



2025 Development Charges Background Study

Municipality of South Dundas

For Public Circulation and Comment

April 23, 2025

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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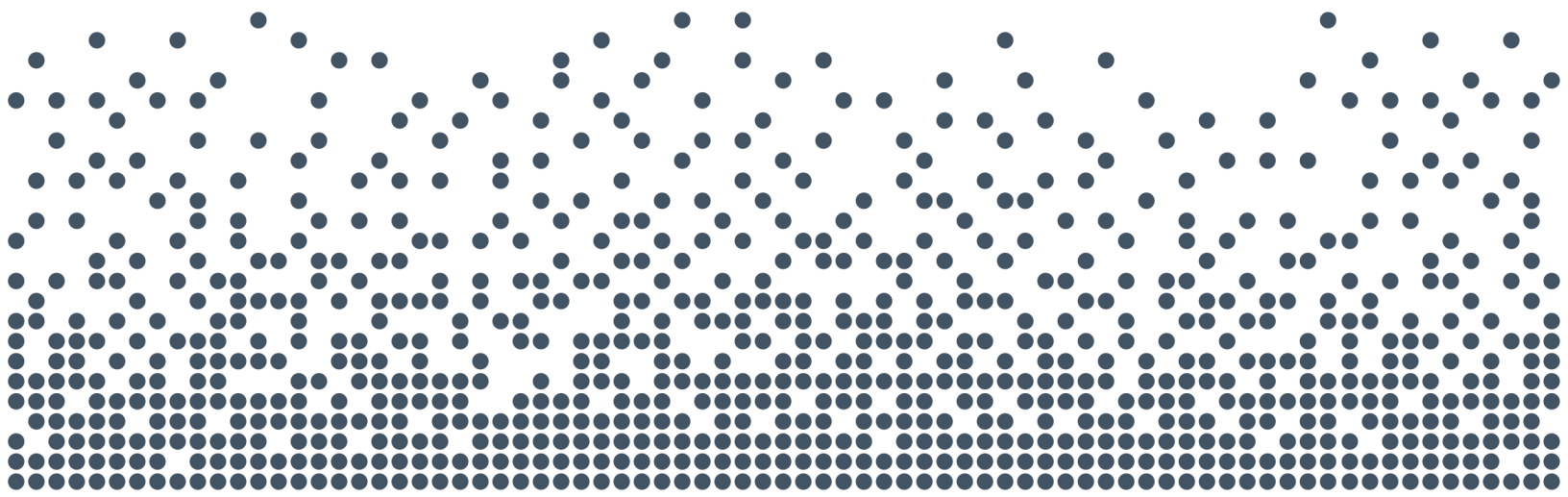
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List of Acronyms and Abbreviations

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.F.P.O.W.	No Fixed Place of Work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
s.s.	Subsection
sq.m.	square metre
sq.ft.	square foot/feet
km	kilometer(s)



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Municipality of South Dundas (Municipality) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
 - Chapter 2 – Current Municipality D.C. policy
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Municipality;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
 - Chapter 8 – Asset management plan requirements of the D.C.A.; and
 - Chapter 9 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through five bills passed in the Ontario legislature over the past five years: Bills 197, 213, 109, 23, 97, 134, and 185. The following provides a brief summary of the recent changes:

Bill 197, *COVID-19 Economic Recovery Act, 2020*

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:

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.

Furthermore, Bill 197 removed the mandatory 10% reduction on soft services, allowed for the creation of classes of service and providing exemptions for additional residential dwelling units.

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

Bill 213 received Royal Assent on December 8, 2020. Bill 213 provided a statutory exemption to the payment of D.C.s. for 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 and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.5.

Bill 23: *More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.6 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;



- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;
- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

Bill 185: *Cutting Red Tap to Build More Homes Act, 2024* (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;



- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
 - Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
 - Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
 - To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
 - To modernize public notice requirements.
4. The Municipality is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for May 20, 2025, with adoption of the by-law anticipated for July 16, 2025, with an effective date of July 16, 2025.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (early-2025 to early-2035) period.



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2025 to 2035
(Net) Population Increase	506
Residential Unit Increase	254
Non-Residential – Gross Floor Area Increase (sq.ft.)	211,100

Source: Watson & Associates Economists Ltd. forecast 2025.

6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following Municipality-wide services are calculated based on a 10-year forecast:

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

A summary of the total growth-related costs is provided below in Table ES-2.

Table ES-2
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	5,922,000
Less: Benefit to Existing Development	3,040,600
Less: Other Deductions	5,000
Less: Post Period Benefit Deductions	77,900
Less: Grans, Subsidies and Other Dedcutions	2,000
Net Costs to be Recovered from Development Charges	2,796,300

Based on the above table, the total growth related costs are \$5.9 million over the 10 years of which \$2.8 million (47%) is recoverable from D.C.s. Of the net \$2.8



million included in the calculation, \$2.4 million is recoverable from residential development and \$0.4 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$3.1 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs presented in Table ES-2. Charges have been provided on a Municipality-wide basis. The corresponding single detached unit charge is \$10,523. The non-residential charge is \$1.92 per square foot of building area. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Fire Protection Services	2,602	2,140	1,792	1,296	1.15
Services Related to a Highway	750	617	517	374	0.33
Parks and Recreation Services	6,889	5,667	4,746	3,432	0.39
Growth-Related Studies	282	232	194	141	0.05
Total Municipal Wide Services/Class of Services	10,523	8,656	7,249	5,243	1.92

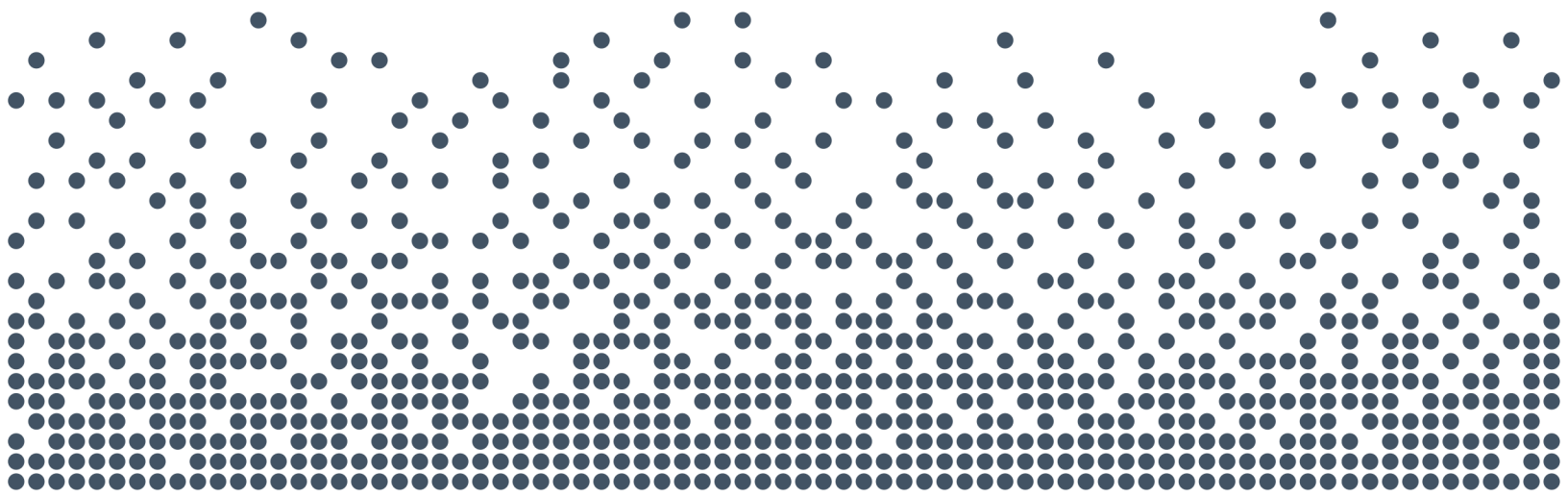


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance
 - D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Non-Statutory Deductions:
 - Farm buildings;



- a Place of worship, cemetery, and burial ground; and
 - Group B, Division 2 (Care and treatment occupancies) as defined on the Ontario *Building Code Act*.
 - Redevelopment credits provided where building permit issuance occurs within five years for conversion or demolitions of existing structures
 - Charges to be indexed annually on January 1st, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-law; and
 - considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Development Charge Background Study



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 Municipality of South Dundas (Municipality).

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Municipality 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 Municipality'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 E).

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

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



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for May 20, 2025, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the Municipality's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the Municipality.

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

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

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

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

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

Process Steps	Dates
1. Project initiation meeting with staff	September 4, 2025
2. Data collection, staff interviews, and review of draft findings with Municipality staff	September 2024 to March 2025
3. D.C. Background Study and draft D.C. by-law available to public	By May 2, 2025
4. Public Meeting of Council	May 20, 2025
5. D.C. By-law passage (anticipated)	July 16, 2025



Process Steps	Dates
6. D.C. By-Law effective date	July 16, 2025
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since 2020, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *Covid-19 Economic Recovery Act, 2020* (Bill 197);
- *Better for People, Smarter for Business Act, 2020* (Bill 213);
- *More Homes for Everyone Act, 2022* (Bill 109);
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97);
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

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

1.3.1 COVID-19 Economic Recovery Act, 2020 (Bill 197)

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.



1.3.2 Better for People, Smarter for Business Act, 2020, (Bill 213)

The Better for People, Smarter for Business Act (Bill 213) received Royal Assent on December 8, 2020. Bill 213 was introduced to reduce burdens on people and businesses by enacting, amending and repealing various Acts and revoking a regulation. Schedule 10 of the Bill 213 amends the *Ministry of Training, Colleges and Universities Act R.S.O 1990* to provide for a statutory exemption to the payment of D.C.s. for 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 and if the proposed development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

1.3.3 More Homes for Everyone Act, 2022 (Bill 109)

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

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

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

1.3.4 More Homes Built Fast Act, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the



additional residential unit exemptions were amended through Bill 97 and exemptions for affordable units were further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:

1.3.4.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
 - Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*), extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.

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

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

1.3.4.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units

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



- Affordable Rental Units:
 - The rent is no greater than the lesser of,
 - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.4.4 New Statutory Exemption for Non-Profit Housing

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

1.3.4.5 Rental Housing Discount

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

- Three or more bedrooms – 25% reduction;



- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

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

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

1.3.4.7 Revised Definition of Capital Costs

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

1.3.4.8 Mandatory Phase-in of a D.C.

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

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

1.3.4.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.



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

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.4.11 Requirement to Allocate Funds Received

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

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

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;



- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and

To modernize public notice requirements



Chapter 2

Current Municipality D.C. Policy



2. Current Municipality D.C. Policy

2.1 Background

The Municipality does not currently recover for the growth-related capital costs of new development through D.C.s. However, the Municipality does impose charges on new connections to the municipal water and wastewater systems under the authority of the *Municipal Act*. It is anticipated that the Municipality will continue to impose these *Municipal Act* charges



Chapter 3

Anticipated Development in the Municipality



3. Anticipated Development in the Municipality

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality will be required to provide services over a 10-year (2025 to 2035) time horizon.

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

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

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

- The United Counties Stormont, Dundas and Glengarry Growth Management Strategy Draft Report, September 6, 2023, by Watson & Associates Economists Ltd.;
- United Counties of Stormont, Dundas and Glengarry Official Plan, February 2025 Consolidation;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2015 to 2024 period;
- Residential and non-residential supply opportunities as identified by Municipality of South Dundas staff; and
- Discussions with Municipal staff regarding anticipated residential and non-residential development in the Municipality of South Dundas.

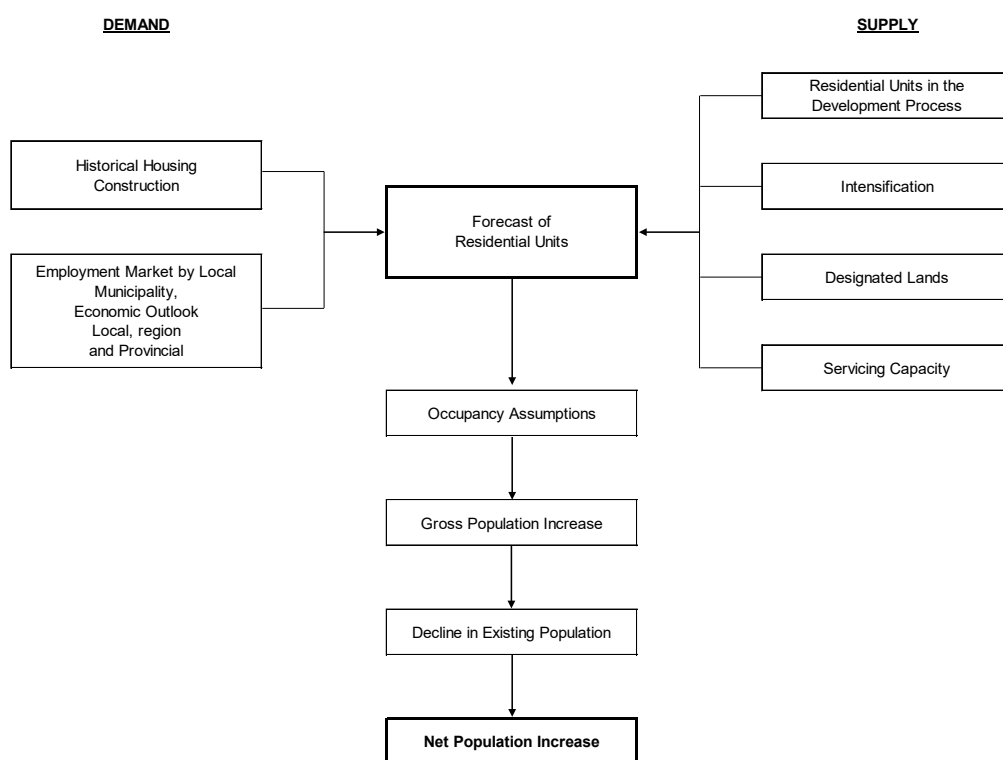


3.3 Summary of Growth Forecast

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 Municipality 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 Municipality of South Dundas (excluding census undercount) is anticipated to reach approximately 12,120 by early-2035, resulting in an increase of approximately 510 persons. ^[1]

Figure 3-1
Population and Household Forecast Model



^[1] The population figures used in the calculation of the 2025 D.C. exclude the net Census undercount, which is estimated at approximately 3.5%. Population figures presented herein have been rounded.



Table 3-1
Municipality of South Dundas
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.) Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	11,170	10,794	149	10,645	3,839	258	244	101	4,442	135	2.430
	Mid 2016	11,210	10,833	138	10,695	3,930	240	265	110	4,545	125	2.383
	Mid 2021	11,430	11,044	99	10,945	4,050	250	280	70	4,650	90	2.375
Forecast	Early 2025	12,010	11,610	104	11,506	4,250	253	319	70	4,892	95	2.373
	Early 2035	12,540	12,122	110	12,012	4,413	289	374	70	5,146	100	2.356
Incremental	Mid 2011 - Mid 2016	40	39	-11	50	91	-18	21	9	103	-10	
	Mid 2016 - Mid 2021	220	211	-39	250	120	10	15	-40	105	-35	
	Mid 2021 - Early 2025	580	566	5	561	200	3	39	0	242	5	
	Early 2025 - Early 2035	530	512	6	506	163	36	55	0	254	5	

^[1] Population includes the Census undercount estimated at approximately 3.5% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add due to rounding.

Source: Derived from The United Counties Stormont, Dundas and Glengarry Growth Management Strategy Draft Report, September 6, 2023, by Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Municipality of South Dundas D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1 and 5)

- The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with Municipal staff regarding anticipated development trends for the Municipality of South Dundas.
- Based on the above indicators, the 2025 to 2035 household growth forecast for the Municipality is comprised of a unit mix of 64% low density units (single detached and semi-detached), 14% medium density (multiples except apartments) and 22% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Municipality of South Dundas
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2025 and 2035 by development location is summarized below.



Table 3-2
Municipality of South Dundas
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2025 to 2035	Percentage of Housing Growth, 2025 to 2035
Morrisburg	115	45%
Williamsburg	25	9%
Iroquois	95	38%
Rural	20	8%
Municipality of South Dundas	255	100%

Note: Figures may not sum precisely due to rounding.

Planning Period

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

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

- The number of housing units to be constructed by 2035 in the Municipality of South Dundas over the forecast period is presented in Table 3-1. Over the 2025 to 2035 forecast period, the Municipality is anticipated to average approximately 25 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 10 people between 2025 to 2035.

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



- Population in new units is derived from Schedules 3 and 4, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 6a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Municipality of South Dundas. Due to data limitation medium and high density P.P.U. data was derived from the United Counties of Stormont, Dundas and Glengarry which includes the Municipality of South Dundas, and is outlined in Schedule 6b. 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 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.565
 - Medium density: 2.110
 - High density: 1.614

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

- Existing households for early-2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 and 4.^[1] The forecast population change in existing households over the 2025 to 2035 forecast period is forecast to decline by approximately 80.

5. Employment (Appendix A – Schedules 8a, 8b and 8c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the

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



Municipality 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 ^{[1],[2]} (place of work) for the Municipality of South Dundas is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
 - 75 primary (2%);
 - 515 work at home employment (17%);
 - 890 industrial (29%);
 - 1,155 commercial/population-related (37%); and
 - 475 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is 3,110. An additional 460 employees have been identified for the Municipality of South Dundas in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Municipality of South Dundas is anticipated to reach approximately 4,080 by early-2035. This represents an employment increase of approximately 320 for the 10-year forecast period.
- Schedule 8b, 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,

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

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

^[3] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the Municipality of South Dundas (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,890 by early-2035. This represents an employment increase of approximately 200 for the 10-year forecast period.

6. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 8b)

- Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,400 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Municipal-wide incremental G.F.A. is anticipated to increase by 211,100 sq.ft. over the 10-year forecast period.
- In terms of percentage growth, the 2025 to 2035 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 14%
 - industrial – 55%;
 - commercial/population-related – 15%; and
 - institutional – 16%.

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

- Schedule 8c summarizes the anticipated amount, type and location of non-residential development by area for the Municipality of South Dundas.
- The amount and percentage of forecast total non-residential growth between 2025 and 2035 by development location is summarized below.



Table 3-3
Municipality of South Dundas
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2035	Percentage of Non-Residential G.F.A., 2025 to 2035
Morrisburg	49,000	23%
Williamsburg	34,700	17%
Iroquois	97,600	46%
Rural	29,800	14%
Municipality of South Dundas	211,100	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 4-2 lists the full range of municipal services that are provided by the Municipality.

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

The Process of Calculating a Development Charge under the Act that must be followed

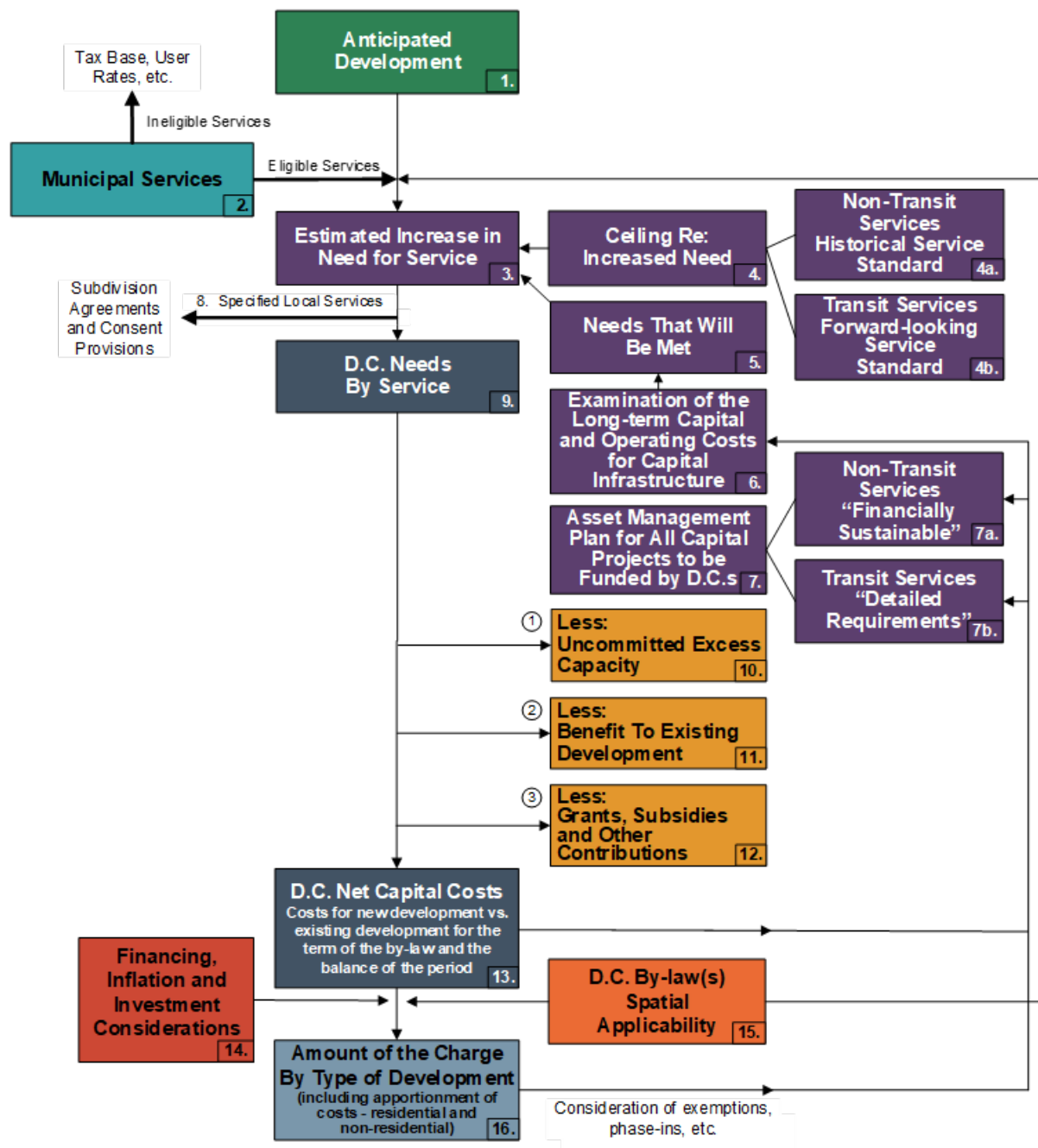




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

Table 4-2
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. Water supply services, including distribution and treatment services	No No No No	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	No No No No	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

¹ with a 7+ year useful life



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

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	n/a n/a	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land [2] and facilities, including the D.C. background study cost

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

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. See appendix D.

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer



equipment), materials acquired for library circulation, reference, or information purposes;

- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

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

4.6 Treatment of Credits

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

4.7 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.

4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 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 Municipality does not currently have any existing D.C. reserve funds.

4.9 Deductions

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

- the 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:

4.9.1 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 15-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 factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e., cost per unit.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and



- providing services where none previously existed (generally considered for water or wastewater services).

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

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

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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related



to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-Wide vs. Area Rating

This step involves determining whether all 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.

4.11 Allocation of Development

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



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for select services over the 10-year planning period (early-2025 to early-2035). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Fire Protection Services*

The Municipality currently provides Fire Protection Services through the use of three fire stations (12,300 sq.ft.), two storage buildings, three training buildings, 13 vehicles, and various pieces of equipment. This level of investment over the 15-year historical period results in an average per capita level of service of \$1,767. When this historical level of investment is applied to the anticipated 10-year population growth of 506, a maximum D.C. eligible cost of \$894,000 could be included in the calculation of the charge.

To provide service to new development over the forecast period, \$991,500 in gross capital costs have been identified, including a provision for additional facility space and a new ladder/aerial truck. After deducting \$158,500 for the benefit to existing development, \$833,000 is included in the calculation of the charge.



These D.C. eligible costs are then attributed 71% to residential development and 29% to non-residential development based on the relationship of population to employment growth anticipated over the forecast period (i.e., 506 population and 204 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Services Related to a Highway

Services Related to a Highway are provided utilizing an inventory of 329 km of asphalt roads, 47 km of gravel roads, 38 bridges and culverts, 29.8 km of sidewalks, 886 streetlight and guide rails. The services are also managed through the use of 35,800 sq.ft. of facility space, and 29 vehicle and equipment items. This historical level of investment results in an average level of service of \$15,614 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 506 persons), this historical level of service results in a maximum D.C. eligible amount of \$7.9 million that could be included in the calculation of the charge.

The capital needs, which have been factored into the calculation of the charge over the forecast period, were determined through discussions with staff which include vehicle provisions for road and sidewalk plows based on their respective historical level of service and future road and sidewalk improvements. In total, \$612,600 in gross capital costs of growth-related projects have been identified. \$372,400 has been deducted as a benefit to existing development resulting in \$240,200 of D.C. recoverable costs being included in the calculation of the charge.

These D.C. eligible costs are then attributed 71% to residential development and 29% to non-residential development based on the relationship of population to employment growth anticipated over the forecast period (i.e., 506 population and 204 employment). These growth-related projects and costs are detailed in Table 5-2.

5.2.3 Parks and Recreation Services

The Municipality currently provides Parks and Recreation Services through the utilization of 53 parkland amenities, 3.7 km of waterfront trails, and a fleet of 20 vehicle and equipment items. Recreation services are provided through 76,454 sq.ft. of facility space provided by the Municipality. This total historical level of investment results in an average level of service of \$3,124 per capita over the past 15-years. When applied against the anticipated population growth over the forecast period (i.e., 506 persons),



this historical level of investment results in a maximum D.C. eligible amount of \$1.6 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$4.2 million in gross capital costs of growth-related projects have been identified. The majority of these costs related to projects identified in the 2022 Parks and Recreation Master Plan with the remaining costs coming from a provision for additional facility space. \$77,900 has been deducted for the growth-related capital costs benefitting growth beyond the 10-year forecast period and \$2.5 million has been deducted as a benefit to existing development. After deducting \$2,100 to account for grants, subsidies, and other contributions, \$1.6 million has been included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Growth-Related Studies

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

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

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

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



The following provides a list of the studies that have been identified for the 2025 to 2035 forecast period:

- Zoning By-law Update (2025); and
- Development Charges Background Studies (2030 & 2035).

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

- Fire Protection Services – 30.6%
- Services Related to a Highway – 8.8%
- Parks and Recreation Services – 60.6%

The total cost of these studies is \$89,900 of which \$9,900 is a benefit to existing development. A deduction of \$5,000 has been made to recognize the portion of planning studies related to D.C. ineligible services, as mentioned above. After the deductions, \$75,000 has been included in the calculation of the charge and is detailed in Table 5-4 below.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-5 below (i.e. 86% residential and 14% non-residential).



Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	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 71%	Non-Residential Share 29%
	2025 to 2035									
1	Additional Facility Space Provision	2025-2035	389,000	-	389,000	-		389,000	276,190	112,810
2	Ladder/Aerial	2027	400,000	-	400,000	-		400,000	284,000	116,000
3	UTV and Trailer	2025-2035	60,000	-	60,000	57,500		2,500	1,775	725
4	Firefighter Equipment (Deputy Fire Chief)	2025-2035	6,000	-	6,000	5,700		300	213	87
5	Pick-up Truck (Deputy Fire Chief)	2025-2035	86,500	-	86,500	82,800		3,700	2,627	1,073
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
6	Fire Master Plan Update	2035	50,000	-	50,000	12,500		37,500	26,625	10,875
			-	-	-	-		-	-	-
	Total		991,500	-	991,500	158,500	-	833,000	591,430	241,570



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2035	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	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 71%	Non-Residential Share 29%
	Vehicle Provisions:		-	-	-	-		-	-	-
1	Road Plows	2025-2035	66,000	-	66,000	-		66,000	46,860	19,140
2	Sidewalk Plows	2025-2035	15,100	-	15,100	-		15,100	10,721	4,379
			-	-	-	-		-	-	-
3	Rooney St. Sidewalk Extension to Crossover	2025-2035	68,800	-	68,800	-		68,800	48,848	19,952
4	Rooney St. Resurfacing/reconstruction	2025-2035	41,200	-	41,200	39,500		1,700	1,207	493
5	Stewart St. Resurfacing/reconstruction	2025-2035	175,500	-	175,500	168,100		7,400	5,254	2,146
6	Campbell St. - Final surface treatment	2025-2035	146,000	-	146,000	139,800		6,200	4,402	1,798
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
7	Active Transportation Strategy	2025-2035	100,000	-	100,000	25,000		75,000	53,250	21,750
			-	-	-	-		-	-	-
	Total		612,600	-	612,600	372,400	-	240,200	170,542	69,658



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	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
	2025 to 2035								95%	5%
	Facilities		-	-	-	-		-	-	-
1	Provision for Additional Facility Space	2025-2035	1,328,402	77,913	1,250,488	-		1,250,488	1,187,964	62,524
			-	-	-	-		-	-	-
	Amenities		-	-	-	-		-	-	-
2	Splash Pad at Iroquois Beach	2025-2035	579,200	-	579,200	554,700		24,500	23,275	1,225
3	Matilda Park Spray Feature	2025-2035	50,000	-	50,000	47,900	1,060	1,040	988	52
4	Two Tennis Courts at Earl Baker Park in Morrisburg	2025-2035	225,000	-	225,000	215,500		9,500	9,025	475
5	New Outdoor Basketball Courts at Haldane Park	2025-2035	200,000	-	200,000	191,500		8,500	8,075	425
6	Skate Park at Earl Baker Park	2025-2035	521,200	-	521,200	499,100		22,100	20,995	1,105
7	Haldane Park Community Skate Park	2025-2035	521,200	-	521,200	499,100		22,100	20,995	1,105
8	Playground at Iroquois Waterfront	2025-2027	144,800	-	144,800	138,700		6,100	5,795	305
9	Off-Leash Dog Park in Iroquois	2025-2035	52,000	-	52,000	49,800	1,102	1,098	1,043	55
10	Second Volleyball Court at Morrisburg Beach	2025-2027	23,200	-	23,200	22,200		1,000	950	50
11	Second Volleyball Court at Matilda Memorial Park	2028-2031	17,400	-	17,400	16,700		700	665	35
12	Outdoor Fitness Equipment	2028-2031	185,300	-	185,300	177,400		7,900	7,505	395
			-	-	-	-		-	-	-
13	Provision for Parkland Development	2025-2035	225,096	-	225,096	-		225,096	213,841	11,255
14	Provision for pedestrian circulation areas in existing parks, linkages, AT routes in new residential areas, rural trail connections	2025-2035	18,343	-	18,343	17,600		743	705	37
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
15	Morrisburg Waterfront Plan and Iroquois Park Commons Waterfront Plan Updates	2025-2035	86,900	-	86,900	21,700		65,200	61,940	3,260
16	Outdoor Pool Feasibility Study	2025-2035	50,000	-	50,000	47,900		2,100	1,995	105
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		4,228,041	77,913	4,150,127	2,499,800	2,162	1,648,165	1,565,757	82,408



Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Growth Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	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	
	2025 to 2035								
1	Development Charges Background Study	2030	35,000	-		35,000	-		35,000
2	Development Charges Background Study	2035	35,000	-		35,000	-		35,000
3	Zoning By-law Update	2025	19,850	-	4,975	14,875	9,900		4,975
			-	-		-	-		-
			-	-			-		
	Total		89,850	-	4,975	84,875	9,900	-	74,975

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

Service	Total	Residential Share	Non-Residential Share
Fire Protection Services	22,950	16,294	6,655
Services Related to a Highway	6,618	4,699	1,919
Parks and Recreation Services	45,408	43,137	2,270
Total	74,975	64,130	10,845
Residential/Non-Residential Share		86%	14%



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for Fire Protection Services, Services Related to a Highway, Parks and Recreation Services, and Growth-Related Studies in the Municipality over the 10-year forecast period.

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, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential is calculated D.C. based on a per sq.ft. of G.F.A. basis.

Table 6-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, and the per sq.ft. of G.F.A. for non-residential development.

The calculated Municipality-wide charge is \$10,523 for a single detached residential dwelling unit and \$1.92 per sq.ft. of non-residential G.F.A.

Table 6-1
Municipality-wide Services D.C. Calculation
2025 to 2035

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Fire Protection Services	\$ 591,430	\$ 241,570	\$ 2,602	\$ 1.15
2. Services Related to a Highway	170,542	69,658	750	0.33
3. Parks and Recreation Services	1,565,757	82,408	6,889	0.39
4. Growth-Related Studies	64,130	10,845	282	0.05
TOTAL	\$2,391,859	\$404,481	\$10,523	1.92
D.C.-Eligible Capital Cost	\$2,391,859	\$404,481		
10-Year Gross Population/GFA Growth (sq.ft.)	583	211,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,102.67	\$1.92		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.565	\$10,523		
Other Multiples	2.110	\$8,657		
Apartments - 2 Bedrooms +	1.767	\$7,249		
Apartments - Bachelor and 1 Bedroom	1.278	\$5,243		



Table 6-2
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:					
Fire Protection Services	2,602	2,140	1,792	1,296	1.15
Services Related to a Highway	750	617	517	374	0.33
Parks and Recreation Services	6,889	5,667	4,746	3,432	0.39
Growth-Related Studies	282	232	194	141	0.05
Total Municipal Wide Services/Class of Services	10,523	8,656	7,249	5,243	1.92



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.

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

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

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

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

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

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

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 197, 213, 109, 23, 97, 134, and 185. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Municipality uses a uniform Municipality-wide D.C. calculation for all municipal services; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

7.3.1 *Payment in any Particular Case*

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

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

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 15-year period. Costs allocated to non-residential uses will be assigned



based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:

- For Parks and Recreation Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- For Services Related to a Highway, and Fire Protection Services, a 71% residential and 29% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period; and
- For Growth-Related Studies, an 86% residential and 14% non-residential attribution has been made based on the allocations summarized in Table 5-5.

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:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. 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 D.C.s that would otherwise be payable. No credit shall be given where the existing building or structure would have been exempt from D.C.s in accordance with the by-law.

7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;



- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial 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. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s.
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing; and
- Universities.

Non-Statutory

- Farm buildings;
- a Place of worship, cemetery, and burial ground; and
- Group B, Division 2 (Care and treatment occupancies) as defined on the Ontario Building Code Act.

7.3.5 Transition

The by-law will come into effect on July 16, 2025. No additional transition measures are proposed.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted and approved after January 1, 2020, and June 5,



2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that had not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent 3rd quarter year-over-year change.

7.3.8 D.C Spatial Applicability

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

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



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

- The 15-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.
- Municipal-wide D.C.s ensure 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 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 municipality, 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 staff, the Municipality's practice of providing and funding services on a Municipality-wide basis is proposed to be maintained.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Municipality's D.C. collections be contributed into four (4) separate reserve funds, including:

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

7.4.2 By-law In-force Date

The by-law will come into force on July 16, 2025.

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 come into force (as per s.11 of O. Reg. 82/98).

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 April 23, 2025, subject to further annual review during the capital budget process”.



“Approve the D.C. Background Study dated April 23, 2025.”

“Determine that no further public meeting is required.” And

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

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

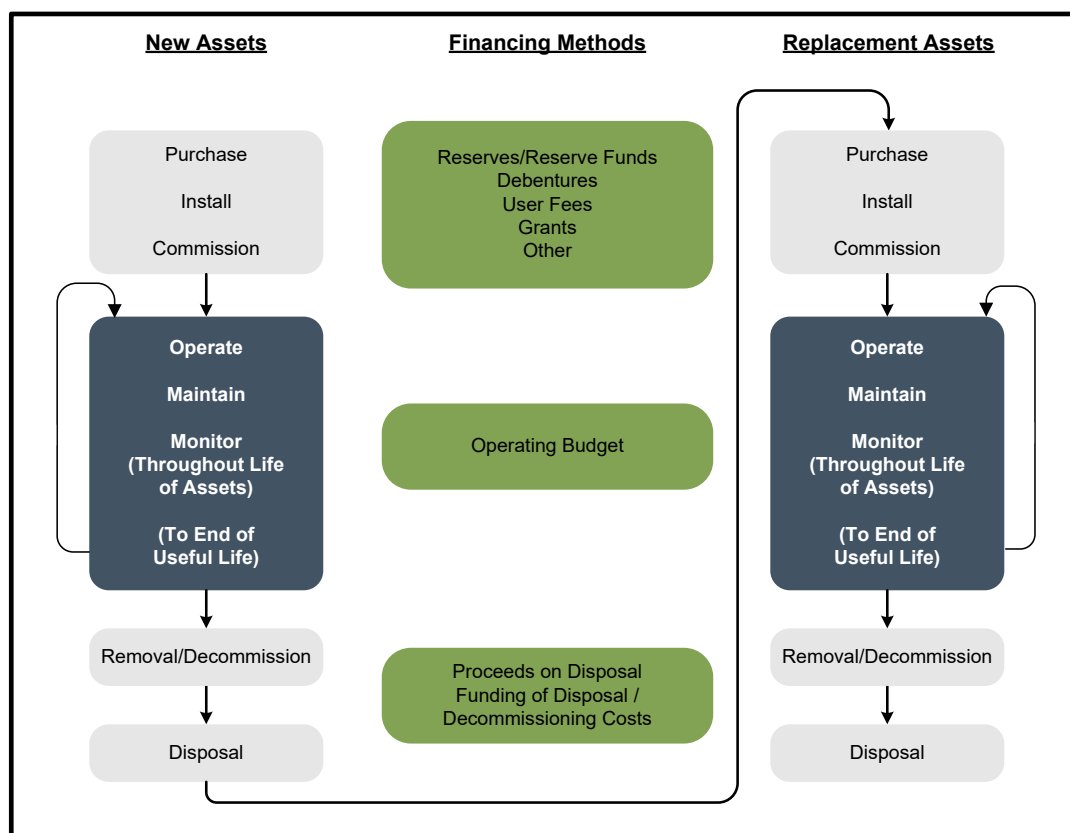
At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related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

The Province's *Infrastructure for Jobs and Prosperity Act, 2015* (IIPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IIPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IIPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, 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 asset management requirement for this D.C. Background Study has been undertaken independently of any Municipality A.M.P.s.

8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table 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 Municipality 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 2025 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 \$476,000. Of this total, \$215,000 relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$369,000. This amount, totalled with the existing operating revenues of \$24.9 million, provides annual revenues of \$25.3 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2025\$)

Asset Management - Future Expenditures and Associated Revenues	2035 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$215,124
Annual Debt Payment on Post Period Capital ²	\$5,733
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$104,411
Incremental Operating Costs (for D.C. Services)	\$150,926
Total Expenditures	\$476,194
Revenue (Annualized)	
Total Existing Revenue ³	\$24,943,891
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$368,854
Total Revenues	\$25,312,745

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.2), as well as the optional, informal consultation process (section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.



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

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

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 Introduction

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

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

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;



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

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

The Municipality and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the 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 *Development Charges Act, 1989*. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipality funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

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

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

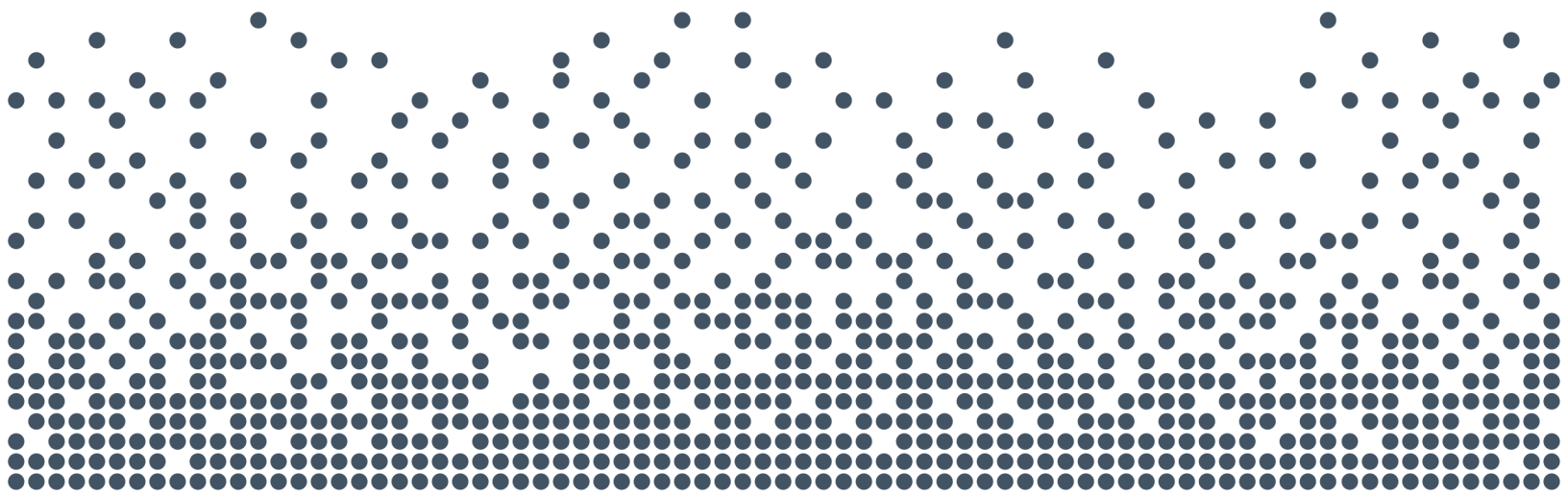


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Municipality of South Dundas Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	11,170	10,794	149	10,645	3,839	258	244	101	4,442	135	2.430
	Mid 2016	11,210	10,833	138	10,695	3,930	240	265	110	4,545	125	2.383
	Mid 2021	11,430	11,044	99	10,945	4,050	250	280	70	4,650	90	2.375
Forecast	Early 2025	12,010	11,610	104	11,506	4,250	253	319	70	4,892	95	2.373
	Early 2035	12,540	12,122	110	12,012	4,413	289	374	70	5,146	100	2.356
Incremental	Mid 2011 - Mid 2016	40	39	-11	50	91	-18	21	9	103	-10	
	Mid 2016 - Mid 2021	220	211	-39	250	120	10	15	-40	105	-35	
	Mid 2021 - Early 2025	580	566	5	561	200	3	39	0	242	5	
	Early 2025 - Early 2035	530	512	6	506	163	36	55	0	254	5	

^[1] Population includes the Census undercount estimated at approximately 3.5% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add due to rounding.

Source: Derived from The United Counties Stormont, Dundas and Glengarry Growth Management Strategy Draft Report, September 6, 2023, by Watson & Associates Economists Ltd.



Schedule 2
Municipality of South Dundas
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Morrisburg	2025 - 2035	69	18	28	115	260	(22)	238	3	241
Williamsburg	2025 - 2035	24	0	0	24	62	(22)	40	0	40
Iroquois	2025 - 2035	51	18	27	96	212	(22)	190	3	193
Rural	2025 - 2035	19	0	0	19	49	(11)	38	0	38
Municipality of South Dundas	2025 - 2035	163	36	55	254	583	(77)	506	6	512

^[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 3 Municipality of South Dundas Current Year Growth Forecast Mid-2021 to Early-2025

		Population
Mid 2021 Population		11,044
Occupants of New Housing Units, Mid 2021 to Early 2025	Units (2)	242
	multiplied by P.P.U. (3)	2.635
	gross population increase	638
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2025	Units	5
	multiplied by P.P.U. (3)	1.100
	gross population increase	5
Change in Housing Unit Occupancy, Mid 2021 to Early 2025	Units (4)	4,650
	multiplied by P.P.U. change rate (5)	-0.017
	total change in population	-77
Population Estimate to Early 2025		11,610
Net Population Increase, Mid 2021 to Early 2025		566

- (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>	2.789	83%	2.305
<i>Multiples (6)</i>	1.944	1%	0.024
<i>Apartments (7)</i>	1.893	16%	0.305
Total		100%	2.635

^[1] Based on 2021 Census custom database.

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

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

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



Schedule 4 Municipality of South Dundas 10-Year Growth Forecast Early-2025 to Early-2035

		Population
Early 2025 Population		11,610
Occupants of New Housing Units, Early 2025 to Early 2035	Units (2)	254
	multiplied by P.P.U. (3)	2.295
	gross population increase	583
Occupants of New Equivalent Institutional Units, Early 2025 to Early 2035	Units	5
	multiplied by P.P.U. (3)	1.100
	gross population increase	6
Change in Housing Unit Occupancy, Early 2025 to Early 2035	Units (4)	4,892
	multiplied by P.P.U. change rate (5)	-0.016
	total change in population	-77
Population Estimate to Early 2035		12,122
Net Population Increase, Early 2025 to Early 2035		512

(1) Early 2025 Population based on:

2021 Population (11,044) + Mid 2021 to Early 2025 estimated housing units to beginning of forecast period (242 x 2.635 = 638) + (5 x 1.1 = 5) + (4,650 x -0.017 = -77) = 11,610

(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>	2.565	64%	1.646
<i>Multiples (6)</i>	2.110	14%	0.299
<i>Apartments (7)</i>	1.614	22%	0.350
<i>one bedroom or less</i>	1.278		
<i>two bedrooms or more</i>	1.767		
Total		100%	2.295

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

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

(4) Early 2025 households based upon 2021 Census (4,650 units) + Mid 2021 to Early 2025 unit estimate (242 units) = 4,892 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
Municipality of South Dundas
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2015	20	0	0	20
2016	20	0	0	20
2017	23	0	0	23
2018	24	0	0	24
2019	29	0	0	29
Sub-total	116	0	0	116
Average (2015 - 2019)	23	0	0	23
% Breakdown	100.0%	0.0%	0.0%	100.0%
2020	21	0	0	21
2021	31	0	5	36
2022	47	3	9	59
2023	35	0	3	38
2024	30	0	44	74
Sub-total	164	3	61	228
Average (2020 - 2024)	33	1	12	46
% Breakdown	71.9%	1.3%	26.8%	100.0%
2015 - 2024				
Total	280	3	61	344
Average	28	0	6	34
% Breakdown	81.4%	0.9%	17.7%	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 building permit data for the Municipality of South Dundas, by Watson & Associates Economists Ltd.



Schedule 6a
Municipality of South Dundas
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ⁽¹⁾
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.333	-	2.789		
6-10	-	-	-	2.263	-	2.103		
11-15	-	-	-	3.318	-	2.972	2.622	2.565
16-20	-	-	-	2.684	-	2.781		
21-25	-	-	-	2.594	-	2.522		
26-30	-	-	1.750	2.625	-	2.417		
30+	-	1.636	1.740	2.488	3.576	2.383		
Total	-	1.818	1.743	2.551	3.860	2.434		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.333	-	2.944
6-10	-	-	1.636	2.150	-	2.000
11-15	-	-	-	3.167	-	2.795
16-20	-	-	-	2.857	-	2.857
21-25	-	-	1.769	2.688	-	2.500
25-30	-	-	1.786	2.559	-	2.250
30+	-	1.256	1.729	2.480	3.576	2.299
Total	-	1.213	1.735	2.541	3.765	2.350

⁽¹⁾ Adjusted based on historical trends.

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

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



Schedule 6b
United Counties of Stormont, Dundas and Glengarry
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1.944		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	2.182	2.063	2.110
16-20	-	-	-	-	-	2.400		
21-25	-	-	1.643	-	-	2.462		
26-30	-	-	1.739	3.318	-	2.333		
30+	-	1.247	1.877	2.817	-	2.201		
Total	1.273	1.292	1.838	2.926	-	2.217		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.176	-	-	1.893		
6-10	-	1.278	1.600	-	-	1.491		
11-15	-	1.091	1.455	-	-	1.324	1.569	1.614
16-20	-	-	1.550	-	-	1.531		
21-25	-	-	1.563	-	-	1.674		
26-30	-	1.143	1.706	-	-	1.537		
30+	0.545	1.130	1.667	2.750	-	1.520		
Total	0.630	1.141	1.663	2.689	-	1.527		

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

^[1] Includes townhomes and apartments in duplexes.

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

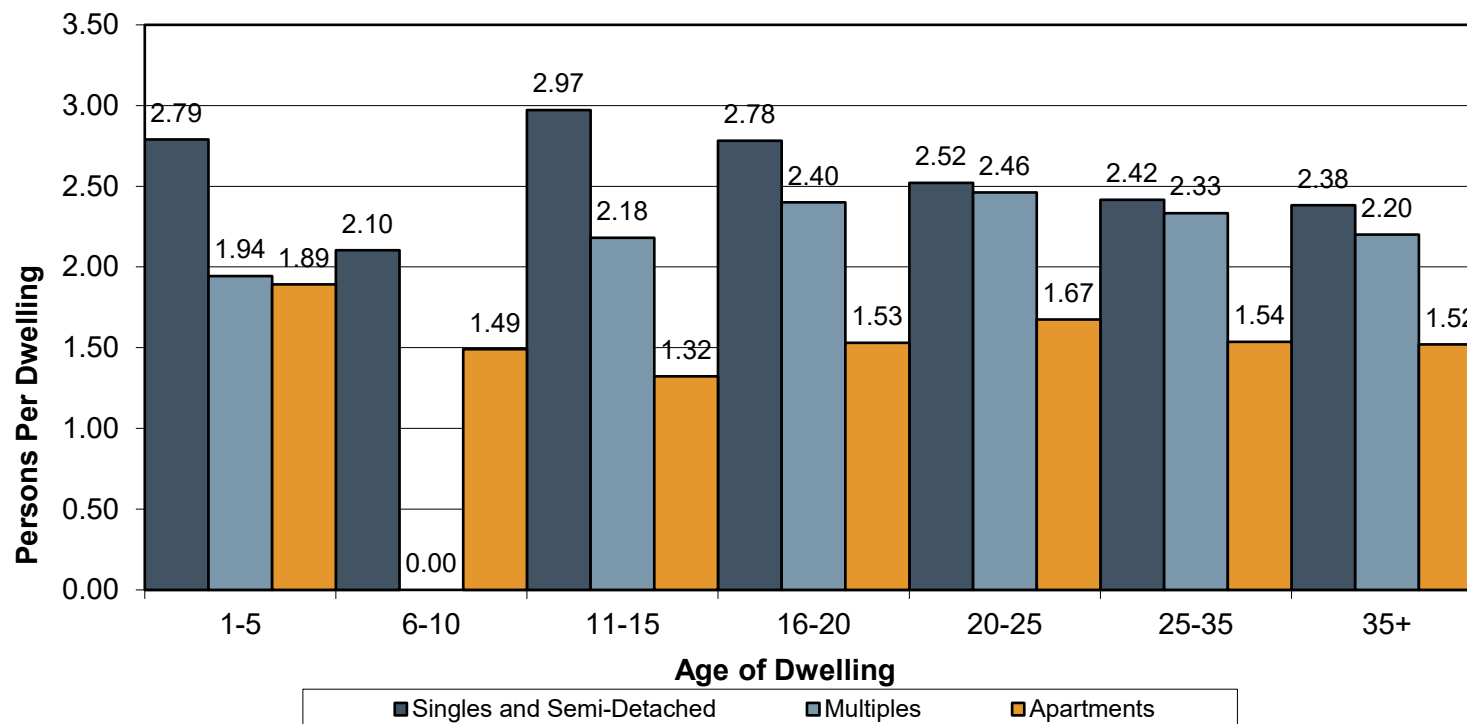
^[3] Adjusted based on historical trends.

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

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



Schedule 7
Municipality of South Dundas
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on United Counties of Stormont, Dundas and Glengarry.



Schedule 8a Municipality of South Dundas Employment Forecast, 2025 to 2035

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	10,794	0.010	0.040	0.098	0.102	0.046	0.296	0.045	0.341	110	430	1,057	1,103	500	3,200	484	3,684	2,770
Mid 2016	10,833	0.007	0.048	0.082	0.107	0.044	0.287	0.043	0.330	75	515	890	1,155	475	3,110	464	3,574	2,595
Early 2025	11,610	0.006	0.050	0.082	0.102	0.041	0.281	0.043	0.324	75	581	947	1,181	478	3,262	494	3,756	2,681
Early 2035	12,122	0.007	0.052	0.085	0.103	0.043	0.290	0.046	0.336	85	630	1,030	1,245	525	3,515	560	4,075	2,885
Incremental Change																		
Mid 2011 - Mid 2016	39	-0.003	0.008	-0.016	0.004	-0.002	-0.009	-0.002	-0.011	-35	85	-167	52	-25	-90	-20	-110	-175
Mid 2016 - Early 2025	777	0.000	0.003	-0.001	-0.005	-0.003	-0.006	0.000	-0.006	0	66	57	26	3	152	30	182	86
Early 2025 - Early 2035	512	0.001	0.002	0.003	0.001	0.002	0.009	0.004	0.013	10	49	83	64	47	253	66	319	204
Annual Average																		
Mid 2011 - Mid 2016	8	-0.001	0.002	-0.003	0.001	0.000	-0.002	0.000	-0.002	-7	17	-33	10	-5	-18	-4	-22	-35
Mid 2016 - Early 2025	91	0.000	0.000	0.000	-0.001	0.000	-0.001	0.000	-0.001	0	8	7	3	0	18	4	21	10
Early 2025 - Early 2035	51	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	1	5	8	6	5	25	7	32	20

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

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

Source: Derived from The United Counties Stormont, Dundas and Glengarry Growth Management Strategy Draft Report, September 6, 2023, by Watson & Associates Economists Ltd.



Schedule 8b
Municipality of South Dundas
Employment and Gross Floor Area (G.F.A.) Forecast, 2025 to 2035

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	10,794	110	1,057	1,103	500	2,770					
Mid 2016	10,833	75	890	1,155	475	2,595					
Early 2025	11,610	75	947	1,181	478	2,681					
Early 2035	12,122	85	1,030	1,245	525	2,885					
Incremental Change											
Mid 2011 - Mid 2016	39	-35	-167	52	-25	-175					
Mid 2016 - Early 2025	777	0	57	26	3	86					
Early 2025 - Early 2035	512	10	83	64	47	204	30,000	116,200	32,000	32,900	211,100
Annual Average											
Mid 2011 - Mid 2016	8	-7	-33	10	-5	-35					
Mid 2016 - Early 2025	91	0	7	3	0	10					
Early 2025 - Early 2035	51	1	8	6	5	20	3,000	11,620	3,200	3,290	21,110

^[1] Square Foot Per Employee Assumptions

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

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

*Reflects Early-2025 to Early-2035 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 8c
Municipality of South Dundas
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[3]
Morrisburg	2025 - 2035	3,000	23,800	11,000	11,200	49,000	56
Williamsburg	2025 - 2035	3,000	18,200	6,500	7,000	34,700	37
Iroquois	2025 - 2035	15,000	57,400	10,500	14,700	97,600	88
Rural	2025 - 2035	9,000	16,800	4,000	-	29,800	23
Municipality of South Dundas	2025 - 2035	30,000	116,200	32,000	32,900	211,100	204

^[1] Square Foot Per Employee Assumptions

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

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

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

*Reflects Early-2025 to Early-2035 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9
Municipality of South Dundas
Employment Categories by Major Employment Sector

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

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

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Service Standard Calculation – Fire Protection Services – Facilities

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Iroquois Fire Station	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$610	\$708
Morrisburg Fire Station	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$610	\$708
Williamsburg Fire Station	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	\$515	\$598
Storage Buildings (# of buildings)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$5,150	\$5,952
Training Facility (# of Buildings)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$10,060	\$10,060
Total	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305	12,305		

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	1.1606	1.1559	1.1532	1.1500	1.1500	1.1498	1.1505	1.1460	1.1408	1.1354	1.1287	1.1243	1.1168	1.0938	1.0764

15 Year Average	2010 to 2024
Quantity Standard	1.1355
Quality Standard	\$677
Service Standard	\$769

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$769
Eligible Amount	\$389,068



Table B-2
Service Standard Calculation – Fire Protection Services – Vehicles & Equipment

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Williamsburg																
Pumper/Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$669,500
Tanker	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	\$800,000
Pumper Tanker														1	1	\$730,000
Morrisburg																
Pumper/Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$669,500
Pumper Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$730,000
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Iroquois																
Pumper/Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,350,000
Rescue	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$669,500
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Pick-up Truck	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$130,000
Admin																
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$86,500
Total	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0011

15 Year Average	2010 to 2024
Quantity Standard	0.0012
Quality Standard	\$693,208
Service Standard	\$832

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$832
Eligible Amount	\$420,916



Table B-3
Service Standard Calculation – Fire Protection Services – Small Gear & Equipment

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Equipped Firefighters	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	\$6,000
Air Cylinders	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	\$1,900
SCBA	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	\$4,900
SCBA Compressor & Smart Fill System	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,500
Air Station	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,500
Radios	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	\$2,600
Pagers	55	55	55	55	55	55	55	55	55	55	55	55	55	55	55	\$700
Large Generator	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	\$23,300
Medium Generator	10	10	10	10	10	10	10	10	10	10	8	8	8	8	8	\$7,100
Small Generator	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	\$2,600
Hoses	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	\$400
Hose Tester	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$6,700
Communication Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,700
Gear Dryer	1	1	1	1	1	1	1	1	2	2	2	2	2	2	3	\$11,600
Washing Machine	-	-	-	-	-	-	-	-	-	-	-	1	1	2	2	\$15,300
Extraction Equipment	2	3	3	2	2	2	2	3	3	3	3	3	3	3	3	\$97,900
Airbags	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	\$11,800
Thermal Imaging Camera	-	-	-	3	3	3	3	3	3	3	3	3	3	3	3	\$11,900
Digital Radio System	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,500
Radio System- 2020 Carryover	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$284,700
Portable Pump	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	\$7,500
Ground Monitor	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	\$7,300
Forcible Entry Simulator	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$10,500
Other Small Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$89,600
Total	491	493	495	500	500	500	500	501	502	502	500	502	502	503	506	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0463	0.0463	0.0464	0.0467	0.0467	0.0467	0.0468	0.0467	0.0465	0.0463	0.0459	0.0459	0.0456	0.0447	0.0443

15 Year Average	2010 to 2024
Quantity Standard	0.0461
Quality Standard	\$3,612
Service Standard	\$167

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$167
Eligible Amount	\$84,249



Table B-4
Service Standard Calculation – Services Related to a Highway – Roads

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Road Surface - Asphalt (HCB)	194.3	194.7	194.7	194.9	195.6	195.6	195.6	195.6	208.0	208.0	208.0	208.0	208.0	208.0	208.0	\$272,400
Road Surface - Surface Treated (LCB)	107.3	107.7	107.7	107.9	108.6	108.6	108.6	108.6	121.0	121.0	121.0	121.0	121.0	121.0	121.0	\$251,100
Road Base	301.6	302.5	302.5	302.8	304.2	304.2	304.2	304.2	329.0	329.0	329.0	329.0	329.0	329.0	329.0	\$70,300
Gravel Roads	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	47.0	\$25,100
Total	650	652	652	653	655	655	655	655	705	705	705	705	705	705	705	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0613	0.0612	0.0611	0.0610	0.0613	0.0612	0.0613	0.0610	0.0654	0.0650	0.0647	0.0644	0.0640	0.0627	0.0617

15 Year Average	2010 to 2024
Quantity Standard	0.0625
Quality Standard	\$157,579
Service Standard	\$9,849

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$9,849
Eligible Amount	\$4,983,427



Table B-5
Service Standard Calculation – Services Related to a Highway – Bridges & Culverts

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Bridges	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	\$1,694,500
Culverts	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$685,300
Total	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0036	0.0036	0.0036	0.0036	0.0036	0.0036	0.0036	0.0035	0.0035	0.0035	0.0035	0.0035	0.0034	0.0034	0.0033

15 Year Average	2010 to 2024
Quantity Standard	0.0035
Quality Standard	\$1,059,106
Service Standard	\$3,707

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$3,707
Eligible Amount	\$1,875,676



Table B-6
Service Standard Calculation – Services Related to a Highway – Sidewalks

Municipality of South Dundas
Service Standard Calculation Sheet

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: km of sidewalks and active transportation

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Sidewalks	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	\$188,300
Total	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	29.8	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0027	0.0027	0.0027	0.0027	0.0026	0.0026

15 Year Average	2010 to 2024
Quantity Standard	0.0027
Quality Standard	\$191,778
Service Standard	\$518

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$518
Eligible Amount	\$262,007



Table B-7
Service Standard Calculation – Services Related to a Highway – Traffic Signals & Streetlights

Municipality of South Dundas
Service Standard Calculation Sheet

Service: Services Related to a Highway - Guide Rails & Streetlights
Unit Measure: No. of Streetlights & Guide Rails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Streetlights	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857	\$2,700
Guide Rail	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	\$23,800
Total	886	886	886	886	886	886	886	886	886	886	886	886	886	886	886	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0836	0.0832	0.0830	0.0828	0.0828	0.0828	0.0828	0.0825	0.0821	0.0817	0.0813	0.0810	0.0804	0.0788	0.0775

15 Year Average	2010 to 2024
Quantity Standard	0.0818
Quality Standard	\$3,390
Service Standard	\$277

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$277
Eligible Amount	\$140,329



Table B-8
Service Standard Calculation – Services Related to a Highway – Facilities

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Matilda Garage	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	\$294	\$328
Matilda Garage - Coverall Structure	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$88	\$101
Matilda Garage - Coverall Shed	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$88	\$101
Matilda Garage - Salt Shed	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$206	\$231
Williamsburg Garage	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$258	\$288
Williamsburg Garage - Coverall Structure	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$88	\$101
Williamsburg Garage - Storage Shed	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$206	\$231
Williamsburg Garage - Salt Shed	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	\$206	\$231
Morrisburg Garage	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$294	\$328
Morrisburg Garage - Storage Shed	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	\$201	\$225
Total	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	36,800	35,800	35,800	35,800	35,800	35,800		

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	3.4711	3.4570	3.4489	3.4393	3.4393	3.4386	3.4409	3.4274	3.4118	3.3955	3.2838	3.2709	3.2492	3.1822	3.1316

15 Year Average	2010 to 2024
Quantity Standard	3.3658
Quality Standard	\$197
Service Standard	\$664

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$664
Eligible Amount	\$336,030



Table B-9
Service Standard Calculation – Services Related to a Highway – Vehicles & Equipment

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
1 Ton Pickup	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	\$85,000
3/4 Ton Pickup	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$85,000
1/2 Ton Pickup	3	3	3	3	3	4	4	4	4	4	5	5	5	5	5	\$68,000
Tandem Truck	7	7	7	7	6	6	6	5	5	5	5	4	3	2	2	\$382,600
Tandem Plow								1	1	1	1	2	3	4	4	\$460,300
Single Axle Plow	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$300,000
Snow Blade & Sander	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$30,000
Sidewalk Plow	-	-	-	-	1	1	1	1	2	2	2	2	3	3	3	\$234,600
Grader	2	2	2	2	2	3	3	3	2	2	2	2	1	1	1	\$600,000
Backhoe	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	\$201,600
Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Tractor	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$234,800
Roadside Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,400
Float Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$8,000
Hot Box	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$60,000
Vehicle Hoist	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$19,900
Total	22	22	22	22	22	23	24	24	24	24	27	28	28	29	29	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0022	0.0022	0.0022	0.0022	0.0025	0.0026	0.0025	0.0026	0.0025

15 Year Average	2010 to 2024
Quantity Standard	0.0023
Quality Standard	\$260,374
Service Standard	\$599

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$599
Eligible Amount	\$303,023



Table B-10
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Soccerfields - Intermediate fields	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$40,000
Ball Diamonds - Lit	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$225,000
Ball Diamonds - Unlit (Hardball)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$144,200
Ball Diamonds - Unlit (Tee Ball)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$40,000
Splashpad (Earl Baker Park)							1	1	1	1	1	1	1	1	1	\$208,300
Tennis Courts	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$112,500
Pickleball Courts													5	2	2	\$112,500
Outdoor Basketball Courts	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$200,000
Playgrounds	10	10	10	10	10	10	15	15	15	15	15	15	19	19	19	\$70,200
Off-Leash Dog Parks		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,000
Sand Volleyball Courts	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$25,000
Iroquois Marina - Floating Docks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
T-Dock										1	1	1	1	1	1	\$125,000
Beach Viewing Platform														1	2	\$50,000
Docks	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$60,000
Total	37	38	38	38	38	38	44	44	44	45	45	45	54	52	53	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0035	0.0036	0.0036	0.0036	0.0036	0.0036	0.0041	0.0041	0.0041	0.0042	0.0041	0.0041	0.0049	0.0046	0.0046

15 Year Average	2010 to 2024
Quantity Standard	0.0040
Quality Standard	\$102,815
Service Standard	\$411

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$411
Eligible Amount	\$208,098



Table B-11
Service Standard Calculation – Parks and Recreation Services – Parkland Trails

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
Morrisburg Waterfront Trails	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,156	1,356	1,356	1,356	1,356	\$112
Iroquois Waterfront Trails	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$112
Total	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,456	3,656	3,656	3,656	3,656	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.3260	0.3247	0.3239	0.3230	0.3230	0.3229	0.3231	0.3219	0.3204	0.3189	0.3170	0.3340	0.3318	0.3250	0.3198

15 Year Average	2010 to 2024
Quantity Standard	0.3237
Quality Standard	\$112
Service Standard	\$36

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$36
Eligible Amount	\$18,343



Table B-12
Service Standard Calculation – Parks and Recreation Services – Facilities

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Morrisburg Arena	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	33,100	\$391	\$435
Morrisburg Clock Tower / Storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$113,300	\$124,917
Morrisburg Dock Pavilion	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	\$103	\$117
Iroquois Civic Centre	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	\$567	\$629
Iroquois Marina Building	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$211	\$236
Iroquois Beach House / Washroom	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$200	\$224
Iroquois Rink Building	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$211	\$236
Iroquois Golf - Storage Building	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$185	\$208
Iroquois Bay Street - Park Building	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	\$211	\$236
3x Pavilions (Iroq Beach)	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	\$98	\$112
Williamsburg Park Building	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$283	\$316
Lawn Bowling Buildings & Greens	953	953	953	953	953	953	953	953	953	953	953	953	953	953	953	\$286	\$319
Matilda Hall	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	\$304	\$339
Riverside Hall	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$258	\$288
Dunbar Hall	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$258	\$288
Forward House	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$351	\$391
Brinston Recreation Building	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	\$258	\$288
Brinston Washroom/Canteen	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$232	\$259
Beach Washroom / Change House	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$232	\$259
Waterfront Washroom	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$232	\$259
Earl Baker Park Splash Pad Washroom						300	300	300	300	300	300	300	300	300	300	\$343	\$382
John Ross Campground/Lawn Bowling													1,600	1,600	1,600	\$318	\$354
Total	74,554	74,554	74,554	74,554	74,554	74,854	74,854	74,854	74,854	74,854	74,854	74,854	76,454	76,454	76,454		

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	7.0321	7.0037	6.9873	6.9677	6.9677	6.9944	6.9990	6.9716	6.9399	6.9066	6.8661	6.8391	6.9390	6.7959	6.6877

15 Year Average	2010 to 2024
Quantity Standard	6.9265
Quality Standard	\$379
Service Standard	\$2,625

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$2,625
Eligible Amount	\$1,328,402



Table B-13
Service Standard Calculation – Parks and Recreation Services – Vehicles & Equipment

Municipality of South Dundas
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Zamboni Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,000
3/4 Ton Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
3/4 Ton Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
1/2 Ton Pickup	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$68,000
Cub Cadet - 35 HP Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Dump Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,100
Arena Floor Cleaner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Arena Floor Scrubber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,500
Snowblower	3	3	3	3	3	3	3	3	3	3	4	4	4	4	4	\$1,800
Utility Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Mowers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,600
Propane Arena Edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,500
Snow Bull Snow Pusher															1	\$3,300
Bannerman Diamond Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,600
Rototiller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,200
Total	18	18	18	18	18	18	18	18	18	18	19	19	19	19	20	

Population	10,602	10,645	10,670	10,700	10,700	10,702	10,695	10,737	10,786	10,838	10,902	10,945	11,018	11,250	11,432
Per Capita Standard	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017

15 Year Average	2010 to 2024
Quantity Standard	0.0017
Quality Standard	\$30,253
Service Standard	\$51

D.C. Amount (before deductions)	10 Year
Forecast Population	506
\$ per Capita	\$51
Eligible Amount	\$26,024



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 Municipality's 2023 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		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Fire Protection Services	40,946	31,898	72,844
2.	Services Related to a Highway	13,084	4,996	18,081
3.	Parks and Recreation Services	50,381	114,031	164,412
Total		104,411	150,926	255,337



Appendix D

Local Service Policy



Appendix D: Local Services 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 following local service guidelines delineate the jurisdiction for capital cost recovery (i.e., local service or D.C.s).

Local Service guidelines are summarized in the following sample:

1. Collector Roads

- 1.1 Collector roads internal or abutting development up to 10m width plus two sidewalks and tow lifts of asphalt – Direct developer responsibility under s.59 of the D.C.A. (as a local service)
- 1.2 Roads (collector and arterial) external to development and oversizing of collector roads internal to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances)
- 1.3 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Municipality or rail corridors - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

- 2.1 Traffic signalization within or external to development – Include in D.C calculation to the extent permitted under s.5(1) of the D.C.A.

3. Intersection Improvements

- 3.1 New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of ROW.
- 3.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the



roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service)

- 3.3 Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.

4. Streetlights

- 4.1 Streetlights on external roads – Include in Municipal D.C. (linked to collector road funding source in item 1).
- 4.2 Streetlights within specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).

5. Sidewalks

- 5.1. Sidewalks on Municipal roads - Linked to collector road funding source in item 1.
- 5.2. Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.)

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

- 6.1. Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.2. Bike paths/multi-use trails/naturalized walkways external to development – Include in Municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.3. Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the D.C.A.(as a local service).

7. Noise Abatement Measures

- 7.1. Internal to Development - Direct developer responsibility though local service provisions (s.59 of D.C.A.)



8. Traffic Control Systems

- 8.1. Include in D.C. calculation.

9. Land Acquisition for Road Allowances

- 9.1. Land Acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in Municipal D.C. (to the extent eligible).
- 9.2. Land Acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in Municipal D.C. (to the extent eligible).
- 9.3. Land Acquisition for grade separations (beyond normal dedication requirements) – Include in the Municipal D.C. to the extent eligible.

10. Land Acquisition for Easements

- 10.1. Easement costs external to subdivisions shall be included in D.C. calculation.

11. Storm Water Management

- 11.1. Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- 11.2. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by Town.

12. Parkland Development

- 12.1 For the purpose of parkland development, local services include the requirement for the owner to undertake preparation of the park plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and



stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line. These requirements are part of the conditions of s.51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All of these costs are deemed a direct responsibility of the developer and have not been included in the D.C. calculation.

- 12.2 With respect to other parkland development costs, the municipal policy is to include all other components of parkland development in the D.C. calculation, including parking, park furniture, signage, landscaping and walkways and multi-purpose trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.



Appendix E

Proposed Development Charge By-law

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

BY-LAW NO. 2025-XX

Being a By-law to impose Development Charges in the Corporation of the Municipality of South Dundas pursuant to the Development Charges Act, S.O., 1997, c.98.

WHEREAS the Development Charges Act, S.O., 1997 c.98 authorizes municipalities to pass By-laws for the imposition of development charges against land if the development of land would increase the need for services;

AND WHEREAS Council wishes to ensure that the capital cost of meeting growth related demands for services is met but does not place a financial burden upon the Municipality of South Dundas' existing taxpayers, and also that new taxpayers bear no more than the net capital cost attributable to providing the current level of services;

AND WHEREAS section 2(1) of the Development Charges Act, 1997, S.O., 1997, c.27 (the "Development Charges Act") enables the Council to pass By-laws for the imposition of development charges against land to pay for increased capital costs required because of increased needs for services arising from the development or redevelopment of land;

AND WHEREAS the Municipality of South Dundas has undertaken a Development Charges Background Study, pursuant to s.10 of the Development Charges Act to investigate the increased need for services that will result from such development;

AND WHEREAS the Municipality of South Dundas has, pursuant to s.12 of the Development Charges Act, has given notice of a public meeting in the manner and to the persons and organizations prescribed by Ontario Regulation 82/98;

AND WHEREAS such public meeting was held on May 20, 2025 in the Council Chambers of the Municipality of South Dundas;

AND WHEREAS the Municipality of South Dundas ensured that the proposed By-law and the background study were made available to the public at least two weeks prior to the public meeting;

AND WHEREAS any person who attended the meeting was allowed to make representations in respect of the proposed development charges;

AND WHEREAS Council, having reviewed the study and the proposed By-law and having considered all the representations made at the public meeting, directed that this By-law be enacted;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF SOUTH DUNDAS ENACTS AS FOLLOWS:

1. DEFINITIONS

(1) In this By-law:

- a) “Accessory building” means a building or structure, or part of a building or structure, that is:
 - (i) a parking garage that is exclusively devoted to providing vehicle parking to the main use situated on the same Site;
 - (ii) a mechanical room that is exclusively devoted to providing heating, cooling, ventilating, electrical, mechanical or telecommunications equipment for a building or buildings that contain one or more Dwelling Units or Lodging Units situated on the same Site;
 - (iii) an entrance way, elevator, stairwell or hallway that provides access to a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site;
 - (iv) a pool area, change room, restroom, fitness facility, kitchen, laundry room, lounge or meeting room that is for the exclusive use of the residents of a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site;
 - (v) a storage room that provides storage exclusively to a resident or residents of a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site; or
 - (vi) an exterior deck, porch, canopy, gazebo, storage shed or stairway that is exclusively devoted to the use of the residents of a Dwelling Unit or Lodging Unit, or Dwelling Units or Lodging Units, on the same Site;

And for the purposes of this definition, “Site” shall include common elements of the same condominium as the applicable main use, buildings, Dwelling Units or Lodging Units;

- b) “Accessory Use” means a use that is normally subordinate or incidental to and exclusively devoted to a principal use, building or structure on a Site that does not through any manner or design share the same gross floor area of the principal use or occupy more than the percentage of gross floor area of the Site permitted as an accessory use by the applicable zoning by-laws;
- c) “Act” means the *Development Charges Act*, 1997, S.O., 1997, c.27;
- d) “Additional Dwelling Unit” has the same meaning as within the Municipality’s Zoning By-law as may be updated from time to time;

- e) "agricultural use" means the use of land and buildings for apiaries, fish farming, animal husbandry or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and other crops or ornamental plants;
- f) "apartment" means any dwelling unit within a building containing four (4) or more dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes Stacked Townhouse Dwellings and Additional Residential Units as defined in the Municipality's Zoning By-law;
- g) "back-to-back townhouse dwelling" means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;
- h) "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- i) "benefitting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- j) "bona fide farm uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
- k) "*Building Code Act*" means the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;
- l) "capital cost" means costs incurred or proposed to be incurred by the Municipality or a local board thereof, directly or under an agreement:
 - (i) to acquire land or an interest therein, including the capital component of costs to acquire a leasehold interest;
 - (ii) to improve land;
 - (iii) to acquire, construct or improve, and the capital component cost to lease, buildings and structures;
 - (iv) to acquire, construct or improve, and the capital component cost to lease, facilities including:
 - 1. rolling stock with an estimated useful life of seven years or more,
 - 2. furniture and equipment, other than computer equipment, and
 - 3. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*;

- (v) to undertake studies in connection with and to pay interest on money borrowed to pay for costs of any of the matters referred to in clauses (i) to (iv);
 - (vi) to undertake the development charges background study as required under s.10 of the Act;
- m) “commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;
- n) "Council" means the Council of The Corporation of the Municipality of South Dundas;
- o) "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- p) "development charge" means a charge imposed with respect to growth-related net capital costs against land under this By-law;
- q) "dwelling unit" means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one person or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), bathroom and kitchen facilities are provided;
- r) "duplex" means a dwelling or residential building divided horizontally into two dwelling units;
- s) "excess capacity" means uncommitted excess capacity but excludes uncommitted excess capacity if, either before or at the time the excess capacity was created, the Council of the Municipality expressed a clear intention that the excess capacity would be paid for by development charges or other similar charges;
- t) "existing industrial building" means a building used for or in connection with:
 - (i) manufacturing, producing, processing, storing or distributing something,
 - (ii) research or development in connection with manufacturing, producing or processing something,
 - (iii) 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,
 - (iv) office or administrative purposes, if they are,

1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
2. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

Notwithstanding the foregoing, an industrial use does not include the sale of commodities to the general public through a warehouse club or self-storage facilities.

- u) "farm building" means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;
- v) "front-end payment" means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this By-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- w) "front-ending agreement" means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or any combination thereof;
- x) "grade" with respect to a Dwelling Unit or Single Detached Dwelling means the average level of finished ground adjoining same at all exterior walls;
- y) "gross floor area" means the total floor area of a building or structure or part thereof, measured from the outside faces of exterior walls or between the outside faces of exterior walls and the centre line of any partition walls, and in the case of a Dwelling Unit, includes only those areas above grade. The gross floor area shall include any area which is being used for the repair or for the public sale of vehicles but shall exclude any area which is specifically designed for the parking of passenger motor vehicles;
- z) "growth-related net capital cost" means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from the anticipated development in all or a defined part of the Township less the Township's excess capacity and the extent to which an increase in service to meet the increased need will benefit existing development within the Township;
- aa) "institutional" means development of a building or structure intended for use:
 - (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;

- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act*, 2010.
 - (iii) By any institution of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - 2. a college or university federated or affiliated with a university described in subclause (a); or
 - 3. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act*, 2017;
 - (iv) As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (v) As a hospice to provide end of life care;
- bb) "local board" means a public library 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 the Municipality or the United Counties of Stormont, Dundas and Glengarry (the "County") or any part or parts thereof;
- cc) "local services" means 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*, or as a condition of approval under section 53 of the *Planning Act*;
- dd) "lodging house" means a building designed or intended to contain, or containing Lodging Units where the residents share access to common areas of the building, other than the Lodging Units;
- ee) "lodging unit" means a room located in a lodging house which:
 - (i) is designed to be occupied for human habitation by one resident;
 - (ii) is not normally accessible to persons other than the resident without the permission of the resident; and
 - (iii) may contain either cooking or sanitary facilities, but not both, for the exclusive use of the resident.

A unit or room in a hotel, motel, nursing or retirement home, independent living facility on the same Site as a nursing or retirement home, hospice, rehabilitation facility, student residence where meals and supervision are available, group home, or hostel designed for human habitation shall not constitute a Lodging Unit;

- ff) "multiple dwelling" means all dwellings other than single detached dwellings, demi-detached dwellings, and apartment dwellings within the respective meanings ascribed hereto under this By-law;
- gg) "municipality" means The Corporation of the Municipality of South Dundas;
- hh) "net capital cost" means the capital cost less capital grants, subsidies and other contributions made to the municipality or that Council anticipates will be made, including conveyances or payments under section 43, 51 and 53 of the *Planning Act* in respect of the capital costs;
- ii) "non-profit housing development" means development of a building or structure intended for use as residential premises by:
 - (i) a corporation to which the *Canada Not-for-profit Corporation Act*, 2010 applies, that is in good standing under that Act and whose primary objective is to provide housing,
 - (ii) a corporation without share capital to which the *Canada Not-for-profit Corporation Act*, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing, or
 - (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, 2022;
- jj) "non-residential uses" means all commercial, industrial, institutional and other uses, not included in the definition of residential use;
- kk) "Official Plan" means the Official Plan adopted for the United Counties of Stormont, Dundas, and Glengarry, as amended and approved;
- ll) "owner" means the owner of land or a person authorized by the owner who has made application for an approval for the development of land upon which a development charge is imposed;
- mm) "*Planning Act*" means the *Planning Act*, R.S.O. 1990, c.P.13;
- nn) "pre-existing development" means a use of land existing on the land at the time a development charge is payable or existing at the time of passage of this By-law;
- oo) "rate" means the interest rate established by the Bank of Canada on the day this By-law comes into force updated on the first business day of every January, April, July and October;
- pp) "regulation" means any regulation made pursuant to the Act;
- qq) "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;

- rr) "residential building" means a building containing one or more Dwelling Units with or without any Non-Residential component and in the case of a single or semi-detached dwelling or townhouse dwelling means the individual Dwelling Unit;
- ss) "residential use" means the use of land, buildings or structures as one or more Dwelling Units, including a Farm dwelling;
- tt) "row townhouse dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- uu) "semi-detached dwelling" means one dwelling unit within a building containing only two dwelling units, which is divided from the other dwelling unit by a vertical solid wall or partition extending from foundation to roof;
- vv) "single detached dwelling" means residential building consisting of one Dwelling unit and not attached to another structure and shall include a modular or mobile home connected to any of water, sanitary or electrical utility service;
- ww) "site" means a parcel of land which can be legally conveyed pursuant to section 50 of the *Planning Act* and includes a development having two or more consolidated under identical ownership;
- xx) "stacked townhouse" means a building, other than a duplex, townhouse, or back to back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade
- yy) "townhouse dwelling" means one Dwelling Unit within a building containing three or more Dwelling Units which is divided from the other Dwelling Units by one or more vertical solid walls or partitions extending from foundation to roof;
- zz) "warehousing" means a building in which the main use is the bulk storage of raw or semi-processed goods to be used in manufacturing and/or the wholesale distribution of manufactured goods and materials.

PART I: APPLICATION AND EXEMPTIONS

2. IMPOSITION OF DEVELOPMENT CHARGES

(1) All lands

Subject to subsection (2) the development charges herein are imposed on all lands in the municipality and no lands are exempt by reason only that they are exempt from taxation under s.3 of the *Assessment Act*.

(2) This By-law does not apply to land owned by and used for the purposes of:

- a) a board of education as defined by subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2;
- b) the Municipality or any local board thereof;
- c) the County or any local board thereof;
- d) any area municipality within the Unite Counties of Stormont, Dundas, and Glengarry; and
- e) the Crown in right of Ontario or the Crown in right of Canada.

3. APPLICATION OF DEVELOPMENT CHARGES

(1) General Application

Subject to subsection (2) to (8) inclusive, development charges shall apply, and shall be calculated and collected in accordance with the provisions of this By-law, on land to be developed or redeveloped for residential and non-residential use, where:

- a) the development or redevelopment of the land will increase the need for services; and
 - b) the development or redevelopment requires one or more of the approvals which follow:
 - (i) the passing of a zoning By-law or of an amendment thereto under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a By-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, c.C.26; or
 - (vii) the issuing of a permit under the *Building Code Act*, 1992, S.O. 1992, c.23 (the "Building Code"), in relation to a building or structure.
- (2) Where two or more of the actions described in subsection (1) are required before the land to which a development charge applies can be developed or redeveloped, only one development charge shall be imposed, calculated and collected in accordance with the provisions of this By-law.
- (3) Despite subsection (2), if two or more of the actions described in subsection (1) occur at different times and if the subsequent action or actions has the

effect of increasing the need for services as designated in this By-law, additional development charges shall be imposed, calculated and collected in accordance with the provisions of this By-law.

- (4) Despite subsection (1) any subdivision agreement or development agreement made under section 51 or section 53 of the Planning Act or any predecessor thereof, which provides for the payment of a lot levy, development charge, capital contribution or other charge shall remain in full force and effect, be enforceable according to its terms and prevail to the extent that there is any conflict with this By-law. This subsection, however, shall not apply with respect to any lot or block which is further subdivided by a new plan of subdivision or consent or by a part lot control exemption By-law.
- (5) Subsection (1) shall not apply to:
- a) Farm buildings;
 - b) a Place of worship, cemetery, and burial ground;
 - c) Group B, Division 2 (Care and treatment occupancies) as defined on the Ontario Building Code Act.
 - d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
 - e) The enlargement of an existing dwelling unit;
 - f) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
 - g) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - h) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;

- (i) For the purposes of Subsection 3. (6)(j) a residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling must be an Additional Dwelling Unit as defined herein
 - i) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.
- (6) Non-Profit Housing
- (7) Affordable residential units required pursuant to section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning);
- (8) Affordable and attainable residential units as follows:
 - a) Affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges
 - b) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges
- (9) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - a) Three or more bedrooms – 25% reduction;
 - b) Two bedrooms – 20% reduction; and
 - c) All other bedroom quantities – 15% reduction.
- (10) Despite anything in this By-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building up to a maximum of fifty per cent (50%) of the gross floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent (50%) of the gross floor area of the existing industrial building.
 - a) For the purpose of subsection (11), despite any new sites created which result in an existing industrial building being on a site separate from its enlargement or enlargements for which an exemption was granted under this section, further exemptions if any, pertaining to the existing industrial building shall be calculated on the basis of the gross floor area of the existing industrial building prior to the first enlargement and the site prior to its division in accordance with subsection (11).
- 4. Development charges as set out in Sections 5 and 6 of this By-law shall apply to all lands that are developed or redeveloped for residential and non-residential use in accordance with this By-law, but only insofar as,

- (1) the growth-related net capital costs of services are attributable to residential and non-residential use, and
- (2) the growth-related net capital cost of each service is attributable to the anticipated development and at standards no higher than the average level of each such service provided by the Municipality over the 15-year period immediately preceding the preparation of the Study.

5. Residential Development Charges

- (1) Development charges against land to be developed or redeveloped for residential use shall be based upon the services to be provided by the Municipality which are designated in Schedule "A" attached hereto.
 - a) Subject to the provisions of this By-law, development charges are hereby imposed against land to be developed or redeveloped for residential use and shall be calculated and collected at the rates set out in Schedule "B" attached hereto.

6. Non-Residential Development Charges

- (1) Development charges against land to be developed or redeveloped for non-residential use shall be based upon the services to be provided by the Township which are designated in Schedule "A" attached hereto.
 - a. Subject to the provisions of this By-law, development charges are hereby imposed against land to be developed or redeveloped for non-residential use and shall be calculated and collected at the rate set out in Schedule "B" attached hereto.

7. Mixed Use Development Charges

- (1) Subject to the provisions of this By-law, development charges against land to be developed or redeveloped for mixed residential and non-residential use shall be the aggregate of the amount applicable to the residential component and the amount applicable to the gross floor area of the non-residential component.

PART II: ADMINISTRATION

8. Payment

- (1) All development charges required to be paid to the Municipality pursuant to this By-law shall be paid by cash or cheque and directed to the Municipality's Chief Building Official.

9. Calculations

- (1) Subject to the provisions of this part, development charges shall be calculated and payable in full on the date that a building permit is issued in relation to a building or structure on land to which a development charge applies.

- (2) Where development charges apply to land where a building permit is required, no building permit shall be issued until the development charge is paid in full.
- (3) Notwithstanding subsection (1), 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 in accordance with Subsection (5), payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsection (1), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time of building permit issuance, the Development Charges under Sections 5, 6, and 7 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application, including interest in accordance with Subsection 5. Where both planning applications apply, Development Charges under Sections 5, 6, and 7 shall be calculated on the rates, including interest in accordance with Subsection (5), set out in Schedule "B" on the date of the later planning application.
- (5) Interest for the purposes of Subsections 9. (3) and 9. (4) shall be determined as the base rate plus 1 %, where:
 - a. The base rate shall be equal to the average prime rate on:
 - i. October 15 of the previous year, if the adjustment date is January 1,
 - ii. January 15 of the same year, if the adjustment date is April 1,
 - iii. April 15 of the same year, if the adjustment date is July 1, and
 - iv. July 15 of the same year, if the adjustment date is October 1.
 - b. The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.
- (6) If a development of land does not require the issuing of a building permit and requires one of the approvals listed in subsection 3.1b)(i) to (vi) inclusive, the development charge, subject to subsection 3.(1)(b) shall be payable and shall be calculated and collected on such date as may be determined by the approving authority.

10. Credits

- (1) The Municipality may, by agreement, permit the owner of land to which development charges apply to provide services for development or redevelopment of that land in lieu of the payment of all or any portion of a

development charge, including services additional to or of a greater size or capacity than is required under this By-law ("services in lieu").

- (2) Upon proof of the installation or construction of services in lieu to the satisfaction of the Municipality, a credit, without interest, shall be applied against development charges payable for an amount equal to the reasonable cost to the owner for providing services in lieu, as determined by the Municipality not to exceed the total amount of the development charges otherwise payable.
- (3) Any unused credit may be applied, upon proof satisfactory to the Municipality's Chief Building Official, to any subsequent development charge payable with respect to the same land as referred to in subsection (1).

11. Redevelopment Allowances

- (1) Where there is a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof, the Development Charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to Development Charges at the time this By-law was passed.
- (2) With respect to a residential building or structure or the residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall be calculated by multiplying the number of dwelling units demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule "B" of this By-law.
- (3) With respect to a non-residential building or structure or the non-residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall be calculated by multiplying the Gross Floor Area of that portion of the building demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule "B" of this By-law.
- (4) The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the Development Charges payable with respect to new or proposed development.
- (5) No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from Development Charges in accordance with this By-law.
- (6) If, after constructing a second dwelling unit on a property, the first dwelling unit is converted to an Additional Dwelling Unit, then development charges shall not be applied to the new dwelling unit.
- (7) Notwithstanding subsection 11 (1) to 11 (6) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Municipality in writing and pay the applicable Development Charge

for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Municipality shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Municipality and the Municipality's Treasurer or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

- (8) Notwithstanding subsection 11 (1) to 11 (6) above, if a building is destroyed by unintended consequences, such as fire, the Owner may make a written request to the Municipality's Treasurer to have the period between demolition and building permit issuance extended beyond five years.

12. Reserve Funds

- (1) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds and shall be used only to meet growth-related net capital costs for which the development charge was imposed under this By-law.
- (2) Income received from investments of the development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income applies.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection 1.

13. This By-law shall be administered by the Municipality 's Treasurer and Chief Building Official.

14. Annual Adjustment

- (1) The development charges set out in sections 5, 6, and 7 and Schedule "B" attached hereto shall be adjusted annually without amendment to this By-law, as of the 1st day of January in each year, commencing on January 1, 2026, in accordance with the most recent Statistics Canada Quarterly, Non-Residential Building Construction Price Index.
- (2) The minimum interest rate that the Municipality shall pay under subsection 18(3) and 25(2) of the Development Charges Act in relation to a development charges By-law shall be the Bank of Canada interest rate on the day the By-law comes into force and thereafter as such rate is adjusted on the first business day of every January, April, July and October thereafter for the life of this By-law.

15. Term

- (1) This By-law shall come into force and effect on the 16th day of July 2025.
 - (2) This By-law shall continue in force and effect for a term not to exceed ten years from the date of its enactment unless it is repealed or replaced at an earlier date by a subsequent By-law.
16. Nothing in this By-law shall be construed so as to commit or require the Municipality or its Council to authorize or proceed with any specific capital project at any specific time.
17. Each and every provision of this By-law is severable and, if any provision or provisions of this By-law should, for any reason, be declared invalid by any court, it is the intention of Council that each and every of the then remaining provisions of this By-law shall remain in full force and effect.
18. This By-law may be cited as the "Municipality of South Dundas Development Charges By-law, 2025".

READ and passed in Open Council, signed and sealed this 16th day of May 2025.

Mayor

Clerk

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

BY-LAW NO. 2025-XX

SCHEDULE “A”

Services and Classes of Services

1. Services Related to a Highway;
2. Fire Protection Services;
3. Parks and Recreation Services; and
4. Growth-Related Studies.

THE CORPORATION OF THE MUNICIPALITY OF SOUTH DUNDAS

BY-LAW NO. 2025-XX

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:					
Fire Protection Services	2,602	2,140	1,792	1,296	1.15
Services Related to a Highway	750	617	517	374	0.33
Parks and Recreation Services	6,889	5,667	4,746	3,432	0.39
Growth-Related Studies	282	232	194	141	0.05
Total Municipal Wide Services/Class of Services	10,523	8,656	7,249	5,243	1.92