2,004	18,038	-	-	18,038	16,775	1,263	
4c	Growth Management Study	2024		2024	Policing Services		6,380	-	638	5,742	-	-	5,742	5,340	402	
4d	Growth Management Study	2024		2024	Parks and Recreation Services		29,744	-	2,974	26,770	-	-	26,770	24,896	1,874	
4e	Growth Management Study	2024		2024	Library Services		2,046	-	205	1,841	-	-	1,841	1,712	129	
4f	Growth Management Study	2024		2024	Waste Diversion Services		198	-	20	178	-	-	178	166	12	
	Sub-total Growth Management Study						220,000	-	22,000	198,000	-	-	198,000	184,140	13,860	
5	Growth Management Study						220,000									
5a	Growth Management Study	2033		2033	Services Related to a Highway		161,590	-	16,159	145,431	-	-	145,431	135,251	10,180	
5b	Growth Management Study	2033		2033	Fire Protection Services		20,042	-	2,004	18,038	-	-	18,038	16,775	1,263	
5c	Growth Management Study	2033		2033	Policing Services		6,380	-	638	5,742	-	-	5,742	5,340	402	
5d	Growth Management Study	2033		2033	Parks and Recreation Services		29,744	-	2,974	26,770	-	-	26,770	24,896	1,874	
5e	Growth Management Study	2033		2033	Library Services		2,046	-	205	1,841	-	-	1,841	1,712	129	
5f	Growth Management Study	2033		2033	Waste Diversion Services		198	-	20	178	-	-	178	166	12	
	Sub-total Growth Management Study						220,000	-	22,000	198,000	-	-	198,000	184,140	13,860	



Table 5-4 (Continued)
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies Class of Service

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year) From	Timing (year) To	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate Total (2024\$)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost				
											Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 93%	Non-Residential Share 7%		
6	Official Plan					220,000											
6a	Official Plan	2024		2024	Services Related to a Highway	161,590	-	16,159	145,431	36,358	-	109,073	101,438	7,635			
6b	Official Plan	2024		2024	Fire Protection Services	20,042	-	2,004	18,038	4,510	-	13,528	12,581	947			
6c	Official Plan	2024		2024	Policing Services	6,380	-	638	5,742	1,436	-	4,306	4,005	301			
6d	Official Plan	2024		2024	Parks and Recreation Services	29,744	-	2,974	26,770	6,693	-	20,077	18,672	1,405			
6e	Official Plan	2024		2024	Library Services	2,046	-	205	1,841	460	-	1,381	1,284	97			
6f	Official Plan	2024		2024	Waste Diversion Services	198	-	20	178	45	-	133	124	9			
	Sub-total Official Plan					220,000	-	22,000	198,000	49,502	-	148,498	138,103	10,395			
7	Official Plan					220,000											
7a	Official Plan	2033		2033	Services Related to a Highway	161,590	-	16,159	145,431	36,358	-	109,073	101,438	7,635			
7b	Official Plan	2033		2033	Fire Protection Services	20,042	-	2,004	18,038	4,510	-	13,528	12,581	947			
7c	Official Plan	2033		2033	Policing Services	6,380	-	638	5,742	1,436	-	4,306	4,005	301			
7d	Official Plan	2033		2033	Parks and Recreation Services	29,744	-	2,974	26,770	6,693	-	20,077	18,672	1,405			
7e	Official Plan	2033		2033	Library Services	2,046	-	205	1,841	460	-	1,381	1,284	97			
7f	Official Plan	2033		2033	Waste Diversion Services	198	-	20	178	45	-	133	124	9			
	Sub-total Official Plan					220,000	-	22,000	198,000	49,502	-	148,498	138,103	10,395			
8	Climate Change and Adaptation Study					65,000											
8a	Climate Change and Adaptation Study	2024		2024	Services Related to a Highway	47,743	-	4,774	42,969	40,441	-	2,528	2,351	177			
8b	Climate Change and Adaptation Study	2024		2024	Fire Protection Services	5,922	-	592	5,330	5,016	-	314	292	22			
8c	Climate Change and Adaptation Study	2024		2024	Policing Services	1,885	-	189	1,696	1,596	-	100	93	7			
8d	Climate Change and Adaptation Study	2024		2024	Parks and Recreation Services	8,788	-	879	7,909	7,444	-	465	432	33			
8e	Climate Change and Adaptation Study	2024		2024	Library Services	605	-	60	545	512	-	33	30	2			
8f	Climate Change and Adaptation Study	2024		2024	Waste Diversion Services	59	-	6	53	49	-	4	3	0			
	Sub-total Climate Change and Adaptation Study					65,000	-	6,500	58,500	55,058	-	3,442	3,201	241			
9	Transportation Master Plan	2025	2028	2025-2028	Services Related to a Highway	125,000	-	-	125,000	31,300	-	93,700	87,141	6,559			
10	Recreation Master Plan update	2027	2030	2027-2030	Parks and Recreation Services	125,000	-	-	125,000	31,300	-	93,700	87,141	6,559			
11	Facility Condition Assessment	2024	2025	2024-2025	Parks and Recreation Services	122,000	-	-	122,000	30,500	-	91,500	85,095	6,405			
12	Community Risk Assessment (Fire)	2024		2024	Fire Protection Services	20,000	-	-	20,000	10,000	-	10,000	9,300	700			
13	Fire Master Plan	2024	2025	2024-2025	Fire Protection Services	35,000	-	-	35,000	17,500	-	17,500	16,275	1,225			
14	Boat Access Study	2024		2024	Parks and Recreation Services	25,000	-	-	25,000	23,500	-	1,500	1,395	105			
	Reserve Fund Adjustment					16,712	-	-	16,712	-	-	16,712	15,542	1,170			
	Total					1,500,712	-	94,500	1,406,212	298,162	-	1,108,050	1,030,487	77,564			



5.3 Service Levels and 15 Year Capital Costs for Township-wide D.C. Services Calculation

5.3.1 Services Related to a Highway

The Township's inventory of roadways is measured in kilometers (km) and is further classified as rural, local-urban (external to developments) and arterials roads. In total, the Township owns approximately 715 km of roads and 11,77 km of sidewalks. The Township also has 58 bridges and culverts infrastructure to support roads throughout the Township. Further, the Township provides 329 streetlights and two traffic signals. In addition, the Township owns and maintains operations facility space of 125,851 sq.ft. related to roads operations, and 74 vehicles and equipment items to service the roads.

The total inventory of assets over the past 15-years results in an invested level of service of \$13,203 per capita. When applied to the 15-year forecast population, a maximum D.C. eligible cost of approximately \$43.17 million is applicable.

Table 5-5 provides the 15-year capital program for Services Related to a Highway. The capital projects include a total gross capital cost of \$18.98 million over the 15-year forecast period. The capital projects identified include road reconstructions with upgrades and/or expansions, and road resurfacing with conversions to improved classifications to allow for additional traffic anticipated from growth. In addition, the forecast includes a provision for additional sidewalks and paved shoulders. Further, vehicle and equipment items has been included in the D.C. calculation. A deduction is applied for the benefit to the existing development of approximately \$3.01 million (exclusive of existing reserve fund balances). Finally, approximately \$1.61 million in existing D.C. reserve fund proceeds have been deducted from the forecast D.C. recoverable capital needs, reflecting funding already available to meet the growth-related needs.

As a result, a total D.C. recoverable cost of approximately \$14.36 million has been included in the calculated charge. Approximately \$13.36 million (93%) of the D.C. recoverable costs are attributable to residential development, and \$1.00 million (7%) is attributable to non-residential development. The attribution of D.C. recoverable costs by development is based on the incremental population and employment growth anticipated over the 15-year forecast period.



5.3.2 Fire Protection Services

The Township currently operates nine (9) fire stations, with a total building area of 31,894 sq.ft. The service currently operates with 42 vehicles, including a combination of pumpers, tankers, trailers, and other supporting vehicles and associated equipment. Further, additional specialized equipment and gear of 308 assets are in place for provision of the service. As such, the total inventory of assets of the past 15-years results in a level of service of approximately \$1,176 per capita. When applied to the forecast population to 2039, a maximum D.C. eligible cost of approximately \$3.84 million is applicable.

Table 5-6 provides the capital program for Fire Protection Services for the 15-year forecast period. The total gross capital cost identified for all capital projects is approximately \$5.23 million. This includes the fire portion of a joint facility between the Ontario Provincial Police (O.P.P.) and Fire Protection Services, new vehicles, and a provision for additional firefighter gear. Additional, \$16,962 has been included to account for the existing deficit in the D.C. reserve fund. A deduction to recognize the benefit to existing development, of approximately \$3.47 million, has been applied.

As a result, the total D.C. recoverable cost for Fire Protection Services is approximately \$1.78 million, of which \$1,657,131 (93%) is attributable to residential development and \$124,730 (7%) is attributable to non-residential development. The allocation of D.C. recoverable costs by development type is based on the incremental growth anticipated in population and employment over the 15-year forecast period.

5.3.3 Policing Services

The Township is under contract with O.P.P. for policing services, and are required to provide facility space for a local detachment. As such, a station with 9,396 sq.ft. is currently provided in the Township. This facility provides for an average historical level of service of 0.33 sq.ft. per capita or an investment of \$174 per capita. Based on this service standard, the Township would be eligible to collect \$567,705 from D.C.s for additional facility space.

The Township is working with O.P.P. staff who have identified a need for a larger facility. As such a joint facility with Fire Protection Services is anticipated. The growth-related costs identified for the portion of the facility for policing services is estimated at approximately \$13.07 million. A post-period benefit deduction of approximately \$4.06



million was applied to recognize the benefit of the larger facility, to growth beyond the 15-year forecast. Further deductions related to the replacement of the existing facility, which benefits the existing development, of approximately \$8.19 million, has been applied. Additionally, \$250,599 has been deducted to account for the existing D.C. reserve fund balance. Therefore, the net growth capital cost is \$567,401 and has been included in the D.C, as shown in Table 5-7.

These costs have been allocated 93% residential and 7% non-residential based on the incremental growth in population to employment for the 15-year forecast period.



Table 5-5
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2038	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 93%	Non-Residential Share 7%
1	Provision for Additional Roads, Bridges & Structures	2024-2038	7,300,000	-	-	7,300,000	-	-	7,300,000	6,789,000	511,000
2	Provision for New Paved Shoulders on Arterial Road Upgrades	2025-2035	5,500,000	-	-	5,500,000	275,000	-	5,225,000	4,859,250	365,750
3	Provision for Arterial Road Upgrades from Surface Treatment to Hot Mix Asphalt	2027-2032	4,100,000	-	-	4,100,000	2,737,000	-	1,363,000	1,267,590	95,410
4	Provision for Growth in the Sidewalk Network (sidewalk extensions)	2025-2034	720,000	-	-	720,000	-	-	720,000	669,600	50,400
5	New Vehicles/Equipment	2024-2038	1,000,000	-	-	1,000,000	-	-	1,000,000	930,000	70,000
6	Additional Loader/Backhoe	2026-2028	320,000	-	-	320,000	-	-	320,000	297,600	22,400
7	Additional Water Tank	2025-2027	40,000	-	-	40,000	-	-	40,000	37,200	2,800
8	Reserve Fund Adjustment		-	-	-	-	1,606,049	-	(1,606,049)	(1,493,626)	(112,423)
	Total		18,980,000	-	-	18,980,000	4,618,049	-	14,361,951	13,356,614	1,005,337



Table 5-6
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2038	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 93%	Non-Residential Share 7%
1	Joint Facility OPP/Fire (Fire Portion)	2025-2028	5,000,000	-	-	5,000,000	3,466,000	-	1,534,000	1,426,620	107,380
2	SUV (1)	2025-2038	65,900	-	-	65,900	-	-	65,900	61,287	4,613
3	Additional Marine Boat	2024	80,000	-	-	80,000	-	-	80,000	74,400	5,600
4	Provision for Additional Firefighter Gear (17)	2024-2038	85,000	-	-	85,000	-	-	85,000	79,050	5,950
5	Reserve Fund Adjustment		16,962	-	-	16,962	-	-	16,962	15,774	1,187
	Total		5,247,862	-	-	5,247,862	3,466,000	-	1,781,862	1,657,131	124,730

Table 5-7
Township of South Frontenac
Infrastructure Costs Included in the Development Charge Calculation
For Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2038	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 93%	Non-Residential Share 7%
1	Joint Facility OPP/Fire (Police Portion)	2025-2028	13,066,000	4,063,000	-	9,003,000	8,185,000	-	818,000	760,740	57,260
2	Reserve Fund Adjustment		-	-	-	-	250,599	-	(250,599)	(233,057)	(17,542)
	Total		13,066,000	4,063,000	-	9,003,000	8,435,599	-	567,401	527,683	39,718



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed on development for all Township-wide services over the 15-year forecast period (mid-2024 to mid-2039) and the 10-year forecast period (mid-2024 to mid-2034), respectively. The D.C. eligible costs for each service were determined in Chapter 5 for all Township-wide services, based on their associated capital programs. Table 6-3 calculates the proposed D.C.s to be imposed on development on a Township-wide basis for the growth studies class of service, which will be considered if Bill 185 is enacted.

The calculation for residential development is generated on a per capita basis and is based upon four (4) forms of housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, and 2+ bedrooms apartments). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C. recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables 6-1 and 6-2.

Table 6-4 provides the schedule of charges that is applicable for all services by type of development. Table 6-5 provides the schedule of charges if growth-related study costs are included in the D.C. calculations upon enactment of Bill 185. Table 6-6 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law (excluding growth-related studies). Similarly, Table 6-7 provides a summary of the gross capital expenditures and sources for revenue works for all services and class of services, including growth-related studies.



Table 6-1
Township of South Frontenac
Township-Wide D.C. Calculation for the 15-year Forecast Period

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Roads and Related Infrastructure including Facilities, Vehicles & Equipment	13,356,614	1,005,337	8,041	5.07
	13,356,614	1,005,337	8,041	5.07
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles & equipment	1,657,131	124,730	998	0.63
	1,657,131	124,730	998	0.63
3. <u>Policing Services</u>				
3.1 Facilities, vehicles and equipment, small equipment and gear	527,683	39,718	318	0.20
	527,683	39,718	318	0.20
TOTAL	\$15,541,428	\$1,169,785	\$9,356	\$5.90
D.C.-Eligible Capital Cost	\$15,541,428	\$1,169,785		
15-Year Gross Population/GFA Growth (sq.ft.)	4,729		198,200	
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,286.41	\$5.90		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	2.847	\$9,356		
Other Multiples	2.372	\$7,795		
Apartments - 2 Bedrooms +	1.847	\$6,070		
Apartments - Bachelor and 1 Bedroom	1.274	\$4,187		

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

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Parks and Recreation Services</u>				
4.1 Park development, amenities, recreation facilities, vehicles, and equipment	2,510,795	132,147	2,339	1.12
	2,510,795	132,147	2,339	1.12
5. <u>Library Services</u>				
5.1 Library facilities, materials and vehicles	173,005	9,106	161	0.08
	173,005	9,106	161	0.08
6. <u>Waste Diversion</u>				
6.1 Waste diversion facilities, vehicles, equipment and other	16,275	1,225	15	0.01
	16,275	1,225	15	0.01
TOTAL	\$2,700,075	\$142,478	\$2,515	\$1.21
D.C.-Eligible Capital Cost	\$2,700,075	\$142,478		
10-Year Gross Population/GFA Growth (sq.ft.)	3,056		117,700	
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$883.53	\$1.21		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	2.847	\$2,515		
Other Multiples	2.372	\$2,096		
Apartments - 2 Bedrooms +	1.847	\$1,632		
Apartments - Bachelor and 1 Bedroom	1.274	\$1,126		



Table 6-3
Township of South Frontenac
Township-Wide D.C. Calculation for the 10-year Forecast Period
for the Growth Studies Class of Service

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
7. Growth Studies				
7.1 Services Related to a Highway	631,827	47,557	1,542	0.41
7.2 Fire Protection Services	93,358	7,027	228	0.06
7.3 Policing Services	21,452	1,615	52	0.01
7.4 Parks and Recreation Services	276,305	20,797	674	0.18
7.5 Library Services	6,879	518	17	0.00
7.6 Waste Diversion Services	665	50	2	-
D.C.-Eligible Capital Cost	\$1,030,487	\$77,564	\$2,515	\$0.66
10-Year Gross Population/GFA Growth (sq.ft.)	3,056	117,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$337.20	\$0.66		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	2.847	\$2,515		
Other Multiples	2.372	\$2,096		
Apartments - 2 Bedrooms +	1.847	\$1,632		
Apartments - Bachelor and 1 Bedroom	1.274	\$1,126		



Table 6-4
Township of South Frontenac
Calculated Schedule of Development Charges
by Service

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services					
Services Related to a Highway	8,041	6,699	5,216	3,598	5.07
Fire Protection Services	998	831	647	446	0.63
Policing Services	318	265	206	142	0.20
Parks and Recreation Services	2,339	1,949	1,517	1,047	1.12
Library Services	161	134	104	72	0.08
Waste Diversion	15	12	10	7	0.01
Total Township-Wide Services	\$11,871	\$9,890	\$7,700	\$5,312	\$7.11



Table 6-5
Township of South Frontenac
Calculated Schedule of Development Charges
by Service and Class of Service

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services					
Services Related to a Highway	8,041	6,699	5,216	3,598	5.07
Fire Protection Services	998	831	647	446	0.63
Policing Services	318	265	206	142	0.20
Parks and Recreation Services	2,339	1,949	1,517	1,047	1.12
Library Services	161	134	104	72	0.08
Waste Diversion	15	12	10	7	0.01
Total Township-Wide Services	\$11,871	\$9,890	\$7,700	\$5,312	\$7.11
Township-Wide Class of Service:*					
Growth Studies	2,515	2,095	1,632	1,125	0.66
Total Township-Wide Class of Service	\$2,515	\$2,095	\$1,632	\$1,125	\$0.66
Grand Total Township-Wide Services & Class of Service	\$14,386	\$11,985	\$9,332	\$6,437	\$7.77

*Potential D.C. for Growth Studies to be considered if Bill 185 is enacted



Table 6-6
Township of South Frontenac
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-laws for all Services

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway 1.1 Roads and Related Infrastructure including Facilities, Vehicles & Equipment	15,141,333	0	2,962,000	0	0	11,326,780	852,553
2. Fire Protection Services 2.1 Fire facilities, vehicles & equipment	5,176,207	0	3,466,000	0	0	1,590,492	119,714
3. Policing Services 3.1 Facilities, vehicles and equipment, small equipment and gear	13,066,000	0	8,435,599	0	4,063,000	527,683	39,718
4. Parks and Recreation Services 4.1 Park development, amenities, recreation facilities, vehicles, and equipment	6,160,000	0	2,202,858	0	1,314,200	2,510,795	132,147
5. Library Services 5.1 Library facilities, materials and vehicles	7,870,000	0	7,687,889	0	0	173,005	9,106
6. Waste Diversion 6.1 Waste diversion facilities, vehicles, equipment and other	17,500	0	0	0	0	16,275	1,225
Total Expenditures & Revenues	\$47,431,040	\$0	\$24,754,347	\$0	\$5,377,200	\$16,145,030	\$1,154,463



Table 6-7
Township of South Frontenac
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-laws for all Services/Class of Services

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway							
1.1 Roads and Related Infrastructure including Facilities, Vehicles & Equipment	15,141,333	0	2,962,000	0	0	11,326,780	852,553
2. Fire Protection Services							
2.1 Fire facilities, vehicles & equipment	5,176,207	0	3,466,000	0	0	1,590,492	119,714
3. Policing Services							
3.1 Facilities, vehicles and equipment, small equipment and gear	13,066,000	0	8,435,599	0	4,063,000	527,683	39,718
4. Parks and Recreation Services							
4.1 Park development, amenities, recreation facilities, vehicles, and equipment	6,160,000	0	2,202,858	0	1,314,200	2,510,795	132,147
5. Library Services							
5.1 Library facilities, materials and vehicles	7,870,000	0	7,687,889	0	0	173,005	9,106
6. Waste Diversion							
6.1 Waste diversion facilities, vehicles, equipment and other	17,500	0	0	0	0	16,275	1,225
7. Growth Studies							
7.1 Services Related to a Highway	883,004	69,410	144,457	0	0	622,297	46,840
7.2 Fire Protection Services	149,015	8,608	41,536	0	0	91,950	6,921
7.3 Policing Services	29,928	2,741	4,468	0	0	21,129	1,590
7.4 Parks and Recreation Services	411,526	12,775	106,130	0	0	272,138	20,483
7.5 Library Services	9,598	880	1,432	0	0	6,776	510
7.6 Waste Diversion Services	929	86	139	0	0	655	49
Total Expenditures & Revenues	\$48,915,040	\$94,500	\$25,052,509	\$0	\$5,377,200	\$17,159,974	\$1,230,857



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

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

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

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

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

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

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

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

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



7.2 D.C. By-law Structure

It is recommended that:

- The Township uses a uniform Township-wide D.C. calculation for all services;

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

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

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under 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., primary, industrial, commercial, and institutional).



2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Services Related to a Highway, Fire Protection Services, and Policing Services, a 93% residential and 7% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Township-wide 15-year forecast period for both services;
 - For Waste Diversion Services, a 93% residential and 7% non-residential attribution has been made, over the Township-wide 10-Year forecast period;
 - Parks and Recreation and Library Services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of Parks and Recreation and Library Services tend to be residents of the Township.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Despite any other provisions of this By-law 2019-48, 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:

- in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C., by the G.F.A. that has been or will be demolished or converted to another principal use;



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

The conversion from an exempt principal use to a non-exempt principal use, on the same land, would result in the payment of the applicable D.C. based on the new non-exempt use (with no D.C. credit applicable).

7.3.4 Exemptions

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units (see bulletin rates identified in section 1.3.8)
- Full exemption for attainable units;
- Full exemption for affordable inclusionary zoning units; and
- Full exemption for non-profit housing developments;
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
 - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.



- Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.
- Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

Non-statutory (discretionary exemptions) include the following:

- A bona fide agricultural use or farm building; and
- A place of worship, for the portion of lands, buildings, or structures used for worship, a churchyard, cemetery, and burial ground exempt from taxation under the *Assessment Act*.

7.3.5 Mandatory Phasing-in of Residential D.C.

As required by the *More Homes Built Faster Act, 2022* the calculated D.C. will be phased-in over a five-year period as follows (unless Bill 185 is enacted, removing this mandatory requirement):

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

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. Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020, and before Bill 185 is enacted), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after Bill 185 is enacted),



shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1%.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on the anniversary of the D.C. by-law enactment date, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period.

7.3.8 D.C. Spatial Applicability

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

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

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



standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

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

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

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into six (6) separate reserve funds, including:

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



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

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

With enactment of Bill 185, it is recommended that the Township’s D.C. collections related to the growth studies class of service be contributed into a separate reserve fund from the six reserve funds for the services noted above in section 7.4.1.

Additionally, the current D.C. reserve fund balance for Engineering Service Studies and Community-Based Studies (Growth studies) is in deficit. This deficit will be included in the growth studies D.C. calculations if Bill 185 is enacted.

7.4.3 By-law In-force Date

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

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

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

7.5 Other Recommendations

It is recommended that Council:

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

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

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



“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 16, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 16, 2024, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.1.4 Anticipated Impact of the Charge on Development

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

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



8.2 Implementation Requirements

8.2.1 Introduction

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

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

8.2.2 Notice of Passage

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

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

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

8.2.3 By-law Pamphlet

In addition to the “notice” information, the Municipality 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.

8.2.4 Appeals

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

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

8.2.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Municipal 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 Municipal Council to the OLT.



8.2.6 Credits

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

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

8.2.7 Front-Ending Agreements

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

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

8.2.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1
Township of South Frontenac
Residential Growth Forecast Summary

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount						Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% 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	Conversions	Singles & Semi-Detached Family With Conversions	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	18,571	18,113	28	18,085	10,465	28,578	6,526		6,526	83	136	57	6,802	6,802	2,875	9,677	25	2.66	2.95
	Mid 2016	19,118	18,646	61	18,585	10,610	29,256	6,920		6,920	40	140	90	7,190	7,190	2,915	10,105	55	2.59	2.90
	Mid 2021	20,699	20,188	48	20,140	10,100	30,288	7,685		7,685	40	125	85	7,935	7,935	2,775	10,710	44	2.54	2.83
Forecast	Mid 2024	21,186	20,663	49	20,614	10,755	31,418	7,898	-180	7,718	40	125	85	8,148	7,968	2,955	10,923	45	2.54	2.83
	Mid 2034	22,725	22,164	52	22,112	11,195	33,359	8,738	58	8,616	76	213	85	9,112	8,990	3,075	12,066	47	2.43	2.74
	Mid 2039	23,872	23,283	53	23,230	11,405	34,688	9,183	87	9,090	107	289	85	9,664	9,571	3,133	12,705	49	2.41	2.71
Incremental	Mid 2011 - Mid 2016	546	533	33	500	145	678	394	0	394	-43	4	33	388	388	40	428	30		
	Mid 2016 - Mid 2021	1,581	1,542	-13	1,555	-510	1,032	765	0	765	0	-15	-5	745	745	-140	605	-11		
	Mid 2021 - Mid 2024	487	475	1	474	655	1,130	213	-180	33	0	0	0	213	33	180	213	1		
	Mid 2024 - Mid 2034	1,539	1,501	3	1,498	440	1,941	840	58	898	36	88	0	964	1,022	120	1,143	2		
	Mid 2024 - Mid 2039	2,686	2,620	4	2,616	650	3,270	1,285	87	1,372	67	164	0	1,516	1,603	178	1,782	4		

^[1] Population excludes the Census undercount estimated at approximately 2.5% and has been rounded.

^[2] Includes Townhouses and apartments in duplexes.

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

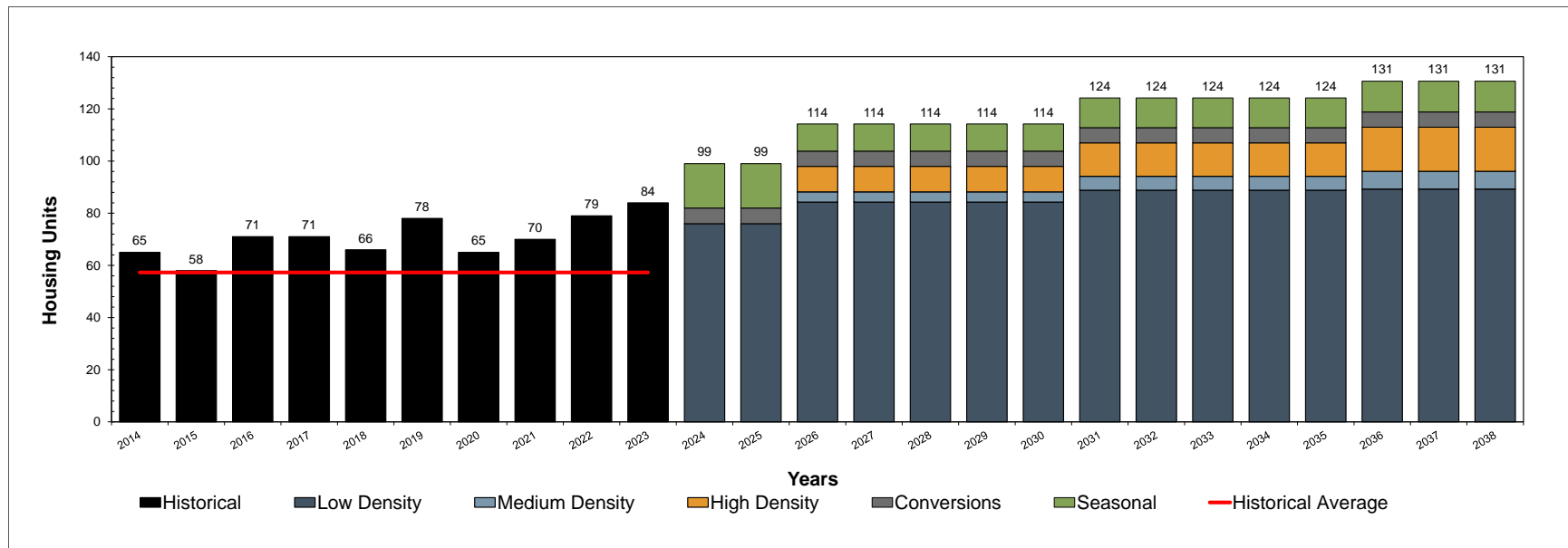
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1
Township of South Frontenac
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of South Frontenac building permit data (2014 to 2023), by Watson & Associates Economists Ltd.



Schedule 2 Township of South Frontenac Current Year Growth Forecast Mid 2021 to Mid 2024

		Population
Mid 2021 Population		30,288
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	213
	<i>multiplied by P.P.U. (3)</i>	2.85
	<i>gross population increase</i>	607
	<i>Conversion Units (2)</i>	-180
	<i>multiplied by P.P.U. (3)</i>	2.85
	<i>gross population increase</i>	-513
		607
Occupants of New Seasonal Units Mid 2021 to Mid 2024	<i>Net Seasonal Units (2)</i>	180
	<i>multiplied by P.P.U. (3)</i>	3.64
	<i>gross population increase</i>	655
		655
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2024	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.1
	<i>gross population increase</i>	1
		1
Total Units (Permanent and Seasonal)	<i>Total Units</i>	213
	<i>Total gross population increase</i>	750
		750
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	7,935
	<i>multiplied by P.P.U. decline rate (5)</i>	0.0479
	<i>total decline in population</i>	380
		380
Population Estimate to Mid 2024		31,418
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		1,130

(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>	2.850	100.0%	2.850
<i>Multiples (6)</i>	2.625	0.0%	0.000
<i>Apartments (7)</i>	1.650	0.0%	0.000
Total		100.0%	2.850

¹ Based on 2011 Census custom database

² Based on Building permit/completion activity

(4) 2011 households taken from StatsCan Census.

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

(6) Includes townhomes and apartments in duplexes.

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



**Schedule 3
Township of South Frontenac
Ten Year Growth Forecast
Mid 2024 to Mid 2034**

		Population
Mid 2024 Population		31,418
Occupants of Permanent New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	964
	<i>multiplied by P.P.U. (3)</i>	2.71
	<i>gross population increase</i>	2,616
Occupants of New Seasonal Units Mid 2024 to Mid 2034	<i>Conversion Units (2)</i>	58
	<i>multiplied by P.P.U. (3)</i>	2.71
	<i>gross population increase</i>	158
Occupants of New Seasonal Units Mid 2024 to Mid 2034	<i>Net Seasonal Units (2)</i>	120
	<i>multiplied by P.P.U. (3)</i>	3.64
	<i>gross population increase</i>	438
Occupants of New Equivalent Institutional Units Mid 2024 to Mid 2034	<i>Units</i>	2
	<i>multiplied by P.P.U. (3)</i>	1.1
	<i>gross population increase</i>	2
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,143
	<i>Total gross population increase</i>	3,214
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	8,148
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1562
	<i>total decline in population</i>	-1,273
Population Estimate to Mid 2034		33,359
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		<i>1,941</i>

(1) Mid 2024 Population based on:

2011 Population (30,288) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (213 x 2.85 = 607) + (7,935 x 0.0479 = 380) + Seasonal population (180 x 3.64 = 655) + Conversions (-180 x 2.85 = -513) = 31,418

(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>	2.847	87%	2.481
<i>Multiples (6)</i>	2.372	4%	0.089
<i>Apartments (7)</i>	1.578	9%	0.144
<i>one bedroom or less</i>	1.274		
<i>two bedrooms or more</i>	1.847		
Total		100%	2.714

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2024 households based upon 7,935 (2011 Census) + 213 (Mid 2011 to Mid 2024 unit estimate) = 8,148

(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 South Frontenac Longer-Term Year Growth Forecast Mid 2024 to Mid 2039

		Population
Mid 2024 Population		31,418
Occupants of Permanent New Housing Units, Mid 2024 to Mid 2039	<i>Units (2)</i>	1,516
	<i>multiplied by P.P.U. (3)</i>	2.69
	<i>gross population increase</i>	4,076
	<i>Conversion Units (2)</i>	87
	<i>multiplied by P.P.U. (3)</i>	2.69
	<i>gross population increase</i>	235
		4,076
Occupants of New Seasonal Units Mid 2024 to Mid 2039	<i>Net Seasonal Units (2)</i>	178
	<i>multiplied by P.P.U. (3)</i>	3.64
	<i>gross population increase</i>	649
		649
Occupants of New Equivalent Institutional Units Mid 2024 to Mid 2039	<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>	1,782
	<i>Total gross population increase</i>	4,964
		4,964
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2039	<i>Units (4)</i>	8,148
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.2080
	<i>total decline in population</i>	-1,694
		-1,694
Population Estimate to Mid 2039		34,688
<i>Net Population Increase, Mid 2024 to Mid 2039</i>		3,270

(1) Mid 2024 Population based on:

2011 Population (30,288) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (213 x 2.85 = 607) + (7,935 x 0.0479 = 380) + Seasonal population (180 x 3.64 = 655) + Conversions (-180 x 2.85 = -513) = 31,418

(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>	2.847	85%	2.413
<i>Multiples (6)</i>	2.372	4%	0.105
<i>Apartments (7)</i>	1.578	11%	0.171
<i>one bedroom or less</i> 1.274			
<i>two bedrooms or more</i> 1.847			
Total		100%	2.689

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2024 households based upon 7,935 (2011 Census) + 213 (Mid 2011 to Mid 2024 unit estimate) = 8,148

(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 South Frontenac
Summary of Housing Potential as of 2024

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	13	0	0	13
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	100	0	0	100
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Total	113	0	0	113
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

^[1] Includes townhomes and apartments in duplexes.

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

Source: Township of South Frontenac Planning Department as of April 2024.



Schedule 6
Township of South Frontenac
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	65	0	0	65
2015	58	0	0	58
2016	71	0	0	71
2017	71	0	0	71
2018	66	0	0	66
Sub-total	331	0	0	331
Average (2014 - 2018)	66	0	0	66
% Breakdown	100.0%	0.0%	0.0%	100.0%
2019	78	0	0	78
2020	65	0	0	65
2021	70	0	0	70
2022	79	0	0	79
2023	64	0	0	64
Sub-total	356	0	0	356
Average (2019 - 2023)	71	0	0	71
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014 - 2023				
Total	687	0	0	687
Average	69	0	0	69
% Breakdown	100.0%	0.0%	0.0%	100.0%

^[1] Includes Townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Township of South Frontenac building permit data (2014 to 2023) by Watson & Associates Economists Ltd.



Schedule 7a
Township of South Frontenac
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.000	-	2.850		
6-10	-	-	-	3.164	-	3.116		
11-15	-	-	1.769	2.714	-	2.658	2.875	2.847
16-20	-	-	1.909	2.639	2.765	2.593		
20-25	-	-	1.727	2.739	3.643	2.763		
25-35	-	-	1.909	2.530	-	2.521		
35+	-	1.682	1.837	2.582	3.368	2.477		
Total	1.100	1.839	1.852	2.652	3.412	2.568		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.000	-	2.864
6-10	-	-	-	3.164	-	3.116
11-15	-	-	1.769	2.714	3.364	2.630
16-20	-	-	1.909	2.639	2.765	2.593
20-25	-	-	1.692	2.739	3.643	2.718
25-35	-	-	1.833	2.530	-	2.492
35+	-	1.381	1.827	2.581	3.325	2.439
Total	-	1.473	1.828	2.651	3.367	2.535

^[1] Adjusted based on historical trends.

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

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



Schedule 7b
Frontenac Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.818	2.900	-	2.625		
6-10	-	-	-	2.379	-	2.188		
11-15	-	-	-	3.000	-	2.479	2.431	2.372
16-20	-	-	-	2.407	-	2.100		
20-25	-	-	2.278	2.340	-	2.355		
25-35	-	-	2.056	2.419	-	2.333		
35+	-	1.438	1.801	2.633	2.889	2.328		
Total	1.278	1.419	1.823	2.603	3.531	2.338		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.270	1.837	2.278	-	1.650		
6-10	-	1.237	1.748	1.545	-	1.544		
11-15	-	1.265	1.823	-	-	1.622	1.605	1.578
16-20	-	1.396	1.903	-	-	1.704		
20-25	-	1.269	1.778	-	-	1.654		
25-35	-	1.234	1.720	2.846	-	1.608		
35+	1.033	1.226	1.727	2.656	-	1.600		
Total	1.000	1.239	1.751	2.597	3.250	1.608		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.300	1.333	1.852	2.955	3.893	2.434
6-10	-	1.276	1.752	2.817	3.875	2.419
11-15	-	1.333	1.804	2.726	3.550	2.408
16-20	-	1.418	1.835	2.740	3.373	2.510
20-25	-	1.281	1.824	2.652	3.377	2.325
25-35	-	1.287	1.790	2.603	3.521	2.306
35+	1.367	1.290	1.760	2.511	3.314	2.194
Total	1.432	1.298	1.776	2.590	3.393	2.261

[1] Includes townhouses and apartments in duplexes.

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

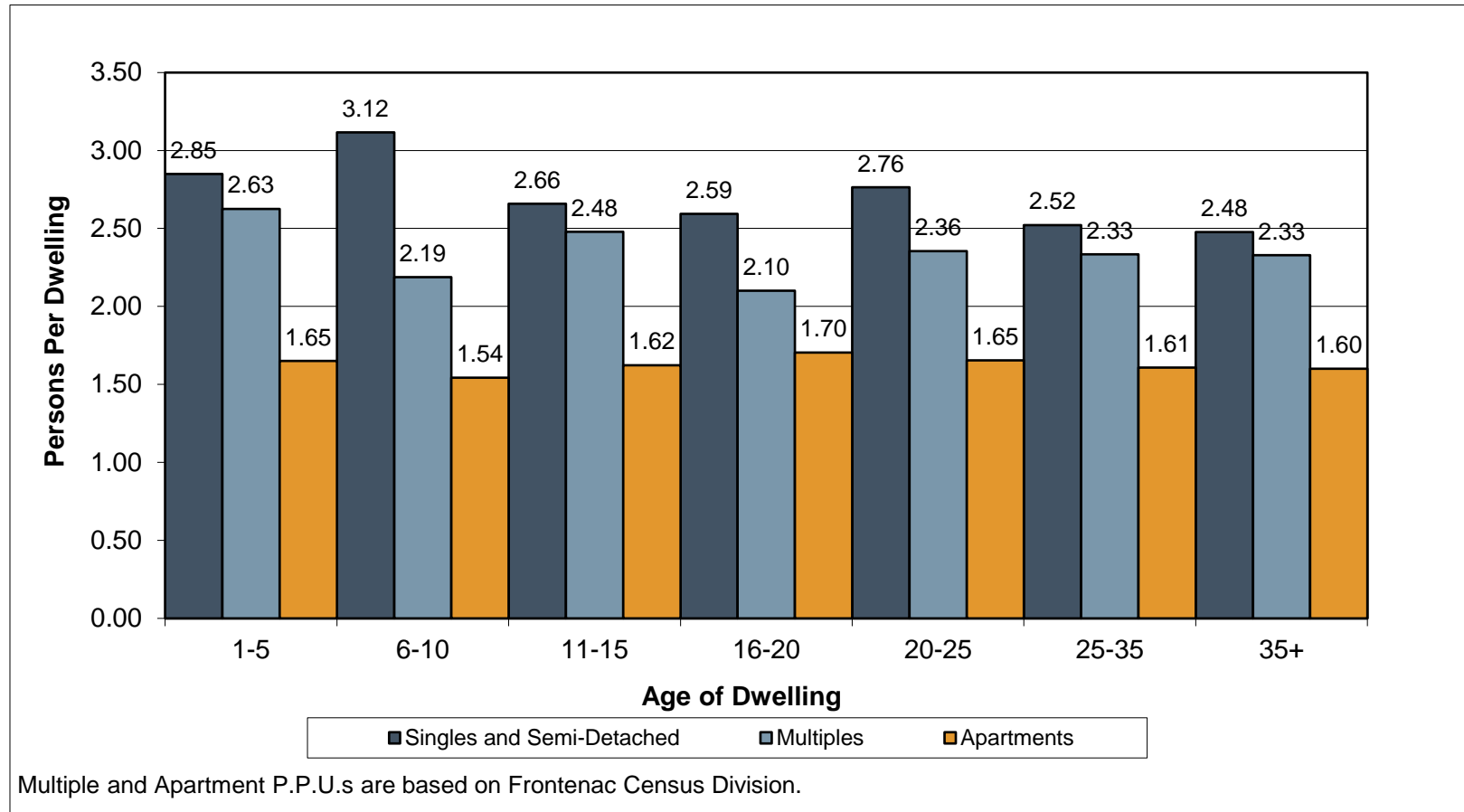
[3] Adjusted based on historical trends.

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

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



Schedule 8
Township of South Frontenac
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a
Township of South Frontenac
Employment Forecast, 2024 to 2039

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	18,113	0.006	0.044	0.014	0.041	0.041	0.146	0.009	0.155	105	805	255	735	745	2,645	163	2,808	1,840
Mid 2016	18,646	0.002	0.042	0.012	0.028	0.028	0.111	0.017	0.128	40	775	218	523	520	2,075	313	2,388	1,300
Mid 2024	20,663	0.002	0.042	0.012	0.028	0.028	0.111	0.017	0.128	40	946	246	583	598	2,413	350	2,763	1,467
Mid 2034	22,164	0.002	0.044	0.012	0.029	0.030	0.117	0.017	0.134	40	971	274	642	664	2,591	384	2,975	1,620
Mid 2039	23,283	0.002	0.043	0.013	0.029	0.030	0.117	0.017	0.134	40	997	293	683	709	2,722	407	3,129	1,725
Incremental Change																		
Mid 2011 - Mid 2016	533	-0.0037	-0.0029	-0.0024	-0.0126	-0.0132	-0.0347	0.0078	-0.0270	-65	-30	-38	-213	-225	-570	150	-420	-540
Mid 2016 - Mid 2024	2,017	-0.0002	0.0000	0.0000	0.0000	0.0000	-0.0002	0.0000	-0.0002	0	171	29	61	78	338	37	375	167
Mid 2024 - Mid 2034	1,501	-0.0001	0.0022	0.0007	0.0009	0.0021	0.0058	0.0005	0.0064	0	25	28	59	66	178	34	212	153
Mid 2024 - Mid 2039	2,620	-0.0002	0.0013	0.0009	0.0013	0.0026	0.0058	0.0007	0.0065	0	51	47	100	111	309	57	366	258
Annual Average																		
Mid 2011 - Mid 2016	107	-0.0007	-0.0006	-0.0005	-0.0025	-0.0026	-0.0069	0.0016	-0.0054	-13	-6	-8	-43	-45	-114	30	-84	-108
Mid 2016 - Mid 2024	252	-0.00003	0.00000	0.00000	0.00000	0.00000	-0.00003	0.00000	-0.00003	0	21	4	8	10	42	5	47	21
Mid 2024 - Mid 2034	150	-0.00001	0.00022	0.00007	0.00009	0.00021	0.00058	0.00005	0.00064	0	3	3	6	7	18	3	21	15
Mid 2024 - Mid 2039	175	-0.00001	0.00008	0.00006	0.00009	0.00017	0.00039	0.00005	0.00044	0	3	3	7	7	21	4	24	17

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

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

Source: Watson & Associates Economists Ltd.



Schedule 9b
Township of South Frontenac
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2039

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ^[1]			
		Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	18,113	255	735	745	1,840				
Mid 2016	18,646	218	523	520	1,300				
Mid 2024	20,663	246	583	598	1,467				
Mid 2034	22,164	274	642	664	1,620				
Mid 2039	23,283	293	683	709	1,725				
Incremental Change									
Mid 2011 - Mid 2016	533	-38	-213	-225	-540				
Mid 2016 - Mid 2024	2,017	29	61	78	167				
Mid 2024 - Mid 2034	1,501	28	59	66	153	42,000	29,500	46,200	117,700
Mid 2024 - Mid 2039	2,620	47	100	111	258	70,500	50,000	77,700	198,200
Annual Average									
Mid 2011 - Mid 2016	107	-8	-43	-45	-108				
Mid 2016 - Mid 2024	252	4	8	10	21				
Mid 2024 - Mid 2034	150	3	6	7	15	4,200	2,950	4,620	11,770
Mid 2024 - Mid 2039	175	3	7	7	17	4,700	3,333	5,180	13,213

[1] Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/Population-Related	500
Institutional	700

[2] Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

*Reflects Mid-2024 to Mid-2039 forecast period.

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

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Township of South Frontenac
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$10,037.87	0.0254	km of roadways	395,192	per km	32,823,835
	Services Related to a Highway - Bridges, Culverts & Structures	\$1,774.00	0.0020	Number of Bridges, Culverts & Structures	887,000	per item	5,800,980
	Services Related to a Highway - Sidewalks and Active Transportation	\$53.00	0.0003	km of sidewalks and active transportation	176,667	per km	173,310
	Services Related to a Highway - Traffic Signals & Streetlights	\$87.67	0.0109	No. of Traffic Signals	8,043	per signal	286,681
	Public Works - Facilities	\$760.33	3.8158	sq.ft. of building area	199	per sq.ft.	2,486,279
	Public Works - Vehicles & Equipment	\$490.00	0.0022	No. of vehicles and equipment	222,727	per vehicle	1,602,300
Fire Protection	Fire Protection Services - Facilities	\$483.98	0.9338	sq.ft. of building area	518	per sq.ft.	1,582,615
	Fire Protection Services - Vehicles & Equipment	\$610.03	0.0013	No. of vehicles	469,254	per vehicle	1,994,798
	Fire Protection Services - Small Equipment and Gear	\$81.79	0.0096	No. of equipment and gear	8,520	per item	267,453
Policing	Policing Services - Facilities	\$173.61	0.3191	sq.ft. of building area	544	per sq.ft.	567,705
Parks & Recreation	Parkland Development	\$307.94	0.0042	Acres of Parkland	73,319	per acre	597,712
	Parkland Amenities	\$589.41	0.0031	No. of parkland amenities	190,132	per amenity	1,144,045
	Recreation Facilities	\$453.77	0.9112	sq.ft. of building area	498	per sq.ft.	880,768
	Parks & Recreation Vehicles and Equipment	\$10.69	0.0001	No. of vehicles and equipment	85,510	per vehicle	20,749
Library	Library Services - Facilities	\$93.88	0.2278	sq.ft. of building area	412	per sq.ft.	182,221
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$5.96	0.0319	sq.ft. of building area	187	per sq.ft.	11,568
	Waste Diversion - Vehicles & Equipment	\$3.10	0.0003	No. of vehicles and equipment	10,333	per vehicle	6,017



Schedule B-2 Township of South Frontenac Services Related to a Highway – Roads and Related

Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Rural																
Hot-Mix	18.58	18.58	18.58	18.58	18.58	22.18	23.24	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	\$584,000
Surface Treated	323.27	331.52	338.77	342.27	345.62	349.42	352.17	326.70	328.85	328.85	339.46	339.46	350.46	350.46	350.46	\$287,000
Gravel	242.00	233.75	226.50	223.00	219.65	215.85	211.65	159.04	159.04	159.04	159.04	159.04	148.04	148.04	148.04	\$239,000
Local-Urban (external to developments)																
Hot-Mix	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$1,114,000
Arterial-Rural																
Hot-Mix	122.10	122.10	122.10	122.10	122.10	122.10	122.10	122.10	122.10	120.65	120.65	120.15	120.15	120.15	120.15	\$716,000
Surface Treated	64.35	64.35	64.35	64.35	64.35	64.35	64.35	64.35	64.35	63.05	63.05	63.05	63.05	63.05	63.05	\$478,000
Arterial-Urban																
Hot-Mix	17.39	17.39	17.39	17.39	17.39	17.39	17.39	17.39	17.39	18.84	18.84	19.34	19.34	19.34	19.34	\$1,422,000
Total	788	788	788	788	788	792	791	703	705	704	715	715	715	715	715	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0275	0.0276	0.0276	0.0274	0.0273	0.0273	0.0271	0.0240	0.0239	0.0237	0.0239	0.0237	0.0236	0.0233	0.0230

15 Year Average	2009 to 2023
Quantity Standard	0.0254
Quality Standard	\$395,192
Service Standard	\$10,038

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$10,038
Eligible Amount	\$32,823,835



Schedule B-3 Township of South Frontenac Services Related to a Highway – Bridges and Culverts

Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges (OSIM Structures)	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$1,501,000
Culverts (OSIM Structures)	22	22	22	22	22	22	22	22	22	21	21	21	21	20	20	\$589,000
Culverts (<3m diameter)	15	15	15	15	15	15	15	15	15	15	14	14	14	14	14	\$242,000
Total	61	61	61	61	61	61	61	61	61	60	59	59	59	58	58	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0020	0.0020	0.0020	0.0019	0.0019	0.0019

15 Year Average	2009 to 2023
Quantity Standard	0.0020
Quality Standard	\$887,000
Service Standard	\$1,774

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$1,774
Eligible Amount	\$5,800,980



Schedule B-4 Township of South Frontenac Services Related to a Highway – Sidewalks

Unit Measure: km of sidewalks and active transportation

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Sidewalks	5.72	5.72	6.09	6.09	7.24	7.33	7.33	8.76	8.76	10.64	10.64	11.53	11.53	11.53	11.77	\$180,000
Total	5.72	5.72	6.09	6.09	7.24	7.33	7.33	8.76	8.76	10.64	10.64	11.53	11.53	11.53	11.77	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0003	0.0003	0.0003	0.0003	0.0003	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

15 Year Average	2009 to 2023
Quantity Standard	0.0003
Quality Standard	\$176,667
Service Standard	\$53

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$53
Eligible Amount	\$173,310



Schedule B-5
Township of South Frontenac
Services Related to a Highway – Traffic Signals and Streetlights

Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Traffic Signals	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$300,500
Streetlights	319	319	319	319	319	319	319	319	319	319	319	322	326	326	329	\$6,750
Total	320	320	320	320	320	320	320	320	320	321	321	324	328	328	331	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0112	0.0112	0.0112	0.0111	0.0111	0.0110	0.0110	0.0109	0.0109	0.0108	0.0107	0.0108	0.0108	0.0107	0.0107

15 Year Average	2009 to 2023
Quantity Standard	0.0109
Quality Standard	\$8,043
Service Standard	\$88

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$88
Eligible Amount	\$286,681



Schedule B-6 Township of South Frontenac Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Storrington Yard Sand/Salt Storage	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	15,570	15,570	15,570	15,570	15,570	15,570	15,570	\$84	\$106
Keeley Yard Sand/Salt Storage	7,574	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	20,974	\$84	\$106
Portland Yard Sand/Salt Storage	6,400	6,400	17,706	17,706	17,706	17,706	17,706	17,706	17,706	17,706	17,706	17,706	17,706	17,706	17,706	\$84	\$106
Bedford Yard Sand/Salt Storage	6,370	6,370	6,370	6,370	6,370	15,960	15,960	15,960	15,960	15,960	15,960	15,960	15,960	15,960	15,960	\$84	\$106
Keeley Garage	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	22,359	\$280	\$322
Bedford Garage	2,800	2,800	2,800	2,800	2,800	5,694	5,694	5,694	5,694	5,694	5,694	5,694	5,694	5,694	5,694	\$280	\$322
Portland Garage	6,920	6,920	9,812	9,812	9,812	9,812	9,812	9,812	9,812	9,812	9,812	9,812	9,812	9,812	9,812	\$280	\$322
Storrington Garage	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	3,842	\$280	\$322
Keely Road Administrative Building	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	2,088	\$330	\$377
Loughborough Garage	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	3,240	\$280	\$322
Loughborough Sand/Salt Shed	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	4,306	\$84	\$106
Piccadilly Garage	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	\$280	\$322
Total	75,593	88,993	103,191	103,191	103,191	115,675	115,675	115,675	123,745	123,745	123,745	123,745	123,745	123,745	123,745		

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	2.6424	3.1141	3.6108	3.5891	3.5722	3.9873	3.9691	3.9539	4.1997	4.1701	4.1430	4.1115	4.0856	4.0358	4.0517

15 Year Average	2009 to 2023
Quantity Standard	3.8158
Quality Standard	\$199
Service Standard	\$760

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$760
Eligible Amount	\$2,486,279



Table B-7
Township of South Frontenac
Services Related to a Highway – Public Works Vehicles & Equipment

Unit Measure:		No. of vehicles and equipment															2024 Value
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	(\$/Vehicle)	
Half Ton Truck	7	7	7	7	7	7	7	7	7	7	7	7	7	7	8	\$70,000	
Three Quarter Ton Truck	6	6	6	6	6	6	6	6	6	7	7	7	7	7	7	\$85,000	
Diesel Work Truck (19,500 GVW)	2	2	2	2	2	2	2	2	2	1	1	1	1	1	2	\$130,000	
Mechanic Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000	
Tandem Dump Truck	17	17	17	17	17	16	16	16	16	16	16	16	16	17	17	\$430,000	
Triaxle Dump Truck	-	-	-	-	1	1	1	1	1	1	1	1	1	2	2	\$500,000	
Water Tank (For Tandems)	3	3	3	3	3	3	3	3	3	3	3	3	4	4	4	\$40,000	
Backhoe	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$230,000	
Loader	4	4	4	4	4	4	4	4	4	3	3	3	3	3	3	\$320,000	
Trackless Sidewalk Machine	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$230,000	
Dozer	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	\$230,000	
Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$425,000	
Motor Grader	5	4	4	4	3	3	3	3	3	3	3	3	3	3	3	\$575,000	
Vibratory Roller	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$280,000	
Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000	
Utility & Culvert Trailer	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$15,000	
Equipment Float Trailer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$100,000	
Belly Dump Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000	
Hot Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000	
Wood Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000	
Steamer	4	4	4	4	4	4	4	4	4	3	3	3	3	3	3	\$30,000	
Diesel Plate Tamper	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$25,000	
Roadside Mowing Tractor	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$185,000	
Portable digital message boards	-	-	-	-	-	-	-	-	-	2	2	2	2	2	6	\$23,000	
Total	63	62	62	62	63	63	63	63	62	63	63	63	64	68	74		

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0022	0.0022	0.0022	0.0022	0.0022	0.0022	0.0022	0.0022	0.0021	0.0021	0.0021	0.0021	0.0021	0.0022	0.0024

15 Year Average		2009 to 2023
Quantity Standard		0.0022
Quality Standard		\$222,727
Service Standard		\$490

D.C. Amount (before deductions)		15 Year
Forecast Population		3,270
\$ per Capita		\$490
Eligible Amount		\$1,602,300



**Table B-8
Township of South Frontenac
Fire Protection Services - Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station #1 - 7 & 11 Steele Road	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	\$436	\$517
Station #2 - 237 Burr ridge Road	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	\$436	\$517
Station #3 - 6930 Road #38 (Verona)	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	3,595	\$436	\$517
Station #4 - 4808 Holleford Road (Hartington)	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	5,268	\$436	\$517
Station #5 - 4233 Stagecoach Road (Sydenham)	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	3,412	\$436	\$517
Station #6 (old) - 5855 Perth Road	2,497	2,497	2,497	2,497	2,497	2,497	2,497	2,497	2,497	-	-	-	-	-	-	\$436	\$517
Station #6 (new) - 5582 Perth Road	-	-	-	-	-	-	-	-	-	4,660	4,660	4,660	4,660	4,660	4,660	\$436	\$517
Station #7 - 3516 Latimer Road (Inverary)	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	\$436	\$517
Station #8 - 3910 Battersea Road (Sunbury)	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	3,842	-	\$436	\$517
Station # 8 (new) - 4490 Battersea Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,599	\$535	\$631
Station #8 Storage Sea Cans - 3910 Battersea Road (Sunbury)	-	-	-	-	-	-	-	-	-	-	-	-	-	320	320	\$25	\$42
Station #9 - 5038 Carrying Place Road	969	969	969	969	969	969	969	969	969	969	969	-	-	-	-	\$436	\$517
Total	26,623	26,623	26,623	26,623	26,623	26,623	26,623	26,623	26,623	28,786	28,786	27,817	27,817	28,137	31,894		

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.9306	0.9316	0.9316	0.9260	0.9216	0.9177	0.9135	0.9100	0.9035	0.9701	0.9638	0.9242	0.9184	0.9177	1.0268

15 Year Average	2009 to 2023
Quantity Standard	0.9338
Quality Standard	\$518
Service Standard	\$484

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$484
Eligible Amount	\$1,582,615



**Table B-9
Township of South Frontenac
Fire Protection Services – Vehicles & Equipment**

Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
3/4 ton truck	5	5	5	5	5	5	5	5	5	7	7	7	10	11	11	\$80,000
Boat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Inflatable Boat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
ATVs	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$20,000
Pumper	8	8	8	8	8	8	8	8	8	7	7	7	7	7	8	\$918,300
Mini-pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$512,600
Squad	7	7	7	7	7	7	7	7	7	7	7	7	7	7	2	\$600,000
SUV	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$65,900
Tanker	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9	\$659,500
Trailer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$30,000
Lighting Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Air Trailer/Air Fill Stations	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$200,000
Total	38	38	38	38	38	38	38	38	38	39	39	41	44	45	42	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0014	0.0015	0.0015	0.0014

15 Year Average	2009 to 2023
Quantity Standard	0.0013
Quality Standard	\$469,254
Service Standard	\$610

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$610
Eligible Amount	\$1,994,798



Table B-10
Township of South Frontenac
Fire Protection Services – Small Equipment and Gear

Unit Measure:		No. of equipment and gear															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Bunker Gear	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	98	\$5,000
Hoses	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,100
Lighting Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,200
Breathing Apparatus (S.C.B.A.) - Masks and Packs	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	\$12,000
Breathing Apparatus (S.C.B.A.) - Bottles	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	\$2,000
Ice Water Rescue Suits	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$2,500
Vehicle Extrication Equipment (in Pumpers)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$70,000
Pumper Appliances	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9	\$35,000
Tanker Appliances	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$20,000
Specialized Equipment - Drone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$90,000
Specialized Equipment - Thermal Imaging Cameras	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	8	\$50,000
Specialized Equipment - HazMat Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$40,000
Specialized Equipment - Electric Vehicle Blankets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$10,000
Total	281	281	281	281	281	281	281	281	281	281	281	281	281	282	292	308	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0098	0.0098	0.0098	0.0098	0.0097	0.0097	0.0096	0.0096	0.0095	0.0095	0.0094	0.0093	0.0093	0.0095	0.0099

15 Year Average	2009 to 2023
Quantity Standard	0.0096
Quality Standard	\$8,520
Service Standard	\$82

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$82
Eligible Amount	\$267,453



Table B-11
Township of South Frontenac
Parks and Recreation Services – Parkland Development

Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Centennial Park	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	\$73,200
Gerald Ball Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$73,200
Battersea Park	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$73,200
Inverary Ball Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$73,200
Tett Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$73,200
Gilmour Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$73,200
Wilmer Park	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$73,200
Bowes Park	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	\$73,200
The Point Park	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	\$73,200
Latimer Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$73,200
McMullen Park	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$73,200
Glendower Park	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$73,200
Harris Park	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$73,200
Davidson Beach	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$73,200
Princess Anne Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,200
Total	124	124	124	124	124	124	124	124	124	124	124	124	124	124	124	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0043	0.0043	0.0043	0.0043	0.0043	0.0043	0.0042	0.0042	0.0042	0.0042	0.0041	0.0041	0.0041	0.0040	0.0040

15 Year Average	2009 to 2023
Quantity Standard	0.0042
Quality Standard	\$73,319
Service Standard	\$308

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$308
Eligible Amount	\$597,712



Table B-12
Township of South Frontenac
Parks and Recreation Services – Parkland Amenities

Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Play Equipment	11	11	11	11	11	11	11	11	12	12	12	12	12	12	12	\$80,000
Net Sport Courts (Lighting)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$450,000
Net Sport Courts (No lighting)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Baseball Fields (Lighting)	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$568,000
Baseball Fields (No lighting)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$289,000
Soccer Fields	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$313,000
Horseshoe Pits	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$11,600
Football Field (Lighting)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Washrooms (Accessible)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Gazebos	3	3	3	3	3	4	4	4	4	4	6	6	6	6	6	\$30,000
Benches	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,100
Basketball Courts	6	6	6	6	6	6	6	6	6	6	3	3	3	3	3	\$80,000
Dog Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$22,000
Canteens/Washrooms	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$250,000
Park Summer Camp Buildings	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$400,000
Centennial Grand Pavillion	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$600,000
Boat launches	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	\$150,000
Water Access Points to Water	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$20,000
Total	88	88	88	88	88	89	89	89	90	91	91	91	91	92	92	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0031	0.0031	0.0031	0.0031	0.0030	0.0031	0.0031	0.0030	0.0031	0.0031	0.0030	0.0030	0.0030	0.0030	0.0030

15 Year Average	2009 to 2023
Quantity Standard	0.0031
Quality Standard	\$190,132
Service Standard	\$589

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$589
Eligible Amount	\$1,144,045



Table B-13
Township of South Frontenac
Parks and Recreation Services – Recreation Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fermoy Community Centre	937	937	937	937	937	937	937	937	937	937	937	937	937	937	937	\$330	\$377
Harris Park	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$330	\$377
Glendower Hall	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	\$330	\$377
Storrington Centre	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	4,551	\$365	\$415
Bradshaw School House	810	810	810	810	810	810	810	810	810	810	810	810	810	810	810	\$330	\$377
Frontenac Community Arena*	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	17,138	\$497	\$561
Total	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	26,685	28,936		
Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061		
Per Capita Standard	0.9328	0.9338	0.9338	0.9281	0.9238	0.9198	0.9156	0.9121	0.9057	0.8993	0.8934	0.8866	0.8810	0.8703	0.9316		

15 Year Average	2009 to 2023
Quantity Standard	0.9112
Quality Standard	\$498
Service Standard	\$454

*Represents Township of South Frontenac's share of the facility (59%). Shared with Central Frontenac.

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$454
Eligible Amount	\$880,768



Table B-14
Township of South Frontenac
Parks and Recreation Services – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Elite Zamboni*	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$293,000
Ice Edger*	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$14,600
Half Ton Truck	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	\$70,000
Utility & Culvert Trailer	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$15,000
Diesel Work Truck (19,500 GVW)	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	\$130,000
Zero turn lawn mower	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$28,000
Total	2.18	2.18	2.18	2.18	2.18	2.18	4.18	4.18	4.18	4.18	4.18	5.18	5.18	5.18	6.18	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.00008	0.00008	0.00008	0.00008	0.00008	0.00008	0.00014	0.00014	0.00014	0.00014	0.00014	0.00017	0.00017	0.00017	0.00020

15 Year Average	2009 to 2023
Quantity Standard	0.00013
Quality Standard	\$85,510
Service Standard	\$11

*Represents Township of South Frontenac's share of the zamboni (59%). Shared with Central Frontenac.

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$11
Eligible Amount	\$20,749



Schedule B-15 Township of South Frontenac Library Services – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Sydenham Library	1,000	1,000	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	5,920	\$330	\$412
Storrington Library	517	517	517	517	517	517	517	517	517	517	517	517	517	517	517	\$330	\$412
Hartington Library	947	947	947	947	947	947	947	947	947	947	947	947	947	947	947	\$330	\$412
Total	2,464	2,464	7,384	7,384	7,384	7,384	7,384	7,384	7,384	7,384	7,384	7,384	7,384	7,384	7,384		

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0861	0.0862	0.2584	0.2568	0.2556	0.2545	0.2534	0.2524	0.2506	0.2488	0.2472	0.2453	0.2438	0.2408	0.2377

15 Year Average	2009 to 2023
Quantity Standard	0.2278
Quality Standard	\$412
Service Standard	\$94

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$94
Eligible Amount	\$182,221



Schedule B-16 Township of South Frontenac Policing Services – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
O.P.P. Station	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	\$460	\$544
Total	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396	9,396		

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.3284	0.3288	0.3288	0.3268	0.3253	0.3239	0.3224	0.3212	0.3189	0.3166	0.3146	0.3122	0.3102	0.3064	0.3025

15 Year Average	2009 to 2023
Quantity Standard	0.3191
Quality Standard	544
Service Standard	\$174

D.C. Amount (before deductions)	15 Year
Forecast Population	3,270
\$ per Capita	\$174
Eligible Amount	\$567,705



Schedule B-17 Township of South Frontenac Waste Diversion – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Household Hazardous Waste Depot	-	-	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	\$157	\$187
Total	-	-	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087		

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	-	-	0.0380	0.0378	0.0376	0.0375	0.0373	0.0372	0.0369	0.0366	0.0364	0.0361	0.0359	0.0355	0.0350

15 Year Average	2009 to 2023
Quantity Standard	0.0319
Quality Standard	\$187
Service Standard	\$6

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$6
Eligible Amount	\$11,568



Schedule B-18 Township of South Frontenac Waste Diversion – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Half Ton Truck	-	-	-	-	-	-	-	-	-	-	0.50	0.50	0.50	0.50	0.50	\$70,000
Recycle material bins	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$8,000
Total	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.50	10.50	10.50	10.50	10.50	

Population	28,608	28,577	28,578	28,751	28,887	29,011	29,144	29,256	29,465	29,674	29,868	30,097	30,288	30,662	31,061
Per Capita Standard	0.0003	0.0004	0.0004	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0004	0.0003	0.0003	0.0003	0.0003

15 Year Average	2009 to 2023
Quantity Standard	0.0003
Quality Standard	\$10,333
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population	1,941
\$ per Capita	\$3
Eligible Amount	\$6,017



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2022 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	20 to 50
Parkland Development	25
Vehicles	12 to 20
Small Equipment & Gear	10

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Municipal program expenditures will increase with growth in population, the costs associated with



the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

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

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 Infrastructure including Facilities, Vehicles & Equipment	14,361,951	790,133	1,087,556	1,877,690
2. Fire Protection Services				
2.1 Fire facilities, vehicles & equipment	1,781,862	49,770	229,732	279,502
3. Policing Services				
3.1 Facilities, vehicles and equipment, small equipment and gear	4,630,401	16,360	306,860	323,220
4. Parks and Recreation Services				
4.1 Park development, amenities, recreation facilities, vehicles, and equipment	3,957,142	92,435	76,016	168,451
5. Library Services				
5.1 Library facilities, materials and vehicles	182,111	5,874	281	6,155
6. Waste Diversion				
6.1 Waste diversion facilities, vehicles, equipment and other	17,500	1,750	72,282	74,032
Total	\$24,930,966	\$956,322	\$1,772,727	\$2,729,049



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

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.

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

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



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

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

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

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

1. Include a schedule as part of the annual Treasurer's statement; or
2. Incorporate the information into the annual budgeting process.

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

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

D.2 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.



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

Description	Services to which the Development Charge Relates								Total
	Services Related to a Highway	Policing Services	Fire Protection Services	Parks and Recreation Services	Library Services	Growth Studies	Emergency Preparedness	Waste Diversion	
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	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	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



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

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other 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
Fire Protection Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks and Recreation Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Parks & Recreation Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



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

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



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

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



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

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	0
60% of Balance to be Allocated (at a minimum):	0

Projects to Which Funds Will be Allocated

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



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

Service	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, sidewalks, and other related road infrastructure
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Policing Services	The fund is used for growth-related projects supporting policing services, including facilities
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, parkland buildings, and recreation facilities
Library Services	The fund is used for growth-related projects including, library facilities
Waste Diversion	The fund is used for growth-related projects for vehicles, equipment, and other waste diversion infrastructure



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Township's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Parkland Development, and Underground Linear Services. The guidelines outlines, in general terms, the 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 completed 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*, 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.

E-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. 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.); roadway lighting 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.

E.1.1 Local Roads, Laneways and Private Roads

- a. Local 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. Local 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 laneways and private roads are considered to be direct developer responsibility under s.59 of the D.C.A.

E.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 R.O.W. specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways, including intersection widening and redesign on arterial roads: included in D.C.'s.

E.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 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.

E.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 are included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

E.1.5 Transportation Related Pedestrian and Cycling Facilities

- a. Sidewalks, multi-use trails, and bike lanes (paved shoulders), inclusive of all required infrastructure, located within arterial roads, county roads: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Sidewalks, multi-use trails, and bike lanes (paved shoulders), inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, and bike lanes (paved shoulders), inclusive of all required infrastructure, located within non-arterial road corridors external to



development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).

E.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.

E.2 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. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended, or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.'s.
- c. 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).
- d. 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).

E.3 Parkland Development

E.3.1 Parkland

- a. Parkland Development for Neighbourhood Parks: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.



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

E.4 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:

- a. pre-grading, sodding, or seeding, supply and installation of topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.



E.5 Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Township's Design Criteria and Standards, as revised.
- b. All infrastructure assets shall be conveyed in accordance with the Township's Design Criteria and Standards, as revised
- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Township's Standards.

E.6 Underground Services (Stormwater, Water and Sanitary Services)

Underground services, where available, may include infrastructure for stormwater, water, and sanitary services within the road allowance. These services 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 water pumping stations, which are undertaken as part of new developments or redevelopments will generally be direct developer responsibility as a local service. It is recognized that much of the development within the Township occurs on private services. Private water and septic services are a direct developer responsibility.

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;



- e. water booster pumping stations, and reservoir pumping stations serving individual developments, as may be required;

E.7 Natural Heritage System (N.H.S.)

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

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

- a. Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) to protect and enhance the natural heritage system and water quality.
- b. Implementation of recommendations included in an Environmental Impact Study/Assessment, or similar study, through conditions of development approvals by the Township, County, or Conservation Authority.



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:

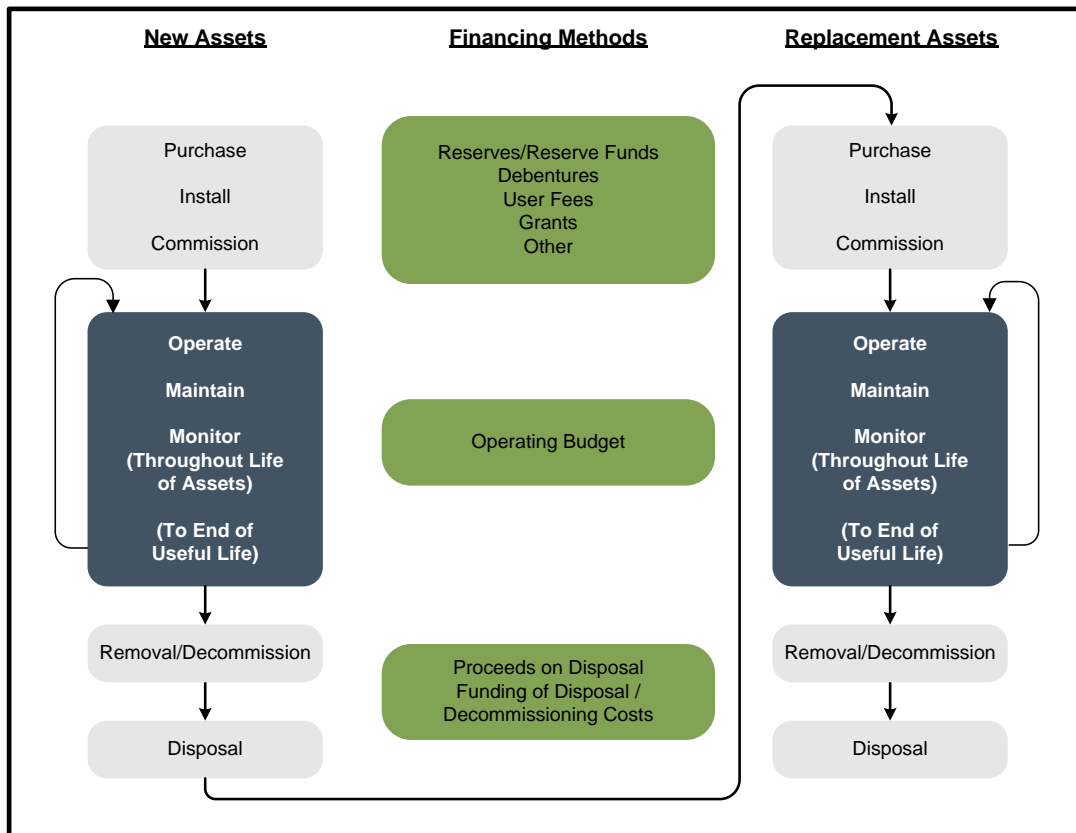
“The asset management plan shall,

- (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 2023 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$4.90 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$2.35 million. This additional revenue would increase the existing revenues from \$31.10 million to \$33.45 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Township of South Frontenac
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2038 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$1,784,254
Annual Debt Payment on Post Period Capital ²	\$395,664
Annual Lifecycle	\$956,322
Incremental Operating Costs (for D.C. Services)	\$1,772,727
Total Expenditures	\$4,908,967
Revenue (Annualized)	
Total Existing Revenue ³	\$31,096,899
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$2,348,271
Total Revenues	\$33,445,170

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 SOUTH FRONTENAC
BY-LAW NO. 2024-xx
BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF SOUTH
FRONTENAC
WITH RESPECT TO DEVELOPMENT CHARGES

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

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

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before May 27, 2024, and copies of the Study and this proposed development charge by-law were made available to the public not later than May 16, 2024, in accordance with subsection 12(1) of the Act;

AND WHEREAS a public meeting was held on June 18, 2024, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting");

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

AND WHEREAS the Council, in adopting the Township of South Frontenac Development Charges Background Study on May 16, 2024, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.



NOW THEREFORE the Council enacts as follows:

DEFINITIONS

1. In this By-law:
 - 1) “Act” means the *Development Charges Act*, 1997, S.O. 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) "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
 - 4) “Agricultural Use” means a bona fide farming operation, including barns, silos and other ancillary buildings to such agricultural development for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture. Agricultural use does not include the development of a single detached dwelling on agricultural land, nor does it include a building for the growing or processing of cannabis.
 - 5) "Ancillary Residential Use" means a residential dwelling that would be ancillary to a single detached dwelling, semi-detached dwelling, or row dwelling;
 - 6) “Apartment Unit” means any residential dwelling unit within a building containing more than two dwelling units where the residential units are connected by an interior corridor;
 - 7) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;



- 8) “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;
- 9) “Benefiting Area” means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- 10) “Capital Costs” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
 - (a) to acquire land or an interest in land,
 - (b) to improve land,
 - (c) to acquire, construct or improve buildings and structures,
 - (d) to acquire, construct or improve facilities including:
 - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,
 - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984*, S.O. 1984, c. 57,
 - (iii) furniture and equipment, other than computer equipment,
- 11) “Commercial Use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard;
- 12) “Council” means the Council of the municipality;
- 13) “Development” means the construction, erection, or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;



- 14) “Development Charge” means a charge imposed with respect to growth-related net capital costs against land in the municipality under this by-law;
- 15) “Dwelling Unit” means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- 16) “Existing Industrial Building” means a building used for or in connection with:
 - (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (d) office or administrative purposes if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- 17) “Farm Building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;
- 18) “Front-end Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;



- 19) “Front-ending Agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;
- 20) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- 21) “Gross Floor Area” means the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of a building;
 - (a) In the case of a commercial, industrial and/or institutional building or structure, or in the case of a mixed-use building or structure in respect of the commercial, industrial and/or institutional portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a commercial, industrial and/or institutional use and a residential use.
- 22) "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club, or any land, buildings or structures used for an agricultural use;
- 23) “Institutional” means development of a building or structure intended for use:
 - (1) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;



- (2) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (3) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
- 24) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- 25) "Live-work Unit" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 26) "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;
- 27) "Mixed Use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- 28) "Municipality" (or the "Township") means The Corporation of the Township of South Frontenac;
- 29) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:



- (iii) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (iv) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (v) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 30) "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;
- 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 land that is owned by and used for the purposes of a place of worship, a churchyard, cemetery, or burial ground exempt from taxation under section 3 of the *Assessment Act*, R.S.O., 1990, c. A.31, as amended.
- 33) "Planning Act" means the *Planning Act*, 1990, as amended;
- 34) "Rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 35) "Regulation" means any regulation made pursuant to the Act;
- 36) "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.
- 37) "Residential Use" means land or buildings, or structure of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;



- 38) "School Board" has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
 - 39) "Semi-Detached Dwelling," "Duplex" or "Row Housing" means a dwelling unit in a residential building consisting of two (or more in the case of row housing) dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;
 - 40) "Services" (or "service") means those services designated in Schedule "A" to this by-law or specified in an agreement made under Section 44 of the Act;
 - 41) "Services in Lieu" means those services specified in an agreement made under Section 9 of this by-law;
 - 42) "service standards" means the prescribed level of services on which the schedule of charges in Schedule "B" are based;
 - 43) "Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
 - 44) "Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure.
2. For the purposes of this by-law each of the following permanent and seasonal units shall be deemed to be a separate dwelling unit:
- (i) Each single detached dwelling;
 - (ii) Each dwelling unit within a duplex or semi-detached dwelling; and
 - (iii) Each suite, apartment or unit within a triplex, quadraplex, high density multiple unit residential development or similar development;



SCHEDULE OF DEVELOPMENT CHARGES

3. (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules “B”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the use of any land, buildings, or structures shall be calculated as follows:
 - (a) in the case of residential development, charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the services according to the type of residential use;
 - (b) in the case of non-residential development, charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the services according to the total floor area of the non-residential use.
- (3) Council hereby determines that the development of land, buildings, or structures for residential and non-residential uses will require the provision, enlargement, expansion, or improvement of the services referenced in Schedule “A.”

APPLICABLE LANDS

4. (1) Subject to Subsections (2), (3), (4) and (5), this by-law applies to all lands in the Township of South Frontenac whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31.



- (2) This by-law shall not apply to land that is owned by and use for the purposes of:
- (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) bona fide agricultural use or farm building;
 - (d) portion of lands, buildings, or structures used for worship in a place of worship, as well as a churchyard, cemetery, or burial ground exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31.
- (3) This by-law shall not apply to that category of exempt development described in the *Development Charges Act, 1997, c.27* and O. Reg. 82/98, namely:
- a) an enlargement to an existing dwelling unit;
 - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
 - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;



- e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
 - f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
 - g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
 - h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- (3.1) Notwithstanding subsection (3), development charges shall be imposed if the total floor area of the additional one or two dwelling units in the single detached dwelling exceeds the total floor area of the dwelling unit already in the building.
- (3.2) Notwithstanding subsection (3), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.



- (4)
 - (a) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
 - (b) If the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero.
 - (c) If the gross floor area is enlarged by more than 50 percent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) Determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (ii) Divide the amount determined under paragraph 1 by the amount of the enlargement.
 - (d) The exemption to Development charges in (a) through (c) above shall only apply to the first instance of an industrial expansion.
- (5) Notwithstanding the provisions of this By-law, development charges shall not be imposed on:
 - (a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
 - (b) Non-profit Housing;
 - (c) Affordable inclusionary residential units;
 - (d) Affordable residential units; and
 - (e) Attainable residential units.
- (6) That where a conflict exists between the provisions of the new by-law and any other agreement between the Township and the owner, with respect



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

- (7) This by-law is not applicable to development for which a complete application for building permit has been submitted prior to the in-force date of this by-law.
5. (1) Subject to Subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential and commercial, industrial and/or institutional use, where:
- (a) the development of that land will increase the need for services, and
 - (b) the development requires:
 - (i) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act, 1990*;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act, 1990*;
 - (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act, 1990*;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act, 1990*;
 - (v) a consent under Section 53 of the *Planning Act, 1990*;
 - (vi) the approval of a description under Section 51 of the *Condominium Act*, R.S.O. 1980, c.84; or
 - (vii) the issuing of a permit under the *Building Code Act*, R.S.O. 1992 in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:



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

EXISTING AGREEMENTS

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

MULTIPLE CHARGES

- 7. (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding Subsection (1), if two or more of the actions described in Section 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule “A”, an additional development charge on the additional residential units and/or commercial and/or industrial floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICE STANDARDS

- 8. For the purposes of Section 8, the approved service standards for the municipality are those contained in the Development Charges Background Study dated May 16, 2024.

SERVICES IN LIEU

- 9. (1) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner’s development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu, in accordance with the agreement,



Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the municipality.

- (2) In any agreement under Subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in Subsection (2) shall not exceed the service standards referenced in Section 7 and used in the calculation of the charges in Schedules “B” and no credit shall be charged to any development charges reserve fund prescribed in this by-law.

FRONT-ENDING AGREEMENTS

10. (1) Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to Section 21 of the *Development Charges Act, 1997*, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.
- (2) Front-end payments made by benefitting owners under a front-ending agreement relating to the provision of services for which a development charge is payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedule “B” of this by-law.
- (3) No credit given pursuant to Subsection 9(1) shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedule “B” and referenced in Section 7.



- (4) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

DEVELOPMENT CHARGE REDEVELOPMENT CREDITS

11. (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. If the development includes the conversion from one use (the “first use”) to another use, the credit shall be based on the development charges calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use.
- (2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement, site plan agreement or a consent application has been entered into with the Township for the development within 5 years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

DISCOUNTS FOR RENTAL HOUSING

12. The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms - 25% reduction;



- (b) Two bedrooms - 20% reduction; and
- (c) All other bedroom quantities - 15% reduction.

TIMING OF CALCULATION AND PAYMENT

13. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsections (1), (2), and (3), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

BY-LAW REGISTRATION

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

RESERVE FUND(S)

15. (1) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.



- (2) Council directs the Municipal Treasurer to divide the reserve fund(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule “A” to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).

BY-LAW AMENDMENT OR REPEAL

16. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:
 - (a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) the refund shall include the interest owed under this Section;
 - (c) interest shall be paid at the Bank of Canada rate in effect on the later of:
 - (i) the date of enactment of this by-law, or



- (ii) the date of the last quarterly adjustment, in accordance with the provisions of Subsection (4).
- (4) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day and shall be adjusted quarter-yearly thereafter in January, April, July, and October to the rate established by the Bank of Canada on the day of adjustment.

DEVELOPMENT CHARGE SCHEDULE INDEXING

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

BY-LAW ADMINISTRATION

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

SCHEDULES TO THE BY-LAW

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

Schedule “A” – Summary of Development Charge Services

Schedule “B” – Schedule of Residential and Non-Residential Development Charges

DATE BY-LAW EFFECTIVE

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

BY-LAW REPEAL

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



SHORT TITLE

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

THIS By-law read a first time the 16th day of July, 2024.

THIS By-law read a second and third time and finally passed this 16th day of July, 2024.

Ron Vandewal, Mayor

James Thompson, Municipal Clerk



SCHEDULE "A"

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Services

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



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services					
Services Related to a Highway	8,041	6,699	5,216	3,598	5.07
Fire Protection Services	998	831	647	446	0.63
Policing Services	318	265	206	142	0.20
Parks and Recreation Services	2,339	1,949	1,517	1,047	1.12
Library Services	161	134	104	72	0.08
Waste Diversion	15	12	10	7	0.01
Total Township-Wide Services	\$11,871	\$9,890	\$7,700	\$5,312	\$7.11