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2022 Development Charges Background Study

Township of Alfred and Plantagenet

For Public Circulation and Comment

August 5, 2022

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List of Acronyms and Abbreviations

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



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Township in preparing this D.C. analysis and the policy recommendations. This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

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

In addition, the report is designed to set out sufficient background on the legislation, the Township's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

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



1.2 Summary of the Process

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

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

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

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

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

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

Process Steps	Dates
1. Data collection, land valuation analysis, growth forecast development, capital needs assessment	March 2021 to July 2022
2. Release of D.C. Background Study and draft D.C. by-law available to public	August 5, 2022
3. Public Meeting of Council	At least two weeks after release of the D.C. Background Study



Process Steps	Dates
4. D.C. By-law passage	At least 60 days after release of the D.C. Background Study
5. Newspaper notice given of by-law passage	By 20 days after passage
6. Last day for by-law appeal	40 days after passage
7. Township makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act, and the COVID-19 Economic Recovery Act

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

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment



planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

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

List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;



- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

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

Classes of D.C. Services

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

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

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are



ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

Transition

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

1.4 Other Legislative Changes

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

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”



Chapter 2

Current Township of Alfred and Plantagenet D.C. Policy



2. Current Township of Alfred and Plantagenet D.C. Policy

2.1 By-law Enactment

On September 1, 2019, the Township enacted By-law 2019-75 under the Development Charges Act, 1997, as amended (D.C.A.), which is set to expire on September 1, 2024. By-law 2019-75 imposes uniform municipal-wide D.C.s for all services.

2.2 Services Covered

The following Township-wide services are included under By-law 2019-75:

- Transportation;
- Waste Diversion; and
- Administration Studies.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. However, in anticipation of changes to the D.C.A., charges for commercial, industrial, institutional, non-profit housing, and rental housing development are to be paid in annual installments. Furthermore, the determination of D.C.s for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. The By-law also allows the Township to enter into payment agreements with owners to accelerate or delay payments.

2.4 Indexing

The by-law provides for discretionary indexing of the charges one or two times annually. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1
Township of Alfred and Plantagenet
Current Development Charges (2022\$)

Service	Residential Uses (per Dwelling Unit)	Farm and Storage Buildings (per sq.ft. of G.F.A.)	All Other Non-Residential Uses (per sq.ft. of G.F.A.)
Transportation Services	\$3,926	\$0.60	\$2.19
Waste Diversion Services	\$21	\$0.03	\$0.1
Administration Studies	\$4	\$0	\$0
Total Municipal Wide Services	\$3,951	\$0.65	\$2.29

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolition and conversions of development, with charges payable for any additional gross floor area created in excess of that demolished.

2.6 Exemptions

The Township's existing D.C. by-law includes statutory exemptions from payment of D.C.s with respect to:

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, s.1) of the building; for industrial building
- additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3));
- buildings or structures owned by and used for the purposes of any Municipality, local board, or Board of Education (s.3);
- residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).



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

- the enlargement of a farm building, where the enlargement is less than 50% of the existing gross floor area of the farm building;
- a declining block of applicable D.C. charges based on gross floor area of non-residential development;
- Land owned by and used for the purposes of a hospital, health care centre, university, or cemetery;
- Accessory uses to residential uses including a garage, storage building, garden shed, swimming pool, or other similar accessory uses;
- A Garden Suite as defined in the *Planning Act*;
- A Place of Worship and the land used in connection therewith;
- A churchyard, cemetery, or burying ground exempt from taxation under the *Assessment Act*;
- Temporary building provided that such buildings are removed within two years of the issuance of the building permit;
- A building for the sale of gardening and related products provided that such building is not erected before March 15 and is removed before October 15 of each year;
- A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the County of Prescott and Russell; and
- Where specifically authorized by a resolution of Council, development on land where a public facility is being provided.



Chapter 3

Anticipated Development in the Township of Alfred and Plantagenet



3. Anticipated Development in the Township of Alfred and Plantagenet

3.1 Requirement of the Act

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 Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Alfred and Plantagenet will be required to provide services, over a 10-year and longer-term (mid-2022 to mid-2042) time horizon.

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

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

- The United Counties of Prescott and Russell Growth Management Strategy Update, February 18, 2022, Hemson Consulting Ltd;
- Development Charges Background Study – Township of Alfred and Plantagenet, July 17, 2019, Tunnock Consulting Ltd.;
- United Counties of Prescott and Russell Official Plan, Office Consolidation – November 2018;
- 2011, 2016 and 2021 population and household Census data;
- 2006, 2011 and 2016 employment Census data;
- Historical residential building permit data over the 2012 to 2021 period;



- Residential and non-residential supply opportunities as identified by Township of Alfred and Plantagenet staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Alfred and Plantagenet.

3.3 Summary of Growth Forecast

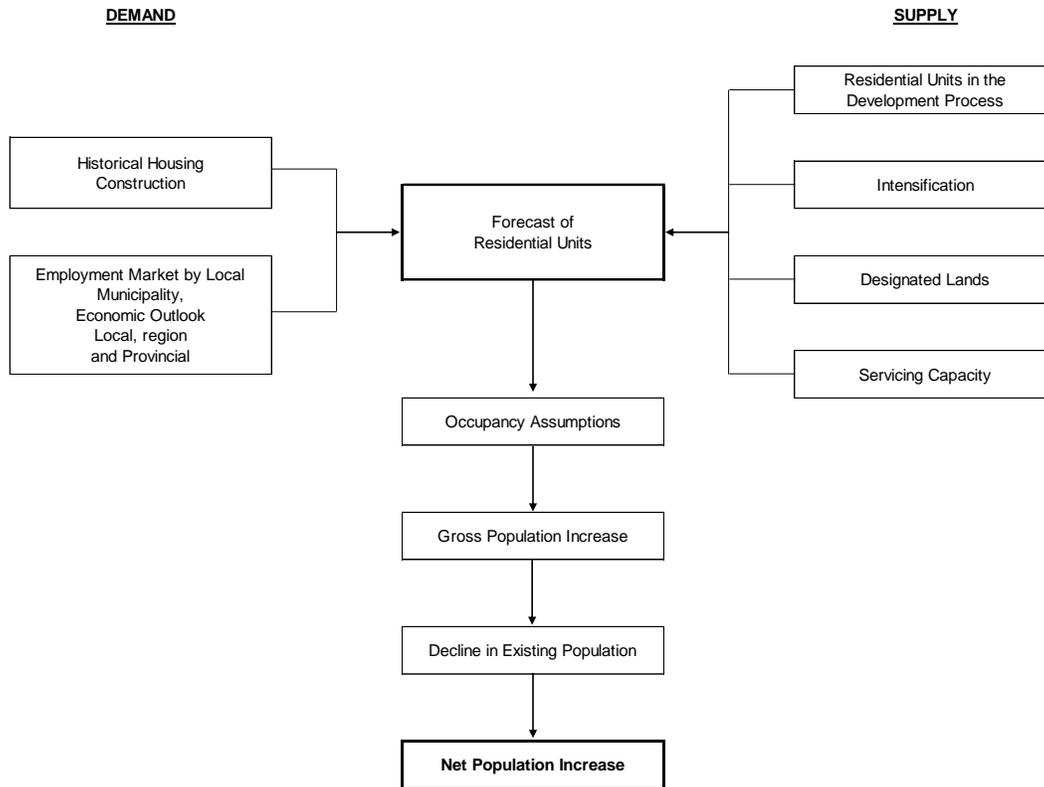
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the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

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in the Township is anticipated to reach approximately 10,420 by mid-2032, and 10,880 by mid-2042, resulting in an increase of approximately 420 for the 10-year forecast period, and 880 persons for the longer-term forecast period, respectively.^[1]

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



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Township of Alfred and Plantagenet
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2011	9,450	9,196	246	8,950	3,265	159	280	24	3,728	2.467
	Mid 2016	9,940	9,680	270	9,410	3,425	140	315	85	3,965	2.441
	Mid 2021	10,220	9,949	278	9,671	3,450	180	385	65	4,080	2.438
Forecast	Mid 2022	10,270	10,000	279	9,721	3,475	184	387	65	4,111	2.432
	Mid 2032	10,700	10,415	292	10,123	3,711	226	416	65	4,418	2.357
	Mid 2042	11,180	10,881	303	10,578	3,911	265	444	65	4,684	2.323
Incremental	Mid 2011 - Mid 2016	490	484	24	460	160	-19	35	61	237	
	Mid 2016 - Mid 2021	280	269	8	261	25	40	70	-20	115	
	Mid 2021 - Mid 2022	50	51	1	50	25	4	2	0	31	
	Mid 2022 - Mid 2032	430	415	13	402	236	42	29	0	307	
	Mid 2022 - Mid 2042	910	881	24	857	436	81	57	0	573	

^[1] Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

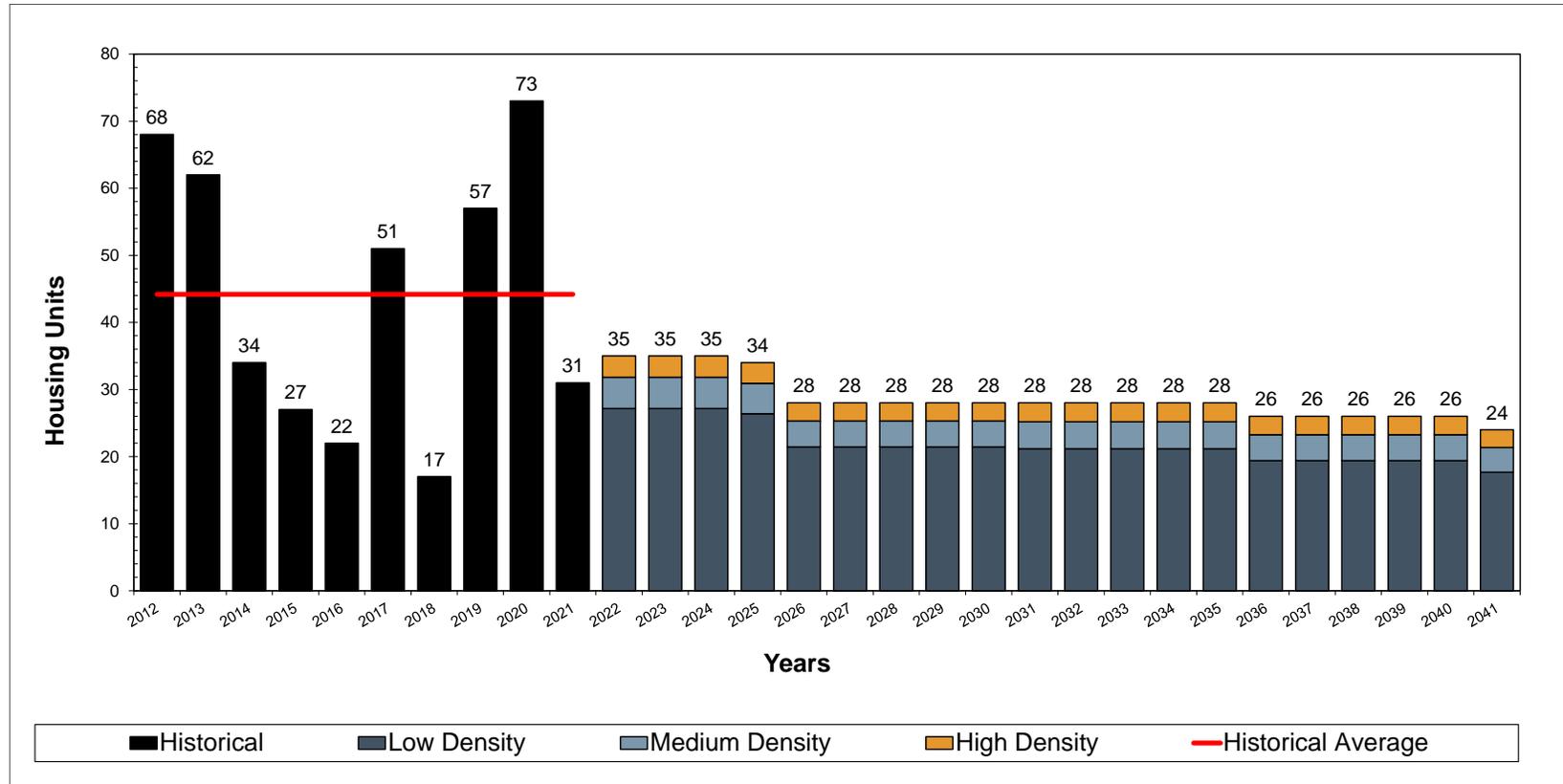
^[2] Includes townhouses and apartments in duplexes.

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

Source: Derived from the Corporation of the United Counties of Prescott and Russell Growth Management Strategy Update, February 18, 2022, Hemson Consulting Ltd. by Watson & Associates Economists Ltd.



Figure 3-2
Township of Alfred and Plantagenet
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Alfred and Plantagenet building permit data, 2012-2021.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township.
- Based on the above indicators, the 2022 to 2042 household growth forecast for the Township is comprised of a unit mix of 76% low density units (single detached and semi-detached), 14% medium density (multiples except apartments) and 10% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township of Alfred and Plantagenet.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2022 and 2042 by development location is summarized below.

Development Location	Amount of Housing Growth, 2022 to 2042	Percentage of Housing Growth, 2022 to 2042
Urban	467	82%
Rural	106	18%
<i>Township of Alfred and Plantagenet Total</i>	573	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

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

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

- The number of housing units to be constructed by 2042 in the Township of Alfred and Plantagenet over the forecast period is presented in Table 3-1. Over the 2022 to 2042 forecast period, the Township is anticipated to average 29 new housing units per year.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Township of Alfred and Plantagenet. Due to data limitations, medium and high density P.P.U. data was derived from the United Counties of Prescott and Russell which includes the Township of Alfred and Plantagenet, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.607
 - Medium density: 2.018
 - High density^[2]: 1.591

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

- Existing households for mid-2022 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning

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



of the forecast period, assuming a 6-month lag between construction and occupancy (see Schedule 3).

- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2042 forecast period is approximately 530

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data^[3] (place of work) for the Township of Alfred and Plantagenet is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 145 primary (8%);
 - 390 work at home employment (21%);
 - 313 industrial (17%);
 - 468 commercial/population related (25%); and
 - 550 institutional (29%).
- The 2016 employment by usual place of work, including work at home, is 1,865. An additional 267 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).^[4]
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 2,380 by mid-2032, and 2,590 by mid-2042. This represents an employment increase of approximately 170 for the 10-year forecast period, and 380 for the longer-term forecast period.

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

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



- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of Alfred and Plantagenet (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,680 by mid-2032, and 1,850 by mid-2042. This represents an employment increase of approximately 140 for the 10-year forecast period, and 310 for the longer-term forecast period.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 170,300 sq.ft. over the 10-year forecast period, and 389,700 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2022 to 2042 incremental G.F.A. forecast by sector is broken down as follows:
 - primary - 31%;
 - industrial – 53%;
 - commercial/population-related – 11%; and
 - institutional – 5%.

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



- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Alfred and Plantagenet by area.
- The amount and percentage of forecast total non-residential growth between 2022 and 2042 by development location is summarized below.

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2022 to 2042	Percentage of Non-Residential G.F.A. (sq.ft.), 2022 to 2042
Urban	216,000	56%
Rural	173,300	44%
<i>Township of Alfred and Plantagenet Total</i>	389,700	100%

Note: Figures may not sum precisely due to rounding.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Township.

A number of these services are defined 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 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

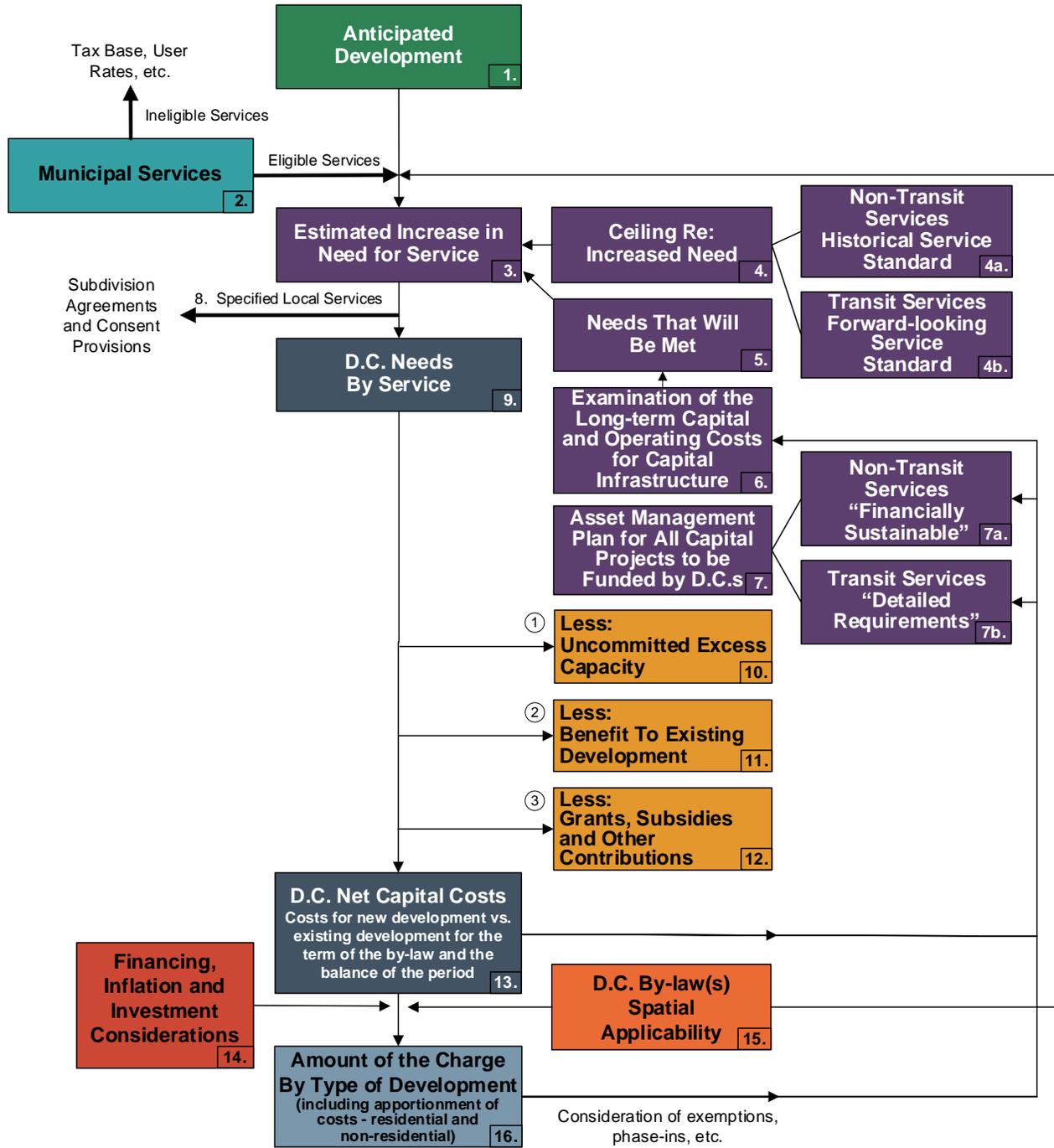




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes	1.1 Arterial roads
	Yes	1.2 Collector roads
	Yes	1.3 Bridges, Culverts and Roundabouts
	No	1.4 Local municipal roads
	Yes	1.5 Traffic signals
	Yes	1.6 Sidewalks and streetlights
	Yes	1.7 Active Transportation
	Yes	1.8 Works Yard
	Yes	1.9 Rolling stock ^[1]
2. Transit Services	n/a	2.1 Transit vehicles ^[1] & facilities
	n/a	2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks
	Yes	3.2 Channel connections
	Yes	3.3 Retention/detention ponds
4. Fire Protection Services	Yes	4.1 Fire stations
	Yes	4.2 Fire Vehicles
	Yes	4.3 Fire Equipment
5. Parks and Recreation Services	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s
	Yes	5.2 Development of area municipal parks, district parks, municipal-wide parks, special purpose parks
	Yes	5.3 Parks rolling stock ^[1] and yards
	Yes	5.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. (including land)
	Yes	5.5 Recreation vehicles and equipment ^[1]



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
6. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	6.1 Public library space (incl. furniture and equipment) 6.2 Library vehicles ^[1] 6.3 Library materials
7. Electrical Power Services	n/a n/a n/a	7.1 Electrical substations 7.2 Electrical distribution system 7.3 Electrical system rolling stock
8. Waste water services, including sewers and treatment services	yes yes yes yes	8.1 Treatment plants 8.2 Sewage trunks 8.3 Local systems 8.4 Vehicles and equipment ^[1]
9. Water supply services, including distribution and treatment services	yes yes yes yes	9.1 Treatment plants 9.2 Distribution systems 9.3 Local systems 9.4 Vehicles and equipment ^[1]
10. Waste Diversion Services	yes yes	10.1 Waste diversion facilities 10.2 Waste diversion vehicles and equipment ^[1]
11. Policing Services	n/a n/a n/a	11.1 Police detachments 11.2 Police rolling stock ^[1] 11.3 Small equipment and gear
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ^[1]
13. 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	13.1 Childcare space 13.2 Vehicles ^[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. Housing Services	n/a	15.1 Social Housing space



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
16. Services related to proceedings under the <i>Provincial Offences Act</i>	n/a	16.1 P.O.A. space
17. Ambulance Services	n/a n/a	17.1 Ambulance station space 17.2 Vehicles ^[1]
18. Services Related to Emergency Preparedness	No No	18.1 Emergency Preparedness Space 18.2 Equipment
19. Services Related to Airports	n/a Ineligible	19.1 Airports (in the Regional Municipality of Waterloo) 19.2 Other Airports
20. Other	Yes Yes	20.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost 20.2 Interest on money borrowed to pay for growth-related capital

^[1] with a 7+ year lifetime

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

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	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.



4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, municipal council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of



Council (O. Reg. 82/98 s.3). The capital program contained herein reflects the Township's approved capital budget and forecast, and post D.C. background studies.

4.6 Treatment of Credits

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

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

4.7 Classes of Services

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

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

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



4.8 Eligible Debt and Committed Excess Capacity

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

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

The Township has no outstanding debt payments for committed capital loans and debentures.

4.9 Existing Reserve Funds

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

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

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

The Township’s uncommitted D.C. Reserve Funds balances, by service, represent the best information available at the time of preparing this Study. The balances, which are presented in Table 4-2 below have been adjusted to account for revenues received to December 31, 2021.



Table 4-2
Township of Alfred and Plantagenet
D.C. Reserve Funds Balances (as at December 31, 2021)

Service	Total
Transporation Services	\$ 602,479
Parks & Recreation Services	\$ 457,064
Waste Diversion Services	\$ 291
Wastewater	\$ 53,058
Growth-related Studies	\$ (7,654)
Total	\$ 1,105,237

4.10 Deductions

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

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

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

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study..." O. Reg. 82.98 (s.4) goes further to indicate that, "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on



circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.10.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using a municipality's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

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

4.10.3 Reduction for Benefit to Existing Development

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

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



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

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

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

4.10.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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



or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.11 Township-Wide vs. Area Rating

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

4.12 Allocation of Development

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



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

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

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

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

This section evaluates the development-related capital requirements for select services and classes of service over the 10-year planning period (mid-2022 to mid-2032). Each service or class of service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Roads and Related Services

The Township has a current inventory of 1,164 kilometers of roads, excluding internal local roads, 5 bridges, 3.3 kilometres of culverts, 30.7 kilometers of sidewalks, and 854 street lights. This historical level of infrastructure investment equates to a \$6,711 per capita level of service. When applied to the forecast population and employment growth to mid-2032 (i.e. 402 incremental population), a maximum D.C. eligible cost of \$2.7 million could be expected to meet the future increase in needs for service.

In addition to roads, the Township's public works department utilizes 35,353 square feet of facility space and operates 39 pieces of equipment and machinery, including vehicles. In this regard, a historical average level of service of \$907 per capita has been provided, resulting in a D.C. eligible cap of approximately \$364,400.



Review of the Township's roads and related public works needs for the forecast period identified \$3.1 million in gross capital costs as presented in Table 5-1. These capital needs include provisions for additional public works space and additional roads needs, street lights, bus stops, vehicles, and studies.

Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$313,800 in capital costs have been deducted. After incorporating an uncommitted reserve fund balance of approximately \$602,500, approximately \$2.2 million in growth-related service needs have been included in the calculation of the D.C.

The net growth-related costs for transportation services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the forecast period (i.e. 75% residential and 25% non-residential).

5.1.2 Fire Protection Services

The Township currently has four fire stations which provide 8,300 square feet of floor space. In addition, the fire department has a current inventory of 13 vehicles, 70 sets of personal firefighter equipment, and 45 units of other specialized equipment. The inventory of fire protection assets provides a historical average level of service of \$786 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$316,000.

Based on discussions with Township staff, the Township will require funds for an update to the Alfred Fire Hall and two new vehicles. The gross capital costs for fire protection services total \$1.4 million for the forecast period. Approximately \$1.3 million in capital costs have been deducted for benefit to existing development. As a result approximately \$56,000 in growth-related needs have been included in the calculation of the D.C. The D.C. eligible costs for fire protection services are presented in Table 5-2.

The allocation of net growth-related costs for fire protection services between residential and non-residential development is 75% residential and 25% non-residential, reflective of the incremental growth in population and employment over the forecast period.



5.1.3 Parks and Recreation Services

The Township currently maintains amenities on 36 parks within its jurisdiction. Furthermore, the Township operates 33,697 square feet of indoor recreation facility space. The Township maintains these assets using a fleet of 26 pieces of equipment and vehicles. The Township's level of service over the historical 10-year period averaged \$1,471 per capita. In total, the maximum D.C. eligible amount for recreation and parks services over the forecast period to mid-2032 is approximately \$1,591,200 based on the established level of service standards.

The capital needs to accommodate growth have a total gross capital cost of approximately \$8.4 million as shown in Table 5-3. These capital needs include the development of a new multi-use community centre and development of outdoor recreational parks and trails. Deductions of approximately \$7.6 million have been applied to reflect the benefit to existing development. After deducting the uncommitted reserve fund balance of approximately \$457,100, the resultant net growth-related capital costs for inclusion in the calculation of the D.C.s total approximately \$406,100.

As the predominant users of recreation and parks services tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential development and 5% to non-residential development.

5.1.4 Library Services

Library services are provided by the Township through the provision of 5,595 sq.ft. of facility space and approximately 64,950 library collection material items. The average level of service provided over the historical 10-year period based on this inventory is \$463 per capita. When applied to the anticipated development over the forecast period, the per capita level of service produces a maximum D.C. eligible amount for Library Services of \$186,300 that could be included in the calculation of the charge.

The costs for library services are presented in Table 5-4. The gross capital costs included in the D.C. calculation for the 10-year forecast period total \$112,600 for additional collection materials. This also reflects the net D.C. recoverable costs included in the calculation of the charge.



Similar to recreation and parks services, the predominant users of library services tend to be residents of the Township, as a result, the costs have been allocated 95% to residential development and 5% to non-residential development.

5.1.5 Waste Diversion Services

The Township currently operates 1,200 square feet of floor space and one vehicle, 50% of which are attributable to the provision of waste diversion services. The inventory of waste diversion assets provides a historical average level of service of \$73 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$1,000.

The costs for waste diversion services are presented in Table 5-5. The gross capital costs included in the D.C. calculation for the 10-year forecast period total \$246,600. The net D.C. recoverable costs included in the calculation of the charge totals \$112,600. Deductions of approximately \$220,600 and \$24,70 have been applied to reflect the service level cap and benefit to existing development. After deducting the uncommitted reserve fund balance of approximately \$291, the resultant net growth-related capital costs for inclusion in the calculation of the D.C.s total approximately \$1,000.

The costs have been allocated 95% to residential development and 5% to non-residential development.

5.1.6 Growth-Related Studies Class of Service

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of a D.C. background study or required to inform the capital costs of D.C. eligible services. The D.C.A. also allows studies to be reflected in a by-law as a class of service. As such, studies related to the following services have been included in the “Growth-Related Studies” class of service:

- Roads and Related Services;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Waste Diversion Services;
- Wastewater Services; and



- Water Services.

The Township has made provision for the inclusion of new studies to facilitate this D.C. process, as well as other studies which benefit future growth. The list of studies includes Official Plan Updates, Zoning By-law Reviews, and D.C. Background Studies. The costs for the studies over the forecast period are shown in Table 5-6.

The gross capital cost estimates for these projects total approximately \$209,600. A deduction of 5% has been applied to planning related studies, to recognize the extent to which some studies relate to non-D.C. eligible services. These deductions total \$8,000. Approximately, \$78,800 in capital costs have been deducted in recognition of the benefit to existing development. Deducting the existing D.C. reserve fund balance of approximately \$7,700, results in a net growth-related capital cost included in the charge total approximately \$130,500.

The D.C. recoverable cost share of the growth-related studies have been attributed to the services proposed under the D.C. by-law based on the proportionate share of D.C. recoverable costs.



**Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services**

Prj .No	Increased Service Needs Attributable to Anticipated Development 2022-2032	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 75%	Non-Residential Share 25%
1	Provision for Public Works Space	2022-2027	143,000	-		143,000	14,300		128,700	96,525	32,175
2	Roads (Provision)	2022-2031	2,847,600	-		2,847,600	284,800		2,562,800	1,922,100	640,700
3	Streetlights	2022-2031	27,100	-		27,100	2,700		24,400	18,300	6,100
4	Bus Stop	2027	12,300	-		12,300	1,200		11,100	8,325	2,775
5	Rolling Stock	2027	55,500	-		55,500	5,600		49,900	37,425	12,475
6	Wendover Infrastructure Master Plan (Storm's Share)		20,700	-		20,700	5,200		15,500	11,625	3,875
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(602,479)	(451,859)	(150,620)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		3,106,200	-	-	3,106,200	313,800	-	2,189,921	1,642,441	547,480



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2022-2032									75%	25%	
1	DC Study	2022	26,000	-		26,000	-		26,000	19,500	6,500
2	DC Study	2027	26,000	-		26,000	-		26,000	19,500	6,500
3	Official Plan Update	2022	39,400	-	2,000	37,400	19,700		17,700	13,275	4,425
4	Zoning By-Law Amendment	2022	39,400	-	2,000	37,400	19,700		17,700	13,275	4,425
5	Official Plan Update	2027	39,400	-	2,000	37,400	19,700		17,700	13,275	4,425
6	Zoning By-Law Amendment	2027	39,400	-	2,000	37,400	19,700		17,700	13,275	4,425
			-	-		-	-		-	-	-
	Unfunded Amounts		-	-		-	-		7,654	5,740	1,913
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		209,600	-	8,000	201,600	78,800	-	130,454	97,840	32,613



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

This section evaluates the development-related capital requirements for water and wastewater services over the 10-year planning period (mid-2022 to mid-2032) for the serviced urban area.

5.2.1 Wastewater Services

Wastewater Services include treatment plants, pumping stations, and sanitary sewers. The costs for Wastewater Services are presented in Table 5-7. The capital program includes two studies, totaling \$270,700. A deduction of \$67,700 for benefit to existing development has been included. Additionally, approximately \$53,100 has been deducted in recognition of funds collected through previous D.C.s and available in the D.C. reserve fund.

The net capital costs identified for inclusion in the calculation of the charge total approximately \$149,900.

For wastewater services, these costs have been allocated 80% residential and 20% non-residential, reflective of the incremental growth in population and employment in the urban area over the forecast period.

5.2.2 Water Services

Water Services include treatment plants, transmission lines, water towers, and water mains. The costs for Water Services are presented in Table 5-8. The capital program includes two studies, totaling \$105,700. A deduction of \$26,500 for benefit to existing development has been included.

The net capital costs identified for inclusion in the calculation of the charge total approximately \$79,200.

For wastewater services, these costs have been allocated 80% residential and 20% non-residential, reflective of the incremental growth in population and employment in the urban area over the forecast period.



**Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Water Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-2032 (Urban)	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	Lefaire Water Master Plan		85,000	-		85,000	21,300		63,700	50,960	12,740
2	Wendover Infrastructure Master Plan (Water's Share)		20,700	-		20,700	5,200		15,500	12,400	3,100
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		105,700	-	-	105,700	26,500	-	79,200	63,360	15,840



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C. for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the Area-Specific D.C. calculation for Wastewater and Water Services over the urban 10-year planning horizon. Table 6 2 presents the Township-wide D.C. calculation for all other services over the 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, and other multiples). The non-residential development charge has been calculated on a per square foot of gross floor area basis for non-residential development.

Table 6-3 summarizes the calculated schedule of charges, reflecting the D.C.s by residential dwelling type and per sq.ft. of G.F.A. for non-residential development, respectively.

Table 6-4 compares the Township's existing and calculated charges for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development. The calculated charges are \$8,753 for a single detached residential dwelling unit and \$4.09 per sq.ft. for non-residential G.F.A.

The calculated residential charge for a single detached dwelling unit represents a 122% increase (+\$4,802) over the current charge of \$3,951. The calculated non-residential charge represents a 79% increase (+\$1.80/sq.ft.) over the current charge of \$2.29 per sq.ft.



Table 6-1
Area-Specific Services D.C. Calculation
2022-2032 (Urban)

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Wastewater Services	\$ 119,953	\$ 29,988	\$ 523	\$ 0.30
2. Water Services	\$ 63,360	\$ 15,840	\$ 276	\$ 0.16
TOTAL	\$ 183,313	\$ 45,828	\$799	0.46
D.C.-Eligible Capital Cost	\$183,313	\$45,828		
10-Year (Urban) Gross Population/GFA Growth (sq.ft.)	598	98,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$307	\$0.46		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwellir	2.607	\$799		
Other Multiples	2.018	\$619		
Apartments - 2 Bedrooms +	1.666	\$511		
Apartments - Bachelor and 1 Bedr	1.254	\$384		



Table 6-2
Township-wide Services D.C. Calculation
2022-2032

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. Roads and Related Services	\$ 1,642,441	\$ 547,480	\$ 5,740	\$ 3.21
4. Fire Protection Services	\$ 42,000	\$ 14,000	\$ 147	\$ 0.08
5. Parks and Recreation Services	\$ 385,829	\$ 20,307	\$ 1,348	\$ 0.12
6. Library Services	\$ 106,970	\$ 5,630	\$ 374	\$ 0.03
7. Waste Diversion Services	\$ 997	\$ 52	\$ 3	\$ -
8. Growth-Related Studies			\$ 342	\$ 0.19
8.1 Wastewater Services	\$ 4,899	\$ 1,633		
8.2 Water Services	\$ 2,587	\$ 862		
8.3 Roads and Related Services	\$ 71,544	\$ 23,848		
8.4 Fire Protection Services	\$ 1,829	\$ 610		
8.5 Parks and Recreation Services	\$ 13,268	\$ 4,423		
8.6 Library Services	\$ 3,679	\$ 1,226		
8.7 Waste Diversion Services	\$ 34	\$ 11		
TOTAL	\$2,276,078	\$620,083	\$7,954	\$3.63
D.C.-Eligible Capital Cost	\$2,276,078	\$620,083		
10-Year Gross Population/GFA Growth (sq.ft.)	746	170,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,051.04	\$3.64		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwellir	2.607	\$7,954		
Other Multiples	2.018	\$6,157		
Apartments - 2 Bedrooms +	1.666	\$5,083		
Apartments - Bachelor and 1 Bedr	1.254	\$3,826		



Table 6-3
Township of Alfred and Plantagenet
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Roads and Related Services	5,740	4,443	3,668	2,761	3.21
Fire Protection Services	147	114	94	71	0.08
Parks and Recreation Services	1,348	1,043	861	648	0.12
Library Services	374	290	239	180	0.03
Waste Diversion Services	3	2	2	1	0.00
Growth-Related Studies	342	265	219	165	0.19
Total Municipal Wide Services/Class of Services	7,954	6,157	5,083	3,826	3.63
Urban Services					
Wastewater Services	523	405	334	252	0.30
Water Services	276	214	176	133	0.16
Total Urban Services	799	619	510	385	0.46
GRAND TOTAL RURAL AREA	7,954	6,157	5,083	3,826	3.63
GRAND TOTAL URBAN AREA	8,753	6,776	5,593	4,211	4.09



Table 6-4
Township of Alfred and Plantagenet
Comparison of Current and Calculated D.C.

Service/Class of Service	Residential (per Single Detached Dwelling)		Non-Residential (per sq.ft. of GFA)	
	Current	Calculated	Current	Calculated
Municipal Wide Services/Classes:				
Roads and Related Services	\$ 3,926	\$ 5,740	\$ 2.19	\$ 3.21
Fire Protection Services	\$ -	\$ 147	\$ -	\$ 0.08
Parks and Recreation Services	\$ -	\$ 1,348	\$ -	\$ 0.12
Library Services	\$ -	\$ 374	\$ -	\$ 0.03
Waste Diversion Services	\$ 21	\$ 3	\$ 0.10	\$ -
Growth-Related Studies	\$ 4	\$ 342	\$ -	\$ 0.19
Total Municipal Wide Services/Classes	\$ 3,951	\$ 7,954	\$ 2.29	\$ 3.63
Area Specific Services:				
Wastewater Services	\$ -	\$ 523	\$ -	\$ 0.30
Water Services	\$ -	\$ 276	\$ -	\$ 0.16
Total Area Specific Services	\$ -	\$ 799	\$ -	\$ 0.46
Grand Total - Urban Area	\$ 3,951	\$ 8,753	\$ 2.29	\$ 4.09



Chapter 7

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



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

7.1 Introduction

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

s.s.5(1)9 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 subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

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

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

The rules provided are based on the Township’s existing policies; with consideration for recent amendments to the D.C.A.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal-wide services excluding water and wastewater services;
- an area-specific charge is proposed for water and wastewater services, applicable to the urban serviced area of the Township only; and
- one municipal D.C. by-law be encompassing all services herein.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:



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

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

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

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

7.3.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)).



- Buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O. Reg. 82/98.
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Non-statutory exemptions

- The enlargement of a farm building, where the enlargement is less than 50% of the existing gross floor area of the farm building;
- Land owned by and used for the purposes of a hospital, health care centre, or cemetery;
- A Garden Suite as defined in the *Planning Act*;
- A Place of Worship and the land used in connection therewith;
- A churchyard, cemetery, or burying ground exempt from taxation under the *Assessment Act*;
- A temporary building provided that such buildings are removed within two years of the issuance of the building permit;
- A building for the sale of gardening and related products provided that such building is not erected before March 15 and is removed before October 15 of each year;
- A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the County of Prescott and Russell; and



- Where specifically authorized by a resolution of Council, development on land where a public facility is being provided.

7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect at time of By-law passage, and no transition policy has been proposed.

7.3.6 Timing of Collection

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

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

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges.

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

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

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

- a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;



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

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

- a) a corporation without share capital to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on January 1st, in accordance with provisions under the D.C.A and O. Reg. 82/98.

7.3.8 D.C. Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. Amendments to the D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in



Ontario have established uniform, municipal-wide D.C.s. This has been the Township's approach in prior D.C. by-laws. 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 (with the exception of water and wastewater services) is based, in part, on the following:

- The ten-year service level from all applicable services across the municipality can be included to establish an upper ceiling on the amount of funds which can be collected. If a D.C. by-law applied to only a part of the municipality, the level of service cannot exceed that which would be determined if the by-law applied to the whole municipality. As such, when applied to forecast growth within the specific area, it would establish an area specific level of service ceiling which could reduce the total revenue recoverable for the municipality, potentially resulting in D.C. revenue shortfalls and impacts on property taxes and user rates.
- Township-wide D.C.s ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e. non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire municipality.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific approach. An area of a municipality that is less developed and becomes subject to an area specific D.C., could face a significant increase in D.C. rates, as the municipality will not benefit from drawing on the pool of D.C. funding and may have contributed regional D.C.s to fund capital required to support development in other communities of the municipality. Whereas another part of the municipality that has experienced significant growth which required substantial capital investments, benefitted from the capital investments being financed by municipal-wide D.C.s. The implementation of area-specific D.C.s could result in varying



D.C.s across the municipality, which may impact the ability to attract investment into parts of the community.

- Services are generally available across the Township, used often by all residents and are not restricted to one specific geographic area. The use of a municipal-wide D.C. approach reflects these system-wide benefits of service and more closely aligns with the funding principles of service provision (e.g. uniform municipal-wide property tax rates, etc.).

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 continue to apply municipal-wide D.C.s for all services, except for water and wastewater services which are to be applied to the urban serviced area.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into eight (8) separate reserve funds, including:

- Roads and Related Services;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Waste Diversion Services;
- Wastewater Services;
- Water Services; and
- Growth-Related Studies (class of service).

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force on the date of By-law passage.



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

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O. Reg. 82/98). No interest will be paid on refunds resulting from a change in building plans or permits.

7.5 Other Recommendations

It is recommended that Council:

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

“Approve the D.C. Background Study dated August 5, 2022”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

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

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

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



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 development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

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



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

8.3 Implementation Requirements

8.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

8.3.2 Notice of Passage

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

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

- notice may be given by publication in a newspaper which is (in the clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- subsection.10 (4) lists the persons/organizations who must be given notice; and
- subsection10 (5) lists the eight items which the notice must cover.



8.3.3 By-law Pamphlet

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

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

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

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

8.3.4 Appeals

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a 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.

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

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



It is also noted that 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 Township D.C.s related to the site.

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Alfred and Plantagenet Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2011	9,450	9,196	246	8,950	3,265	159	280	24	3,728	2.467
	Mid 2016	9,940	9,680	270	9,410	3,425	140	315	85	3,965	2.441
	Mid 2021	10,220	9,949	278	9,671	3,450	180	385	65	4,080	2.438
Forecast	Mid 2022	10,270	10,000	279	9,721	3,475	184	387	65	4,111	2.432
	Mid 2032	10,700	10,415	292	10,123	3,711	226	416	65	4,418	2.357
	Mid 2042	11,180	10,881	303	10,578	3,911	265	444	65	4,684	2.323
Incremental	Mid 2011 - Mid 2016	490	484	24	460	160	-19	35	61	237	
	Mid 2016 - Mid 2021	280	269	8	261	25	40	70	-20	115	
	Mid 2021 - Mid 2022	50	51	1	50	25	4	2	0	31	
	Mid 2022 - Mid 2032	430	415	13	402	236	42	29	0	307	
	Mid 2022 - Mid 2042	910	881	24	857	436	81	57	0	573	

^[1] Census undercount estimated at approximately 2.7%.

^[2] Includes townhouses and apartments in duplexes.

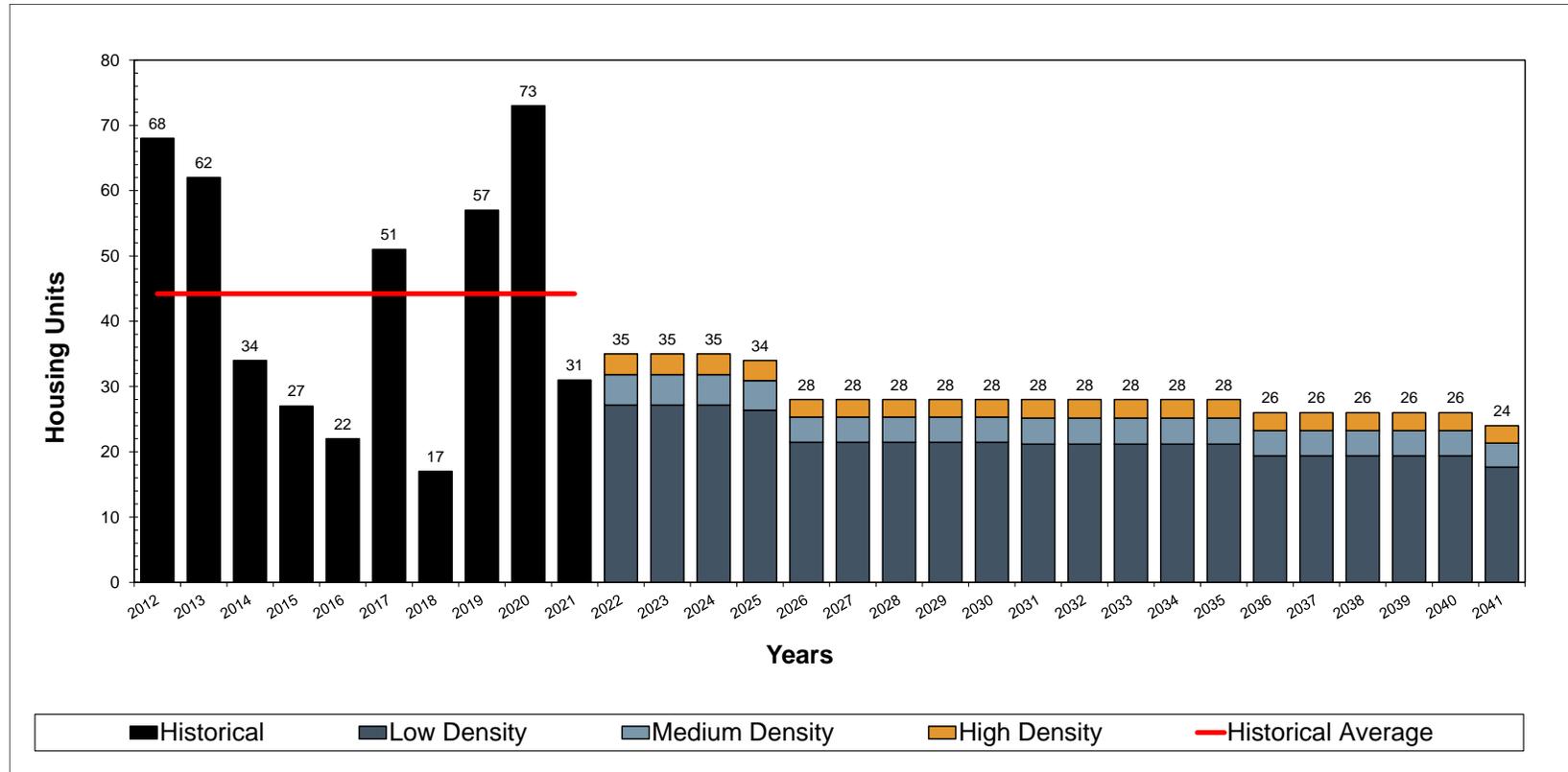
^[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Population including the undercount has been rounded

Source: Derived from the Corporation of the United Counties of Prescott and Russell Growth Management Strategy Update, February 18, 2022, Hemson Consulting Ltd. by Watson & Associates Economists Ltd.



Figure A-1
Township of Alfred and Plantagenet
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Alfred and Plantagenet building permit data, 2012-2021.



Schedule 2
 Township of Alfred and Plantagenet
 Estimate of the Anticipated Amount, Type and Location Of
 Development for Which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2022 - 2032	179	42	29	250	598	(186)	412	13	425
	2022 - 2042	330	81	57	467	1,112	(288)	825	24	849
Rural	2022 - 2032	57	0	0	57	149	(157)	(9)	0	(9)
	2022 - 2042	106	0	0	106	276	(244)	32	0	32
Township of Alfred and Plantagenet	2022 - 2032	236	42	29	307	746	(343)	403	13	416
	2022 - 2042	436	81	57	573	1,389	(532)	857	24	881

^[1] Includes townhouses and apartments in duplexes.

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

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

Source: Derived from the Corporation of the United Counties of Prescott and Russell Growth Management Strategy Update, February 18, 2022, Hemson Consulting Ltd. by Watson & Associates Economists Ltd.



Schedule 3
Township of Alfred and Plantagenet
Current Year Growth Forecast
Mid-2021 to Mid-2022

		Population
Mid 2021 Population		9,949
Occupants of New Housing Units, Mid 2021 to Mid 2022	<i>Units (2)</i>	31
	<i>multiplied by P.P.U. (3)</i>	2,638
	<i>gross population increase</i>	82
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2022	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2022	<i>Units (4)</i>	4,080
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.008
	<i>total decline in population</i>	-32
Population Estimate to Mid 2022		10,000
Net Population Increase, Mid 2021 to Mid 2022		51

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.741	81%	2.211
<i>Multiples (6)</i>	2.478	13%	0.320
<i>Apartments (7)</i>	1.659	6%	0.107
Total		100%	2.638

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

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

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



**Schedule 4
Township of Alfred and Plantagenet
10-Year Growth Forecast
Mid-2022 to Mid-2032**

		Population
Mid 2022 Population		10,000
Occupants of New Housing Units, Mid 2022 to Mid 2032	<i>Units (2)</i>	307
	<i>multiplied by P.P.U. (3)</i>	2,431
	<i>gross population increase</i>	746
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2032	<i>Units</i>	11
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	12
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2032	<i>Units (4)</i>	4,111
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.083
	<i>total decline in population</i>	-343
Population Estimate to Mid 2032		10,415
<i>Net Population Increase, Mid 2022 to Mid 2032</i>		415

(1) Mid 2022 Population based on:

2021 Population (9,949) + Mid 2021 to Mid 2022 estimated housing units to beginning of forecast period (31 x 2.638 = 82) + (1 x 1.1 = 1) + (4,080 x -0.008 = -32) = 10,000

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.607	77%	2.007
<i>Multiples (6)</i>	2.018	14%	0.275
<i>Apartments (7)</i>	1.591	9%	0.150
<i>one bedroom or less</i>	1.254		
<i>two bedrooms or more</i>	1.666		
Total		100%	2.431

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

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

(4) Mid 2022 households based upon 2021 Census (4,080 units) + Mid 2021 to Mid 2022 unit estimate (31 units) = 4,111 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
Township of Alfred and Plantagenet
20-Year Growth Forecast
Mid-2022 to Mid-2042

		Population
Mid 2022 Population		10,000
Occupants of New Housing Units, Mid 2022 to Mid 2042	<i>Units (2)</i>	573
	<i>multiplied by P.P.U. (3)</i>	2,424
	<i>gross population increase</i>	1,389
Occupants of New Equivalent Institutional Units, Mid 2022 to Mid 2042	<i>Units</i>	21
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	24
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2042	<i>Units (4)</i>	4,111
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.129
	<i>total decline in population</i>	-532
Population Estimate to Mid 2042		10,881
<i>Net Population Increase, Mid 2022 to Mid 2042</i>		881

(1) Mid 2022 Population based on:

$$2021 \text{ Population } (9,949) + \text{Mid 2021 to Mid 2022 estimated housing units to beginning of forecast period } (31 \times 2.638 = 82) + (1 \times 1.1 = 1) + (4,080 \times -0.008 = -32) = 10,000$$

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.607	76%	1.982
<i>Multiples (6)</i>	2.018	14%	0.284
<i>Apartments (7)</i>	1.591	10%	0.157
<i>one bedroom or less</i>	1.254		
<i>two bedrooms or more</i>	1.666		
Total		100%	2.424

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

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

(4) Mid 2022 households based upon 2021 Census (4,080 units) + Mid 2021 to Mid 2022 unit estimate (31 units) = 4,111 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Township of Alfred and Plantagenet
Historical Residential Building Permits
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2012	62	6	0	68
2013	62	0	0	62
2014	34	0	0	34
2015	25	2	0	27
2016	22	0	0	22
Sub-total	205	8	0	213
Average (2012 - 2016)	41	2	0	43
% Breakdown	96.2%	3.8%	0.0%	100.0%
2017	35	16	0	51
2018	17	0	0	17
2019	45	0	12	57
2020	61	12	0	73
2021	25	4	2	31
Sub-total	183	32	14	229
Average (2017 - 2021)	37	6	3	46
% Breakdown	79.9%	14.0%	6.1%	100.0%
2012 - 2021				
Total	388	40	14	442
Average	39	4	1	44
% Breakdown	87.8%	9.0%	3.2%	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 Alfred and Plantagenet building permit data, 2012-2021.



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

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.182	3.212	-	2.741		
6-10	-	-	1.944	3.176	-	2.714		
11-15	-	-	1.667	3.083	-	2.737		
16-20	-	-	-	2.792	-	2.738		
20-25	-	-	2.048	2.700	-	2.573	2.701	2.607
25-35	-	-	1.880	2.761	-	2.554		
35+	-	1.583	1.805	2.465	2.917	2.259		
Total	-	1.625	1.905	2.705	3.641	2.470		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.185	3.143	-	2.697
6-10	-	-	1.654	3.229	-	2.576
11-15	-	-	1.750	3.120	-	2.683
16-20	-	-	-	3.042	-	2.727
20-25	-	-	1.964	2.712	-	2.500
25-35	-	1.462	1.757	2.696	-	2.372
35+	-	1.121	1.836	2.455	3.043	2.188
Total	-	1.357	1.864	2.709	3.429	2.381

[1] Adjusted based on 2001 to 2016 historical trends.

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

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



Schedule 7b
 United Counties of Prescott and Russell
 Person Per Unit by Age and Type of Dwelling
 (2016 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.829	-	2.478		
6-10	-	-	1.871	2.067	-	2.050		
11-15	-	-	1.769	-	-	1.800		
16-20	-	-	2.080	3.000	-	2.170		
20-25	-	-	1.800	2.889	-	2.222	2.144	2.018
25-35	-	1.231	1.822	2.853	-	2.214		
35+	-	1.041	1.782	2.586	-	1.955		
Total	-	1.156	1.835	2.648	3.308	2.082		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.182	1.700	-	-	1.659		
6-10	-	1.111	1.655	-	-	1.587		
11-15	-	1.231	1.553	-	-	1.623		
16-20	-	-	1.629	-	-	1.733		
20-25	-	1.133	1.655	-	-	1.522	1.625	1.591
25-35	-	1.237	1.600	-	-	1.465		
35+	-	1.103	1.637	2.806	-	1.538		
Total	-	1.152	1.636	2.788	-	1.560		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.409	1.897	2.909	4.091	2.591
6-10	-	1.240	1.756	3.010	3.774	2.647
11-15	-	1.440	1.745	3.093	3.972	2.729
16-20	-	1.594	1.802	2.825	4.286	2.500
20-25	-	1.208	1.789	2.847	3.676	2.599
25-35	-	1.356	1.800	2.769	3.879	2.557
35+	-	1.201	1.792	2.572	3.533	2.278
Total	-	1.280	1.796	2.761	3.770	2.466

[1] Includes Townhouses and apartments in duplexes.

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

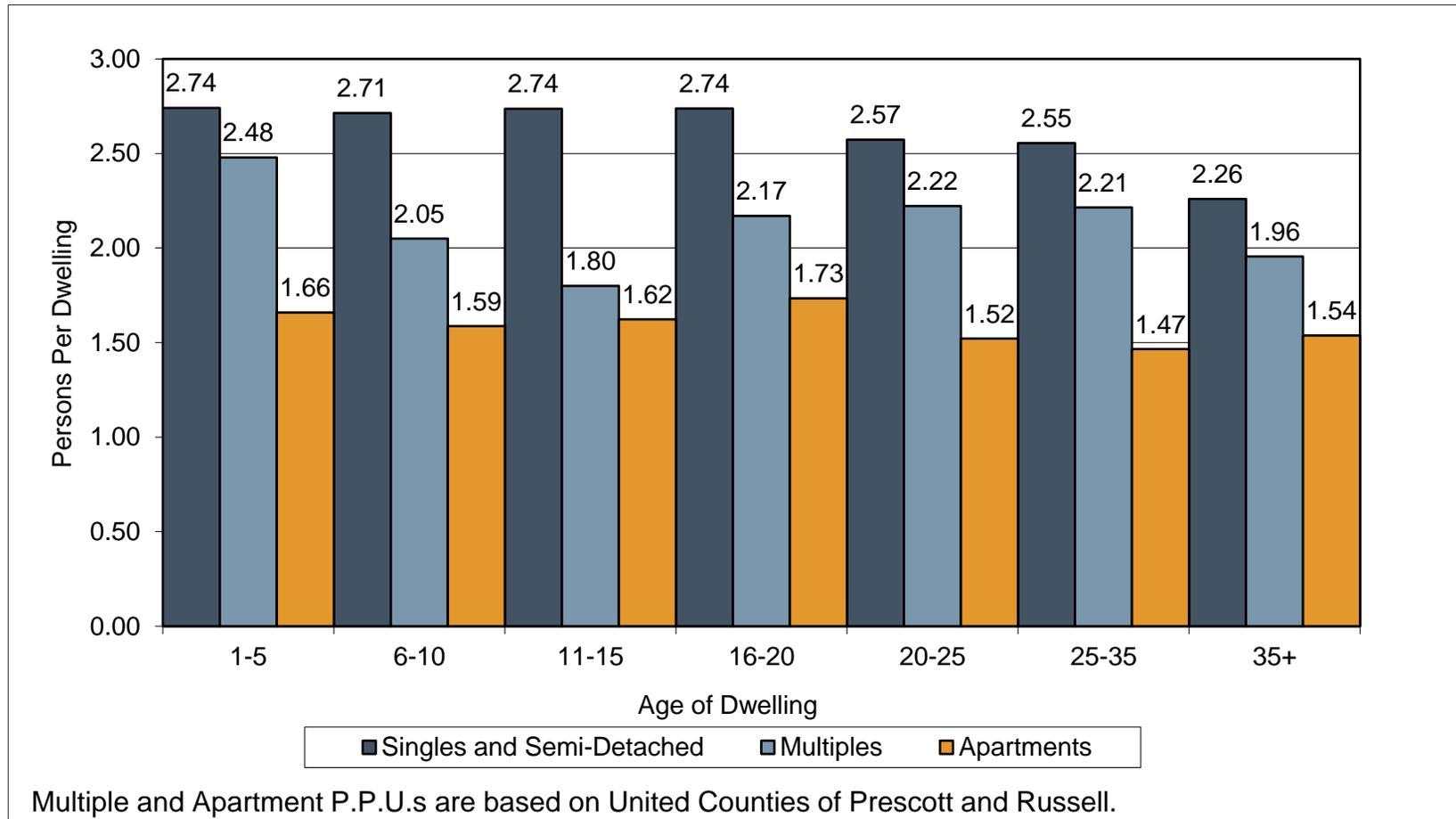
[3] Adjusted based on 2001 to 2016 historical trends.

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

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



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





Schedule 9a Township of Alfred and Plantagenet Employment Forecast, 2022 to 2042

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2006	8,654	0.010	0.056	0.034	0.068	0.068	0.235	0.037	0.272	85	485	293	588	585	2,035	317	2,352	1,550
Mid 2011	9,196	0.007	0.054	0.030	0.053	0.080	0.225	0.030	0.254	65	495	280	490	735	2,065	275	2,340	1,570
Mid 2016	9,680	0.015	0.040	0.032	0.048	0.057	0.193	0.028	0.220	145	390	313	468	550	1,865	267	2,132	1,475
Mid 2022	10,000	0.016	0.040	0.033	0.049	0.056	0.194	0.027	0.221	157	398	331	491	561	1,938	274	2,212	1,540
Mid 2032	10,415	0.017	0.040	0.039	0.051	0.055	0.201	0.028	0.229	173	412	403	528	573	2,089	291	2,380	1,677
Mid 2042	10,881	0.018	0.040	0.045	0.052	0.054	0.209	0.029	0.238	197	430	490	570	589	2,276	314	2,590	1,846
Incremental Change																		
Mid 2006 - Mid 2011	542	-0.003	-0.002	-0.003	-0.015	0.012	-0.011	-0.007	-0.017	-20	10	-13	-98	150	30	-42	-12	20
Mid 2011 - Mid 2016	484	0.008	-0.014	0.002	-0.005	-0.023	-0.032	-0.002	-0.034	80	-105	33	-23	-185	-200	-8	-208	-95
Mid 2016 - Mid 2022	320	0.001	0.000	0.001	0.001	-0.001	0.001	0.000	0.001	12	8	19	24	11	73	7	80	65
Mid 2022 - Mid 2032	415	0.001	0.000	0.006	0.002	-0.001	0.007	0.001	0.007	16	14	72	37	12	151	17	168	137
Mid 2022 - Mid 2042	881	0.0024	-0.0003	0.0119	0.0033	-0.0020	0.0154	0.0014	0.0168	40	32	159	79	28	338	40	378	306
Annual Average																		
Mid 2006 - Mid 2011	108	-0.001	0.000	-0.001	-0.003	0.002	-0.002	-0.001	-0.003	-4	2	-3	-20	30	6	-8	-2	4
Mid 2011 - Mid 2016	97	0.002	-0.003	0.000	-0.001	-0.005	-0.006	0.000	-0.007	16	-21	7	-5	-37	-40	-2	-42	-19
Mid 2016 - Mid 2022	53	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2	1	3	4	2	12	1	13	11
Mid 2022 - Mid 2032	42	0.000	0.000	0.001	0.000	0.000	0.001	0.000	0.001	2	1	7	4	1	15	2	17	14
Mid 2022 - Mid 2042	44	0.0001	0.0000	0.0006	0.0002	-0.0001	0.0008	0.0001	0.0008	2	2	8	4	1	17	2	19	15

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

Source: Derived from the Corporation of the United Counties of Prescott and Russell Growth Management Strategy Update, February 18, 2022, Hemson Consulting Ltd. by Watson & Associates Economists Ltd.



Schedule 9b
Township of Alfred and Plantagenet
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2042

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	8,654	85	293	588	585	1,550					
Mid 2011	9,196	65	280	490	735	1,570					
Mid 2016	9,680	145	313	468	550	1,475					
Mid 2022	10,000	157	331	491	561	1,540					
Mid 2032	10,415	173	403	528	573	1,677					
Mid 2042	10,881	197	490	570	589	1,846					
Incremental Change											
Mid 2006 - Mid 2011	542	-20	-13	-98	150	20					
Mid 2011 - Mid 2016	484	80	33	-23	-185	-95					
Mid 2016 - Mid 2022	320	12	19	24	11	65					
Mid 2022 - Mid 2032	415	16	72	37	12	137	48,000	93,600	20,300	8,400	170,300
Mid 2022 - Mid 2042	881	40	159	79	28	306	120,000	206,700	43,400	19,600	389,700
Annual Average											
Mid 2006 - Mid 2011	108	-4	-3	-20	30	4					
Mid 2011 - Mid 2016	97	16	7	-5	-37	-19					
Mid 2016 - Mid 2022	53	2	3	4	2	11					
Mid 2022 - Mid 2032	42	2	7	4	1	14	4,800	9,360	2,030	840	17,030
Mid 2022 - Mid 2042	44	2	8	4	1	15	6,000	10,335	2,170	980	19,485

^[1] Square Foot Per Employee Assumptions

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

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

* Reflects Mid 2022 to Mid 2042 forecast period.

Note: Numbers may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 9c
Township of Alfred and Plantagenet
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. sq.ft. ^{[1],[2]}	Industrial G.F.A. sq.ft. ^[1]	Commercial G.F.A. sq.ft. ^[1]	Institutional G.F.A. sq.ft. ^[1]	Total Non-Residential G.F.A. sq.ft.	Employment Increase ^[3]
Urban	2022 - 2032	-	72,800	18,100	7,700	98,600	100
	2022 - 2042	-	159,900	39,000	17,500	216,400	219
Rural	2022 - 2032	48,000	20,800	2,200	700	71,700	37
	2022 - 2042	120,000	46,800	4,400	2,100	173,300	87
Township of Alfred and Plantagenet	2022 - 2032	48,000	93,600	20,300	8,400	170,300	137
	2022 - 2042	120,000	206,700	43,400	19,600	389,700	306

^[1] Square Foot Per Employee Assumptions

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

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

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

* Reflects Mid 2022 to Mid 2042 forecast period

Note: Numbers may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 10
Township of Alfred and Plantagenet
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
Primary Industry Employment							
11	<i>Agriculture, forestry, fishing and hunting</i>	235	310	270	75	-40	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	10	0	0	-10	0	
Sub-total		245	310	270	65	-40	
Industrial and Other Employment							
22	<i>Utilities</i>	10	0	10	-10	10	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	145	150	145	5	-5	
31-33	<i>Manufacturing</i>	110	95	115	-15	20	
41	<i>Wholesale trade</i>	55	70	75	15	5	
48-49	<i>Transportation and warehousing</i>	90	25	20	-65	-5	
56	<i>Administrative and support</i>	18	25	23	8	-3	
Sub-total		428	365	388	-63	23	
Population Related Employment							
44-45	<i>Retail trade</i>	205	140	165	-65	25	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	30	0	0	-30	0	
52	<i>Finance and insurance</i>	80	40	40	-40	0	
53	<i>Real estate and rental and leasing</i>	20	10	15	-10	5	
54	<i>Professional, scientific and technical services</i>	15	55	90	40	35	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	18	25	23	8	-3	
71	<i>Arts, entertainment and recreation</i>	40	35	55	-5	20	
72	<i>Accommodation and food services</i>	190	110	125	-80	15	
81	<i>Other services (except public administration)</i>	150	150	95	0	-55	
Sub-total		748	565	608	-183	43	
Institutional							
61	<i>Educational services</i>	255	250	170	-5	-80	
62	<i>Health care and social assistance</i>	305	510	335	205	-175	
91	<i>Public administration</i>	55	65	95	10	30	
Sub-total		615	825	600	210	-225	
Total Employment		2,035	2,065	1,865	30	-200	
Population		8,654	9,196	9,680	542	484	
Employment to Population Ratio							
Industrial and Other Employment		0.05	0.04	0.04	-0.01	0.00	
Population Related Employment		0.09	0.06	0.06	-0.02	0.00	
Institutional Employment		0.07	0.09	0.06	0.02	-0.03	
Primary Industry Employment		0.03	0.03	0.03	0.01	-0.01	
Total		0.24	0.22	0.19	-0.01	-0.03	

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

Source: Statistics Canada Employment by Place of Work



Appendix B

Historical Level of Service Calculations



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Road Surface - Hot Mix	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	\$120,600
Road Base - Hot Mix	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	\$27,400
Road Sub-base - Hot Mix	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	99.35	\$93,200
Road Surface - DST	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	\$49,300
Road Base - DST	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	\$27,400
Road Sub-base - DST	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	75.60	\$93,200
Road Surface - Gravel	86.20	86.20	86.20	86.20	86.20	86.20	86.20	86.20	86.20	86.20	\$27,400
Road Base - Gravel	261.15	261.15	261.15	261.15	261.15	261.15	261.15	261.15	261.15	261.15	\$27,400
Road Sub-base - Gravel	261.15	261.15	261.15	261.15	261.15	261.15	261.15	261.15	261.15	261.15	\$93,200
Road Surface - Earth	31.10	31.10	31.10	31.10	31.10	31.10	31.10	31.10	31.10	31.10	\$0
Total	1,164.45										

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.13	0.13	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12

10 Year Average	2012-2021
Quantity Standard	0.1237
Quality Standard	\$44,914
Service Standard	\$5,556

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$5,556
Eligible Amount	\$2,233,432



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Tbridge - 001	1	1	1	1	1	1	1	1	1	1	\$660,600
Tbridge- 101	1	1	1	1	1	1	1	1	1	1	\$212,700
Tbridge - 102	1	1	1	1	1	1	1	1	1	1	\$54,800
Tbridge - 002CP	1	1	1	1	1	1	1	1	1	1	\$1,663,900
Pedestrian bridge XX1	-	-	-	-	-	-	-	-	1	1	\$54,800
Total	4	5	5								

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

10 Year Average	2012-2021
Quantity Standard	0.0004
Quality Standard	\$691,750
Service Standard	\$277

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$277
Eligible Amount	\$111,233



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/Linear ft.)
Culverts	3,320	3,320	3,320	3,320	3,320	3,320	3,320	3,320	3,320	3,320	\$770
Total	3,320										

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.36	0.36	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.34

10 Year Average	2012-2021
Quantity Standard	0.3528
Quality Standard	\$770
Service Standard	\$272

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$272
Eligible Amount	\$109,223



Service: Services Related to a Highway - Sidewalks, Active Transportation and Guide Rails
 Unit Measure: km of sidewalks, active transportation and guide rails

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Sidewalks	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	\$164,500
Curbs	11.10	11.10	11.10	11.10	11.10	11.10	11.10	11.10	11.10	11.10	\$109,700
Guide Rails	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$219,300
Total	30.70										

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

10 Year Average	2012-2021
Quantity Standard	0.0033
Quality Standard	\$145,848
Service Standard	\$481

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$481
Eligible Amount	\$193,483



Class of Service:

Public Works - Facilities

Unit Measure:

sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Plantagenet garage 2 (185 Old Hwy 17)	7,908	7,908	7,908	7,908	7,908	7,908	7,908	7,908	7,908	7,908	\$130	\$147
Plantagenet storage garage	1,936	1,936	1,936	1,936	1,936	1,936	1,936	1,936	1,936	1,936	\$80	\$92
Plantagenet garage 3 (Main street)	2,665	2,665	2,665	2,665	2,665	2,665	2,665	2,665	2,665	2,665	\$120	\$136
Plantagenet dome	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	8,800	\$40	\$48
Alfred garage 1 section public works	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	\$180	\$202
Alfred garage 2 storage	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	\$120	\$136
Lefaire garage 1 section public works	3,822	3,822	3,822	3,822	3,822	3,822	3,822	3,822	3,822	3,822	\$60	\$70
Lefaire dome	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	\$40	\$48
Plantagenet fuel centre	390	390	390	390	390	390	390	390	390	390	\$110	\$125
Total	35,353											

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	3.8692	3.8170	3.7702	3.7590	3.7570	3.7590	3.7308	3.7383	3.7073	3.6559

10 Year Average	2012-2021
Quantity Standard	3.7564
Quality Standard	\$95
Service Standard	\$357

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$357
Eligible Amount	\$143,442



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Street Light Fixtures	690	690	690	690	690	773	773	773	773	773	\$1,200
Street Lights Phase 2	1	1	1	1	1	1	1	1	1	1	\$144,400
Street Light Poles	80	80	80	80	80	80	80	80	80	80	\$2,000
Total	771	771	771	771	771	854	854	854	854	854	

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.08	0.08	0.08	0.08	0.08	0.09	0.09	0.09	0.09	0.09

10 Year Average	2012-2021
Quantity Standard	0.0863
Quality Standard	\$1,453
Service Standard	\$125

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$125
Eligible Amount	\$50,411



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Facility 1 - Plantagenet Fire Hall	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$260	\$304
Facility 2 - Wendover Fire Hall	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$560	\$650
Facility 3 - Alfred Fire Department & Public Works Garage (Fire's Share)	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$1,010	\$1,170
Facility 4 - Lefairve Fire Hall	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$260	\$304
Total	8,300											

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.9084	0.8961	0.8851	0.8825	0.8820	0.8825	0.8759	0.8777	0.8704	0.8583

10 Year Average	2012-2021
Quantity Standard	0.8819
Quality Standard	\$613
Service Standard	\$540

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$540
Eligible Amount	\$217,225



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Alfred Pump Truck - 2002	1	1	1	1	1	1	1	1	1	1	\$245,400
Alfred Tanker Truck - 2007	1	1	1	1	1	1	1	1	1	1	\$65,800
Alfred Rescue Truck - 2015	-	-	-	1	1	1	1	1	1	1	\$224,500
Plantagenet Pump Truck - 2020	-	-	-	-	-	-	-	-	1	1	\$455,100
Plantagenet Tanker Truck - 2009	1	1	1	1	1	1	1	1	1	1	\$208,400
Plantagenet Rescue Truck - 2006	1	1	1	1	1	1	1	1	1	1	\$115,000
Lefaire Pump Truck - 2003	1	1	1	1	1	1	1	1	1	1	\$242,600
Lefaire Tanker Truck - 2010	1	1	1	1	1	1	1	1	1	1	\$170,000
Lefaire Rescue Truck - 2005	1	1	1	1	1	1	1	1	1	1	\$95,900
Wendover Pump/Tanker Truck - 2012	1	1	1	1	1	1	1	1	1	1	\$246,900
Wendover Rescue Truck - 2014	-	-	1	1	1	1	1	1	1	1	\$82,800
Wendover Pickup Truck - 2019	-	-	-	-	-	-	-	1	1	1	\$38,400
Wendover Rescue Boat - 2017	-	-	-	-	-	1	1	1	1	1	\$16,900
Total	8	8	9	10	10	11	11	12	13	13	

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

10 Year Average	2012-2021
Quantity Standard	0.0011
Quality Standard	\$166,218
Service Standard	\$183

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$183
Eligible Amount	\$73,502



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Play Structures Parc Larocque 4387-5950	2	2	2	2	2	2	2	2	2	2	\$29,100
Play Structures Parc Denis St-Pierre 4393-6033	2	2	2	2	2	2	2	2	2	2	\$29,100
Play tructures Parc de Lefaire 4394-5945	2	2	2	2	2	2	2	2	2	2	\$29,100
Play Strcutures parc de Treadwell 4389-5946	1	1	1	1	2	2	2	2	2	2	\$29,100
Play Strcutures parc de Curran 4388-5246	2	2	2	2	2	2	2	2	2	2	\$29,100
Play Strcutures parcs de Plantagenet 4391-5944	2	2	2	2	2	3	3	3	3	3	\$29,100
Baseball Field - 4441 Alfred Former	1	1	1	1	1	1	-	-	-	-	\$53,200
Baseball Field - 4442 Plantagenet	1	1	1	1	1	1	1	1	1	1	\$53,200
Baseball Field - 4443 Curran futur green park	1	1	1	1	1	1	1	1	1	1	\$53,200
Baseball Field - 4444 Treadwell futur green park	1	1	1	1	1	1	1	1	1	1	\$79,600
Baseball Field - 4445 Wendover	1	1	1	1	1	1	1	1	1	1	\$70,000
Swimming Pool - 4418 Plantagenet	1	1	1	1	1	1	1	1	1	1	\$236,300
Swimming Pool - 4419 Alfred	1	1	1	1	1	1	1	1	1	1	\$207,900
Tennis Court - 4447 Plantagenet	1	1	1	1	1	1	1	1	1	1	\$100,200
Tennis Court - 4448 Curran not being used since 2013	1	1	1	1	1	1	1	1	1	1	\$45,300
Tennis Court - 5247 Alfred	1	1	1	1	1	1	1	1	1	1	\$100,200
Baseball Field - 6032 Alfred Washington mix	-	-	-	-	-	-	1	1	1	1	\$53,200
Skating Rink - 6339	-	-	-	-	-	-	-	1	1	1	\$217,900
Skating rink Alfred	1	1	1	1	1	1	1	1	1	1	\$109,700
Skating Rink Plantagenet	1	1	1	1	1	1	1	1	1	1	\$109,700
Skating Rink Curran	1	1	1	1	1	1	1	1	1	1	\$82,200
Skating Rink Lefaire	1	1	1	1	1	1	1	1	1	1	\$82,200
Surface Multisport - 6414	-	-	-	-	-	-	-	-	1	1	\$57,500
Splash Pad - 5948	-	-	-	-	1	1	1	1	1	1	\$164,500
Baseball Field Lefaire - 4446	1	1	1	1	1	1	1	1	1	1	\$53,200
Recreational Floodlighting Wendover	1	1	1	1	1	1	1	1	1	1	\$131,000



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Recreational Floodlighting Lefavre	1	1	1	1	1	1	1	1	1	1	\$89,000
Recreational Floodlighting Alfred	1	1	1	1	1	1	1	1	1	1	\$131,600
Recreational Floodlighting Plantagenet	1	1	1	1	1	1	1	1	1	1	\$166,600
Recreational Floodlighting Curran	1	1	1	1	1	1	1	1	1	1	\$54,800
Total	31	31	31	31	33	34	34	35	36	36	2,676,800

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

10 Year Average	2012-2021
Quantity Standard	0.0035
Quality Standard	\$76,940
Service Standard	\$269

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$269
Eligible Amount	\$108,255



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Treadwell Community Centre - 2502	2,268	2,268	2,268	2,268	2,268	2,268	2,268	2,268	2,268	2,268	220	246
Scouts Hall - 2536	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	270	301
MRG Joseph Charbonneau Community Centre - 2497	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	360	401
Youth Centre/ Skating Cabin , Lefaire - 2499	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	190	213
Lucien Delorme Community Centre, Wendover 2512	7,296	7,296	7,296	7,296	7,296	7,296	7,296	7,296	7,296	7,296	270	301
Skating Rink Cabana, Wendover 2513	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	270	301
FORUM de Curran Community Centre - 2520	2,765	2,765	2,765	2,765	2,765	2,765	2,765	2,765	2,765	2,765	320	356
Alfred Recreation Centre - 2526 (50% Library in 2020)	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	1,350	240	268
Plantagenet Community Centre 2538	4,015	4,015	4,015	4,015	4,015	4,015	4,015	4,015	4,015	4,015	560	621
Lions Club Hall - 2533	825	825	825	825	825	825	-	-	-	-	130	147
Treadwell Shelter - 4331	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165	60	70
Entrepot Treadwell Storage - 5391 replace 2503	858	858	858	858	858	858	858	858	858	858	170	191
Abri du parc Larocque Park Shelter - 6031	-	-	-	-	-	684	684	684	684	684	110	125
Abri du parc Denis St-Pierre Shelter - 6144	-	-	-	-	-	-	660	660	660	660	90	103
Chapiteau Plantagenet 7007	-	-	-	-	-	-	-	-	-	768	60	70
Municipal garage (1 bay and office) 2534	680	680	680	680	680	680	-	-	-	-	120	136
Bunker department des loisirs (former fire Hall Wendover) 2510	-	-	-	-	-	-	680	680	680	680	170	191
Kiosk Marina Lefaire 2496	430	430	430	430	430	430	430	430	430	430	150	169



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Skating rink Cabana Curran 2519	336	336	336	336	336	336	336	336	336	336	70	81
Change room Plantagenet 2537	1,032	1,032	1,032	1,032	1,032	1,032	1,032	1,032	1,032	1,032	200	224
Connection Shelter, Lefaire 4330	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	1,254	60	70
Tour d'observation d'oiseau 4352	400	400	400	400	400	400	400	400	400	400	70	81
Total	33,760	33,760	33,760	33,760	33,760	34,444	34,279	34,279	34,279	33,697		

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	3.6948	3.6450	3.6003	3.5896	3.5876	3.6623	3.6174	3.6247	3.5947	3.4847

10 Year Average	2012-2021
Quantity Standard	3.6101
Quality Standard	\$308
Service Standard	\$1,112

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$1,112
Eligible Amount	\$446,903



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Ford Van - 2012	-	1	1	1	1	1	1	1	1	1	\$31,900
Lawn Tractor & Harrow e-777	-	-	-	-	-	-	1	-	-	-	\$17,100
Recreation Equipment	23	23	23	23	23	23	23	23	23	23	\$33,000
1000 Gallon Diesel Tank	-	-	-	-	1	1	1	1	1	1	\$20,400
Marina Fuel Tank 5293	1	1	1	1	1	1	1	1	1	1	\$41,800
Total	24	25	25	25	26	26	27	26	26	26	

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

10 Year Average	2012-2021
Quantity Standard	0.0027
Quality Standard	\$33,185
Service Standard	\$90

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$90
Eligible Amount	\$36,019



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Facility 1 (Alfred Library)	-	-	-	-	-	-	-	-	1,176	1,176	\$240	\$293
Facility 2 (Curran Library)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$240	\$293
Facility 3 (Lefairve Library- for 1 floor)	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	1,554	\$240	\$293
Facility 4 (Plantagenet Library)	550	550	550	550	550	1,044	1,044	1,044	1,044	1,044	\$710	\$861
Facility 5 (Wendover Library)	621	621	621	621	621	621	621	621	621	621	\$220	\$269
Total	3,925	3,925	3,925	3,925	3,925	4,419	4,419	4,419	5,595	5,595		

Population	9,137	9,262	9,377	9,405	9,410	9,405	9,476	9,457	9,536	9,670
Per Capita Standard	0.4296	0.4238	0.4186	0.4173	0.4171	0.4699	0.4663	0.4673	0.5867	0.5786

10 Year Average	2012-2021
Quantity Standard	0.4675
Quality Standard	\$392
Service Standard	\$183

D.C. Amount (before deductions)	10 Year
Forecast Population	402
\$ per Capita	\$183
Eligible Amount	\$73,707



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2020 Financial Information Return.

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

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



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

SERVICE/CLASS OF SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related Services	109,514	6,343	115,857
Fire Protection Services	4,625	219	4,844
Parks and Recreation Services	33,874	3,864	37,738
Library Services	11,876	332	12,208
Waste Diversion Services	74	430	504
Growth-Related Studies	-	-	-
Wastewater Services	-	-	-
Water Services	-	-	-
Total	159,964	11,187	171,151



Appendix D

Local Service Policy



Appendix D: 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, Transit Bus Stops and Amenities, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, 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.

A. SERVICES RELATED TO A HIGHWAY

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

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



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

To the extent that interim services are required to be installed by developers, prior to the construction of the ultimate road cross section provided in the D.C. Background Study, these services will be considered as local services to support the specific development or required to link with the area to which the plan relates and will be a direct developer responsibility under s.59 of the D.C.A.

1) Local and Collector Roads (including land)

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

2) Arterial Roads

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



3) Traffic Control Systems, Signals and Intersection Improvements

- a) On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- b) On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c) On arterial or collector road intersections with Regional roads: include in Region D.C.'s or in certain circumstances, may be a direct developer responsibility
- d) Intersection improvements, new or modified signalization, signal timing and 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.

4) Streetlights

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

5) Transportation Related Pedestrian and Cycling Facilities

- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional roads and provincial highway corridors: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).



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

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.

B. 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, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b) Township-wide drainage and stormwater outfall quality control measures: included in D.C.s.



C. PARKLAND DEVELOPMENT

1. RECREATIONAL TRAILS

- a) Recreational trails (Multi-use trails) that do not form part of the Township's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), are included in recreation and parks D.C.'s.
- b) Recreational trails (Multi-use trails), and their associated infrastructure (landscaping, bridges, trail surface, etc.) that do not form part of the Township's active transportation network, located internal or 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)

2. PARKLAND

- a) Parkland Development for Community Parks, Neighbourhood Parks and Parkettes: direct developer responsibility to provide at base condition (graded, sodded, servicing stubs, and perimeter fencing).
- b) Land development in addition to work performed prior to dedication, program facilities, amenities, and furniture, within parkland: included in D.C.'s.

3. LANDSCAPE BUFFER BLOCKS, FEATURES, CUL-DE-SAC ISLANDS, BERMS, GRADE TRANSITION AREAS, WALKWAY CONNECTIONS TO ADJACENT ARTERIAL ROADS, OPEN SPACE, ETC.

The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the Township 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 amended topsoil, (to the Township's required depth), landscape features, perimeter fencing and amenities and all planting.
- b) Perimeter fencing to the Township standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Township.



D. NATURAL HERITAGE SYSTEM (N.H.S.)

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

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

- a) Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b) Perimeter fencing of the N.H.S. to the Township standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Township.

E. UNDERGROUND SERVICES (STORMWATER, WATER AND SANITARY SEWERS)

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

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

- a) providing all underground services internal to the development, including storm, water and sanitary services;
- b) providing service connections from existing underground services to the development;
- c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services. 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 Township;

- d) providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- e) water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

The costs of the following items shall be paid through development charges:

- a) Water treatment, storage facilities, transmission mains, re- chlorination/sampling stations and Wells associated with municipal service areas to be included within the DC;
- b) Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the DC;
- c) external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services; and
- d) water, reservoir and/or sanitary pumping stations not required for the individual development.



Appendix E

Asset Management Plan



Appendix E: Asset Management Plan

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

The A.M.P. shall,

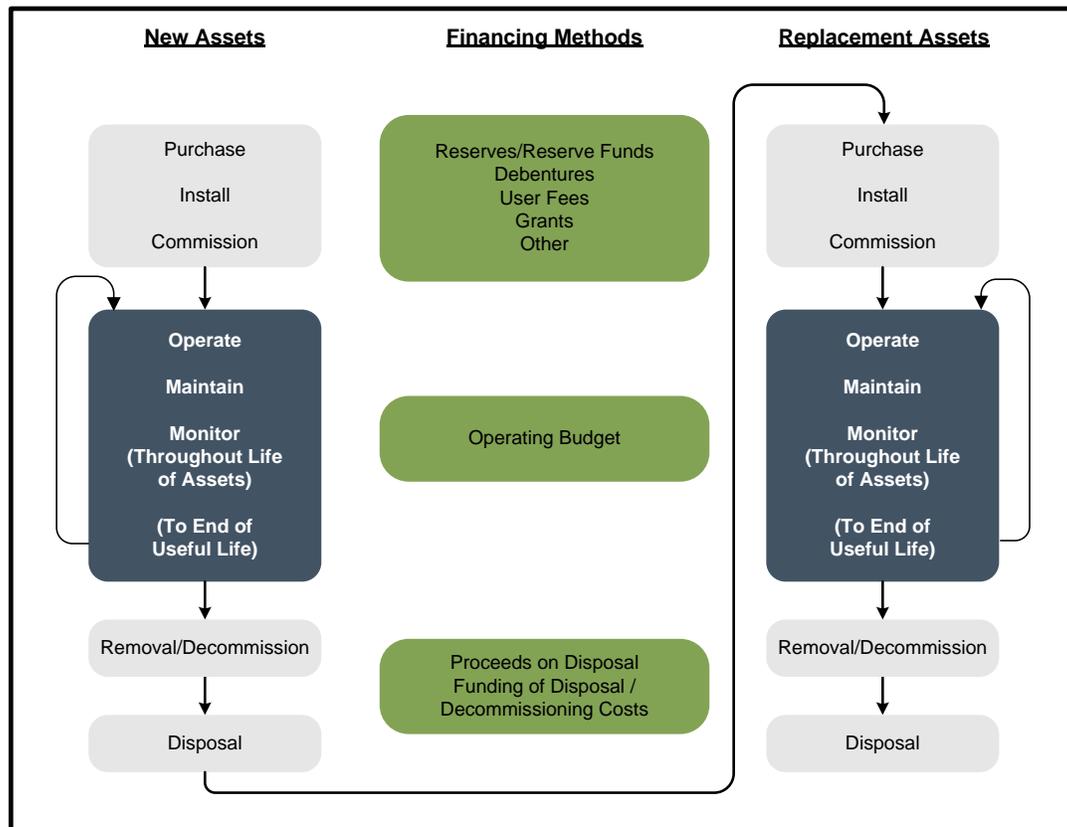
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. In recognition to the above schematic, the following table (presented in 2022\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has



been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Township financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2022 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$868,600.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$477,900. This amount, totalled with the existing operating revenues of \$15.4 million, provides annual revenues of approximately \$15.9 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table E-1
Asset Management – Future Expenditures and Associated Revenues (2022\$)

	2032 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 697,456
Annual Debt Payment on Post Period Capital ²	\$ -
Annual Lifecycle - Municipal-wide Services	\$ 159,964
Annual Lifecycle - Urban Services	\$ -
Incremental Operating Costs (for D.C. Services)	\$ 11,187
Total Expenditures	\$ 868,608
Revenue (Annualized)	
Total Existing Revenue ³	\$ 15,449,363
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 477,872
Total Revenues	\$ 15,927,235

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix F

Draft D.C. By-law



BY-LAW NO. 2022-XXXX

A By-law to Establish Development Charges for the Township of Alfred and Plantagenet

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

AND WHEREAS the Council of the Corporation of the Township of Alfred and Plantagenet (the “Township”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Township has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on _____, 2022;

AND WHEREAS the Council of the Township had before it a report entitled Development Charge Background Study dated August 5, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Township will increase the need for Services as defined herein;

AND WHEREAS the Council of the Township has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Township on _____, 2022, approved the Development Charge Background Study, dated August 5, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Township pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

- (1) **“Accessory Use”** means a use of land, Building or structures which is incidental and subordinate to the principal use of the lands and Buildings;
- (2) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (3) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to Regional water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development and does not include cannabis production facilities;
- (4) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (5) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*;



- (6) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (7) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (8) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (9) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (10) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (11) “**Capital Cost**” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:
 - (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d),
- (f) to complete the Development Charge background study under section 10 of the *Act*, and
- (g) interest on money borrowed to pay for costs in (a) to (d).
- (12) **“Council”** means the Council of the Corporation of the Township of Alfred and Plantagenet;
- (13) **“Development”** means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (14) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (15) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (16) **“Farm Building”** means that part of a farming operation encompassing barns, silos and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming



operation or farm help quarters for the farming operation workers but excluding a Residential use;

- (17) “**Grade**” means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (18) “**Gross Floor Area**” means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building from another Building, of all floors above Grade, and,
- (a) includes the area of a Mezzanine; and
 - (b) excludes those areas used exclusively for parking garages or parking structures; and
 - (c) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (19) “**Industrial,**” when used to describe a use or Development, means a use or Development 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;
 - (e) does not include self-storage facilities or retail warehouses;



- (20) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (21) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, 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 of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (22) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (23) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (24) **“Mobile Home”** means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent



residence for one or more persons, but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;

- (25) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (26) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
 - (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*,
- (27) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (28) **“Official Plan”** means the Official Plan of the Township and any amendments thereto;
- (29) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (30) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3



of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;

- (31) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (32) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended;
- (33) **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (34) **“Regulation”** means any regulation made pursuant to the *Act*;
- (35) **“Rental housing”** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (36) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;
- (37) **“Retail”** means lands, buildings, structures or any portions thereof, used, designed or intended to be used for the sale, lease or rental or offer for sale, lease or rental of any manner of goods, commodities,



services or entertainment to the public, for consumption or use, whether directly or through membership, but shall exclude commercial, industrial, hotels/motels, as well as offices not located within or as part of a retail development, and self-storage facilities;

- (38) **“Retail development”** means a development of land or buildings which are designed or intended for retail;
- (39) **“Seasonal structure”** means a building placed or constructed on land and used, designed or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (40) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically into two Dwelling Units each of which has a separate entrance and access to Grade;
- (41) **“Services”** means those services designated in Schedule “A” to this By- law;
- (42) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (43) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (44) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses;or



- (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
- (b) includes the area of a Mezzanine;
- (c) excludes those areas used exclusively for parking garages or structures; and
- (d) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;

SCHEDULE OF DEVELOPMENT CHARGES

2.

- (1) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
 - (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
 - (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,further adjusted by section 13; and
 - (c) In the case of Non-residential Development, or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
 - (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
 - (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,further adjusted by section 13.



APPLICABLE LANDS

3.

- (1) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Township, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (2) This By-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a Board of Education;
 - (b) any municipality or Local Board thereof;
 - (c) 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
 - (d) a Place of Worship and land used in connection therewith, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (e) A Garden Suite as defined in the *Planning Act*;
 - (f) Temporary buildings provided that such buildings are removed within two years of the issuance of the building permit;
 - (g) A building for the sale of gardening and related products provided that such building is not erected before March 15 and is removed before October 15 of each year;
 - (h) A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the County of Prescott and Russell
 - (i) Where specifically authorized by a resolution of Council, development on land where a public facility is being provided.



- (3) This By-law shall not apply to that category of exempt Development described in section 2 (3) of the *Act* and section 2 of O. Reg. 82/98, as amended, namely:
- (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling;
 - (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
 - (d) the creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling; or
 - (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

- (f) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
 - (g) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.
- (4) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:



- (a) If the Gross Floor Area of an existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
- (b) If the Gross Floor Area of an existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be 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 in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
- (c) THAT for greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passage-way, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.
- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied and assessed for property taxation at the time of the application respecting the enlargement.
- (e) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of



the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.

APPROVAL FOR DEVELOPMENT

4.

- (1) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.
- (2) Where a Development requires an approval described in section 4 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 4 (1).
- (3) If a Development does not require a building permit but does require one or more of the approvals described in section 4 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional or different



Development permitted by any such approval that is required for the increased, additional or different Development.

LOCAL SERVICE INSTALLATION

5. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.

MULTIPLE CHARGES

6.
 - (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 section 6 (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 set out in Schedule "A", an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

7.
 - (1) Council may authorize an Owner, through an agreement under section 38 of the *Act*, to substitute such part of the Development Charge applicable to the Owner's Development as may be specified in the 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 in accordance with the provisions of the agreement and the



provisions of section 39 of the *Act*, equal to the reasonable cost to the Owner of providing the Services in lieu. In no case shall the agreement provide for a credit which exceeds the total Development Charge payable by an Owner to the municipality in respect of the Development to which the agreement relates.

- (2) In any agreement under section 8 (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 section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

8. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:
 - (1) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
 - (2) The credit shall be calculated:
 - (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date



when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;

- (3) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (4) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Township's Treasurer or designate; and

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

9. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:
 - (1) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
 - (2) The credit shall be calculated:
 - (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date



when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;

- (3) No credit shall be allowed where the Building, or part thereof, prior to conversion would have been an exception under, or exempt pursuant to this By-law;
- (4) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Township's Treasurer or designate; and
- (5) Notwithstanding subsections (1) to (4) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law or any predecessor thereof.

TIMING OF CALCULATION AND PAYMENT

10.

- (1) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (2) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (3) Notwithstanding subsections (1) and (2), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding subsections (1) and (2), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 11 (1), 11 (2), 11 (3), and 11 (4) shall be calculated based on the rates set out.
- (6) Payment of a Development Charge may be deferred subject to terms and conditions set out by Township Policy.

RESERVE FUNDS

11.

- (1) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule "A".
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (3) Council directs the Township's Treasurer to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule "A" to which the Development Charge payments, together with interest earned thereon, shall be credited.



- (4) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (5) Where any unpaid Development Charges are collected as taxes under section 11 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 11 (1).
- (6) The Township's Treasurer shall in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

12.

- (1) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Township 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 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 Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

BY-LAW INDEXING

13. The Development Charges set out in Schedule "B" to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in



accordance with the prescribed index as set out in paragraph 10 of Subsection 5(1) of the Act, and O.Reg 82/98.

BY-LAW ADMINISTRATION

14. This By-law shall be administered by the Township's Treasurer.

SCHEDULES TO THE BY-LAW

15. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

SEVERABILITY

16. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable or *ultra vires*, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

17. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW EFFECTIVE

18. This By-law shall come into force and effect on _____, 2022.

SHORT TITLE

19. This By-law may be cited as the "Township of Alfred and Plantagenet Development Charge By-law, 2022."



REPEAL

20. By-law No. 2019-75 is hereby repealed effective on the date this By-law comes into force.

BY-LAW read and passed by the Council for the Township of Alfred and Plantagenet, this ____ day of ____ 2022.

MAYOR

CLERK



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES/CLASS OF SERVICES UNDER THIS BY-LAW

Services

1. Roads and Related Services
2. Fire Protection Services
3. Park and Recreation Services
4. Library Services
5. Waste Diversion Services
6. Wastewater Services
7. Water Services

Class of Service

1. Growth-Related Studies



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)
Municipal Wide Services/Class of Service:					
Roads and Related Services	5,740	4,443	3,668	2,761	3.21
Fire Protection Services	147	114	94	71	0.08
Parks and Recreation Services	1,348	1,043	861	648	0.12
Library Services	374	290	239	180	0.03
Waste Diversion Services	3	2	2	1	0.00
Growth-Related Studies	342	265	219	165	0.19
Total Municipal Wide Services/Class of Services	7,954	6,157	5,083	3,826	3.63
Urban Services					
Wastewater Services	523	405	334	252	0.30
Water Services	276	214	176	133	0.16
Total Urban Services	799	619	510	385	0.46
GRAND TOTAL RURAL AREA	7,954	6,157	5,083	3,826	3.63
GRAND TOTAL URBAN AREA	8,753	6,776	5,593	4,211	4.09