



Addendum to 2023 Development Charges Background Study

Municipality of Trent Hills

For Public Circulation and Comment

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Table of Contents

	Page
1. Summary of Revisions to the December 11, 2023 Development Charges Background Study	1-1
1.1 Background.....	1-1
2. Discussion	2-1
2.1 Impacts on the Calculated Parks and Recreation Development Charge	2-1
3. Changes to the D.C.B.S.	3-1
4. Process for Adoption of the D.C. By-law.....	4-1
Appendix A Amended Pages	A-1



1. Summary of Revisions to the December 11, 2023 Development Charges Background Study

1.1 Background

Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the Municipality of Trent Hills (Municipality) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- December 11, 2023 – Release D.C.B.S. and draft by-laws
- January 9, 2024 – Public Meeting of Council
- February 13, 2024 – Anticipated passage of D.C. By-law

The purpose of this addendum to the December 11, 2023 D.C.B.S. is to provide a for a correction to the funding of the Warkworth Arena Renovations and Expansion to account for reductions in the funding due to received grants and donation funding. Additionally, the post period benefit calculations for the new Recreation and Wellness Centre have been updated.

The refinements are detailed in the subsequent sections of this report and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. by-laws.



2. Discussion

The details of the costs related to the Warkworth Arena Renovations and Expansion and the Recreation and Wellness Centre are provided in section 5.2.3 of the D.C.B.S. dated December 11, 2023. The calculations provided therein did not account for grant and donation funding of \$664,200 towards the Warkworth Arena Renovations and Expansion. The growth-related share of this funding has been removed from the calculation of the charge.

Furthermore, the deduction for post period benefit costs for the Recreation and Wellness Centre totaled \$3.8 million. Through this addendum the reduction for benefits outside of the 10-year forecast period has been reduced to \$3.6 million.

2.1 Impacts on the Calculated Parks and Recreation Development Charge

The refinements presented herein results in the calculated D.C. per single detached dwelling unit to decrease by \$442 compared to the charges in the December 11, 2023 report (approximately a 2.6% decrease to the charges for Parks and Recreation Services). Table 2-1 presents the updated schedule of charges.

Table 2-1
Amended Schedule of Parks and Recreation 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.m. of Gross Floor Area)	Green Energy (per 500 kW nameplate generating capacity of Solar Energy Developments)	Green Energy (per wind turbine for Wind Turbine Developments)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,206	823	798	641	6.91	1,206	1,206
Fire Protection Services	2,998	2,046	1,983	1,592	17.17	2,998	2,998
Parks and Recreation Services	16,443	11,223	10,877	8,732	15.69	-	-
Library Services	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	20,648	14,092	13,658	10,965	39.76	4,204	4,204
Year 1 Charge (80% of Full Charge)	16,518	11,274	10,926	8,772	31.81	3,364	3,364



3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the December 11, 2023 D.C.B.S. Accordingly, the revised pages are appended to this report:

- Executive Summary – updated to reflect the changes identified herein;
- Page 5-3 – reissued to reflect the changes to the capital needs included in the calculation of the charge;
- Page 5-6 – reissued to reflect the changes to the capital needs included in the calculation of the charge;
- Chapter 6 – reissued to reflect the changes to the calculation of the D.C.;
- Page 7-8 – updated to reflect this addendum;
- Page 8-3 – updated to reflect this addendum;
- Page 8-4 – updated to reflect this addendum;
- Page C-6 – reissued to reflect the changes to the cash flow calculations;
- Page C-7 – reissued to reflect the changes to the cash flow calculations;
- Appendix D – updated to reflect this addendum; and
- Appendix E3 – Draft by-law reissued to reflect the changes identified herein.



4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-laws.



Appendices



Appendix A

Amended Pages



Appendix A: Title

Text



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for Municipality of Trent Hills (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 of Trent Hills 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 eight bills passed in the Ontario legislature since the Municipality's last municipal-wide D.C. by-law: Bill 108, Bill 138, Bill 197, Bill 213, Bill 109, and Bill 23, Bill 97, and Bill 134. The following provides a brief summary of the recent changes.

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

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

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note that further changes related to non-profit housing have been made through Bill 23). Any unpaid D.C. amounts may be added to the property and collected as taxes. The installment payments for non-profit housing have been further amended by Bill 23.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning



application approval, the D.C. is determined based on the provisions of the D.C. by-law.

Further changes to the D.C.A. were proposed related to the list of eligible services which could be recovered through D.C.s, which recommended the removal of some services previously eligible, and introduced a new charge under the *Planning Act* (i.e., the community benefits charge).

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

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

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197 (additional details provided in subsection 1.3.3):

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges (C.B.C.):** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions.
- **Additional statutory exemptions for the creation of additional residential units within or ancillary to existing or new residential buildings and**



structures (these exemptions have been further modified by Bill 23 and Bill 97)).

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in subsection 1.3.3 of this report.

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

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

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.
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 January 9, 2024 with adoption of the by-law anticipated for February 13, 2023 in advance of the expiry of the current by-law on February 20, 2024.
5. The growth forecast (Chapter 3) on which the Municipality-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2024 to 2034), period.



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2024 to 2034
(Net) Population Increase	711
Residential Unit Increase	506
Non-Residential – Gross Floor Area Increase (sq.ft.)	260,700

Source: Watson & Associates Economists Ltd. forecast 2023.

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 services are calculated based on a unicipal-wide 10-year forecast:

- Services related to a highway (including municipal works facilities, fleet and equipment);
- Fire protection services;
- Parks and recreation services; and
- Library services;

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	\$68,168,500
Less: Benefit to Existing Development	\$51,571,000
Less: Post Planning Period Benefit	\$5,655,300
Less: Other Deductions	\$699,100
Less: Grants, Subsidies and Other Contributions	\$0
Less: Existing D.C. Reserve Funds	\$4,856,700
Net Costs to be Recovered from Development Charges	\$5,386,300



Based on the above table, the Municipality plans to spend \$68.2 million over the 10-year planning period of which \$10.3 million (15%) is recoverable from D.C.s (including \$4.9 million of D.C. reserve funds already collected). Of the net \$5.4 million included in the calculation, \$4.8 million is recoverable from residential development and \$620,000 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 \$57.9 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 Municipal-wide basis for all services. The corresponding single detached unit charge is \$20,648. The non-residential charge is \$39.76 per sq.m. of building area. These rates would be reduced by 20% during the first year of the by-law (i.e., \$16,518 per single detached unit and \$31.81 per sq.m. of building area) as per the Bill 23 requirements to reduce the charge during the first four years of the by-law. The calculated schedule of charges is presented in Table ES-3 and the charges that would be imposed during the first year of the by-law are presented in Table ES-4.



**Table ES-3
Calculated Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL				(per sq.m. of Gross Floor Area)	NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		Green Energy (per 500 kW nameplate generating capacity of Solar Energy Developments)	Green Energy (per wind turbine for Wind Turbine Developments)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,206	823	798	641	6.91	1,206	1,206
Fire Protection Services	2,998	2,046	1,983	1,592	17.17	2,998	2,998
Parks and Recreation Services	16,443	11,223	10,877	8,732	15.69	-	-
Library Services	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	20,648	14,092	13,658	10,965	39.76	4,204	4,204
Year 1 Charge (80% of Full Charge)	16,518	11,274	10,926	8,772	31.81	3,364	3,364

**Table ES-4
Schedule of Development Charges (80% of maximum charge to be imposed in first year of by-law)**

Service/Class of Service	RESIDENTIAL				(per sq.m. of Gross Floor Area)	NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom		Green Energy (per 500 kW nameplate generating capacity of Solar Energy Developments)	Green Energy (per wind turbine for Wind Turbine Developments)
Services Related to a Highway	965	658	638	513	5.52	965	965
Fire Protection Services	2,399	1,637	1,586	1,274	13.73	2,399	2,399
Parks and Recreation Services	13,155	8,978	8,702	6,986	12.55	-	-
Library Services	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	16,518	11,274	10,926	8,772	31.81	3,364	3,364



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 two years 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
- D.C. Discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Mandatory reduction of the charge:
 - 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
 - Non-Statutory Deductions:
 - Buildings or structures used as farm buildings;
 - Public Hospitals; and
 - Solar energy projects with a nameplate generating capacity less than 100 kilowatts
 - Redevelopment credits provided where building permit issuance occurs within two years for conversion or demolitions of existing structures
 - Charges to be indexed annually on the date the by-law comes in to force, 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-laws which are appended in Appendix E. These decisions may include:
- adopting the charges and policies recommended herein;
 - considering additional exemptions to the by-laws; 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).



the maintenance of these assets and the provision of Parks and Recreation Services, the Municipality utilizes 27 vehicles and equipment items. Over the past 15-year years, the investments in these assets equate to an average per capita level of service of \$4,981. Based on this level of investment and the anticipated growth in the 10-year forecast period (i.e., net population growth of 711 persons), the maximum D.C.-eligible amount that could be included in the calculation of the charges is \$3.5 million.

The 10-year capital needs required to meet the needs of the anticipated development total \$15.7 million, consisting of \$14.5 million for the new recreation and wellness centre (net of grants and other funding contributions), \$220,000 for an ice resurfacer, \$650,300 for parkland development, and \$369,400 for the unfunded post period benefits from previous growth-related projects. \$3.6 million has been deducted from the gross capital cost to recognize the benefits that growth outside of the 10-year forecast period will receive from the recreation and wellness center. Furthermore, \$6.8 million is deducted from the calculations to account for benefits that existing development will receive from the various capital projects. Once the existing reserve fund balance (\$1.8 million) is accounted for, a total of \$3.5 million is included in the calculation of the charge.

These costs are then allocated 95% to residential development and 5% to non-residential development as the residential population tends to be the predominant users of Parks and Recreations Services.

5.2.4 Library Services

The Municipality currently provides library services through the use of three facilities with a total of 12,103 sq.ft. of G.F.A. Library Services also provide a total of 46,812 physical copies of books and other materials and access to 125,817 electronic materials through their OverDrive subscription service. These assets provide an average per capita level of service of \$544 over the 15-year historical period. When applied against the 10-year forecast population of 711, the maximum D.C.-eligible cost that could be included in the charge is \$386,800.

Future capital needs identified by the Municipality to service the growth include additional collection materials. These materials over the 10-year forecast period have a total gross capital cost of \$56,700. The Municipality's library D.C. capital reserve is currently at a sufficient level to fund these needs over the forecast period therefore no additional D.C. eligible costs have been included in the calculation of the charge.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2033	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 95%	Non-Residential Share 5%
1	Recreation and Wellness Centre - Arena & Multi-purpose Space (Net of Grants and Other Contributions)	2025-2054	10,911,914	2,700,672	8,211,243	5,924,800	-	2,286,443	2,172,120	114,322
2	Recreation and Wellness Centre - Pool (Net of Grants and Other Contributions)	2025-2054	3,623,126	896,715	2,726,412	272,600	-	2,453,812	2,331,121	122,691
3	New Ice Resurfacers	2024	220,000	-	220,000	209,400		10,600	10,070	530
4	Hillside Park Redevelopment	2025-2027	375,000	-	375,000	357,000		18,000	17,100	900
5	Hastings Bike Park	2024-2033	85,000	-	85,000	80,900		4,100	3,895	205
6	Provision for New Parkland Development	2024-2033	191,257	-	191,257	-		191,257	181,694	9,563
7	Unfunded PPB Costs of Prior Completed Projects	2024-2033	369,356	-	369,356	-		369,356	350,888	18,468
	Reserve Fund Adjustmnet		-	-	-	-		(1,791,934)	(1,702,338)	(89,597)
	Total		15,775,654	3,597,387	12,178,268	6,844,700	-	3,541,633	3,364,552	177,082



7.5 Other Recommendations

It is recommended that Council:

“Adopt the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services within this background study.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated December 11, 2023 (as amended), subject to further annual review during the capital budget process.”

“Approve the D.C.s Background Study dated December 11, 2023 (as amended).”

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

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



8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. 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 2023 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 \$5.4 million. Of this total, \$3.7 million 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 \$0.8 million. This amount, totalled with the existing operating revenues of \$27.7 million, provides annual revenues of \$28.8 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 (2024\$)

	2033 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	\$ 3,702,825
Annual Debt Payment on Post Period Capital ¹	\$ 416,133
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$ 348,703
Sub-Total - Annual Lifecycle	\$ 348,703
Incremental Operating Costs (for D.C. Services)	\$ 938,426
Total Expenditures	\$ 5,406,087
Revenue (Annualized)	
Total Existing Revenue ²	\$ 27,685,558
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 770,600
Total Revenues	\$ 28,456,158

¹ Interim Debt Financing for Post Period Benefit

² As per Sch. 10 of FIR



**Table C-5
Cash Flow Calculation – Parks and Recreation – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$6,420.66	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	1,702,338	63,718	1,490,629	-	113	6,420.66	722,324	934,033	13,182	947,214
2025	947,214	59,348	62,962	422,558	113	6,613.28	743,994	1,205,688	10,765	1,216,452
2026	1,216,452	59,348	64,851	422,558	113	6,811.68	766,314	1,495,357	13,559	1,508,916
2027	1,508,916	59,348	66,796	422,558	113	7,016.03	789,303	1,808,864	16,589	1,825,453
2028	1,825,453	53,648	62,192	422,558	113	7,226.51	812,982	2,153,684	19,896	2,173,580
2029	2,173,580	53,648	64,058	422,558	113	7,443.30	837,372	2,524,335	23,490	2,547,824
2030	2,547,824	53,648	65,980	422,558	113	7,666.60	862,493	2,921,779	27,348	2,949,127
2031	2,949,127	53,648	67,959	422,558	113	7,896.60	888,368	3,346,976	31,481	3,378,457
2032	3,378,457	53,648	69,998	422,558	113	8,133.50	915,019	3,800,919	35,897	3,836,816
2033	3,836,816	53,648	72,098	4,726,275	113	8,377.50	942,469	(19,089)	19,089	(0)
Total		563,648	2,087,525	8,106,743	1,125		8,280,637		211,294	



**Table C-6
Cash Flow Calculation – Parks and Recreation – Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$1.458	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2025			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	89,597	3,354	78,454	-	26,070	1.458	38,017	49,160	694	49,853
2025	49,853	3,124	3,314	22,240	26,070	1.502	39,158	63,457	567	64,024
2026	64,024	3,124	3,413	22,240	26,070	1.547	40,332	78,703	714	79,417
2027	79,417	3,124	3,516	22,240	26,070	1.593	41,542	95,203	873	96,076
2028	96,076	2,824	3,273	22,240	26,070	1.641	42,789	113,352	1,047	114,399
2029	114,399	2,824	3,371	22,240	26,070	1.691	44,072	132,860	1,236	134,096
2030	134,096	2,824	3,473	22,240	26,070	1.741	45,394	153,778	1,439	155,217
2031	155,217	2,824	3,577	22,240	26,070	1.793	46,756	176,157	1,657	177,814
2032	177,814	2,824	3,684	22,240	26,070	1.847	48,159	200,048	1,889	201,938
2033	201,938	2,824	3,795	248,751	26,070	1.903	49,604	(1,005)	1,005	(0)
Total		29,666	109,870	426,671	260,700		435,823		11,121	



Appendix D

Long-Term Capital and Operating Cost Examination



Appendix D: 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 2022 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 D-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway	142,413	169,521	311,934
2. Fire Protection Services	26,837	345,778	372,615
3. Parks and Recreation Services	179,453	423,127	602,580
4. Library Services	-	-	-
Total	348,703	938,426	1,287,129



E3. Parks and Recreation Services

The Corporation of the Municipality of Trent Hills

By-law No. 2024-XXX

A By-law to Establish a Development Charge for Parks and Recreation Services

Whereas the Council of the Corporation of the Municipality of Trent Hills (hereinafter referred to as "the Council") anticipates that the Corporation of the Municipality of Trent Hills (hereinafter called "the Municipality") will experience additional development, including redevelopment throughout the Municipality in the next ten years and Council further anticipates that this development will increase the need for services;

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

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

And Whereas a development charge background study has been completed in accordance with the Act;

And Whereas the Council of The Corporation of the Municipality of Trent Hills has given notice of and held a public meeting on the 9th day of January, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF TRENT HILLS HEREBY ENACTS AS FOLLOWS:



1. DEFINITION AND USES:

1.1. In this By-law, unless a contrary intention appears, a term has the same meaning as that which exists in the Act or any Regulation made pursuant to Section 68 of the Act, both as amended from time to time. ·

1.2. In this By-law:

- lxxxi. “Act” means the *Development Charges Act*, as amended, or any successor thereof;
- lxxxii. “accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
- lxxxiii. “apartment unit” means any residential unit within a building containing four or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Notwithstanding the foregoing, an apartment unit includes a stacked townhouse dwelling unit.
- lxxxiv. “bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;
- lxxxv. “benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- lxxxvi. “board of education” has the same meaning as set out in the Education Act, R.S.O. 19990, Chap. E.2, as amended, or any successor thereof;
- lxxxvii. “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
- lxxxviii. "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
 - i. to acquire land or an interest in land, including a leasehold interest,



- ii. to improve land,
 - iii. to acquire, lease, construct or improve buildings and structures,
 - iv. to acquire, construct or improve facilities including,
 - 1. furniture and equipment other than computer equipment, and
 - 2. material acquired for circulation, reference or information purposes by a library board within the meaning of the Public Libraries Act;
 - v. rolling stock with an estimated useful life of seven years or more; and
 - vi. including interest on borrowing for those expenditures under clauses i. to iv. above that are growth-related;
- lxxxix. "Council" means the Council of the municipality;
- xc. "Development" means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
 - xc. "Development Charge" means a charge calculated in accordance with the rules set out in the Development Charges Act, 1997 and imposed against development in the Municipality as set out in this By-law;
 - xcii. "duplex dwelling" means a residential building that is divided horizontally into two dwelling units;
 - xciii. "Dwelling Unit" means one or more rooms used, designed or intended to be used as a residence and which has exclusive use of culinary and or sanitary facilities;
 - xciv. "existing" means the number, use and size that existed as of the date this by-law was passed;
 - xcv. "Farm Building" means any part of a building which is not used for residential purposes and which building is located on 3 or more hectares of land and which building is used solely for farm and farm related activities carried out on the same farm and includes barns, implement sheds,



seasonal roadside stands and silos but does not include processing or year round wholesale or retail facilities;

- xcvi. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- xcvii. "Green Energy" means lands, buildings or structures that that are not of an accessory use and that:
 - i. form, support or accommodate a system or utility used, designed or intended to convert wind or solar energy into electricity and feed it into the general power grid, and includes such systems or utilities that are subject to the Green Energy Act or are participating or intended to participate in the Independent Electricity System Operator's Feed-In Tariff Program, or successor thereof, or similar program; and
- xcviii. "Gross Floor Area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- xcix. "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- c. "institutional development" 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(2) of the Retirement Homes Act, 2010;
 - iii. by any of the following post-secondary institutions for the objects of the institutions:



1. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario
 2. A college or university federated or affiliated with a university described in subclause 1.19.3.2; or
 3. An Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes 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
- ci. "Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Municipality of Trent Hills or any part or parts thereof;
 - cii. "local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;
 - ciii. "multiple dwellings" means all dwellings other than single-detached, semi-detached, stacked townhouse, and apartment unit dwellings
 - civ. "non-residential development" means development other than residential development as defined herein, and includes development for commercial, farm, industrial and institutional uses;
 - cv. "Owner" means the owner(s) of land, or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;



- cvi. "Place of Worship," means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.5.0., 1990, as amended;
- cvii. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
- cviii. "Redevelopment" means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- cix. "Rental Housing Development" means development of a building or structure with four or more residential units all of which are intended for use as rented residential premises;
- cx. "regulation" means any regulation made pursuant to the Act
- cx. "residential" means designed, adopted or used as a home or residence of one or more individuals who reside or dwell there permanently or seasonally and includes single detached dwellings, semi-detached dwellings, row dwellings, duplex dwellings, triplex dwellings, apartment buildings, and seasonal dwellings;
- cxii. "row dwelling" means a residential building containing not less than three units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit;
- cxiii. "seasonal dwelling" means a single detached dwelling occupied on a non-permanent basis, the owner(s), occupant(s), having another permanent address, but does not include nursing homes, hotels, motels, tourist homes, bed & breakfast establishments, student residences, barracks, or any other development of an institutional nature and included in the Municipality's Zoning By-law as a non-residential use;



- cxiv. "semi-detached dwelling" means a residential building that is divided vertically into two or more dwelling units, each dwelling unit having one or two vertical walls, but no other parts attached to another structure;
- cxv. "service" means a service designed in Section 3 of this By-law, and "services" shall have a corresponding meaning;
- cxvi. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- cxvii. "stacked townhouse" means a building, other than a duplex, row dwelling, 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;
- cxviii. "triplex dwelling" means a residential building that is divided into three dwelling units;
- cxix. Use" means occupation and utilization for a particular purpose, practice or benefit; and
- cxx. "Wind Turbine" means a rotary engine that extracts energy from the flow of wind, converts it to mechanical energy by causing a bladed rotor to rotate, and further converts it to electrical energy through an electrical generator.

2. DESIGNATION OF SERVICES

- 2.1. The category of services for which development charges are imposed under this By-law is Parks and Recreation Services

3. APPLICATION OF BY-LAW RULES

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

- i. the lands are located in the area described in section 3.2; and
- ii. the development of the lands requires any of the approvals set out in subsection 3.4.

Area to Which By-law Applies



3.2. Pursuant to Section 2(7) of the Act, this By-law applies to all lands within the geographic limits of the Corporation of the Municipality of Trent Hills, whether or not the land or use is exempt from taxation under Section 13 of the Assessment Act, R.5.0., 1990.

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

- i. the municipality or a local board thereof;
- ii. a board of education;
- iii. the Corporation of the County of Northumberland or a local board thereof; or
- iv. Landed vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university.

Approvals for Development

3.4. Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- ii. the approval of a minor variance under section 45 of the Planning Act;
- iii. a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- iv. the approval of a plan of subdivision under section 51 of the Planning Act;
- v. a consent under section 53 of the Planning Act;
- vi. the approval of a description under section 50 of the Condominium Act, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- vii. the issuing of a permit under the Building Code Act in relation to a building or structure

3.5. No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which



this By-law applies even though two or more of the actions described in subsection 3.4 are required before the lands, buildings or structures can be developed

3.6. Despite subsection 3.5, if two or more of the actions described in subsection 3.4 occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services

Exemptions

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

- i. an enlargement to an existing dwelling unit;
- ii. a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.;
- iii. a third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- iv. one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- v. in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.8. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new



residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- i. A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- ii. A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
- iii. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development:

3.9. Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

3.10. If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- i. notwithstanding section 3.10, if the gross floor area is enlarged by more than 50 percent (50%), development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.



- 3.11. For the purpose of sections 3.9 and 3.10 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.12. The exemption for an existing industrial building provided by sections 3.9 and 3.10 shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or its predecessor.

Other Exemptions

- 3.13. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- i. Non-profit housing development;
 - ii. Residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16 (4) of that Act;
 - iii. Buildings or structure used as farm buildings;
 - iv. Buildings or structures to be used as hospitals as governed by the Public Hospitals Act, R.S.O., 1900; and
 - v. Solar Energy Projects with a nameplate generating capacity less than 100 kilowatts

Other Reductions

- 3.14. Notwithstanding any other provision of this by-law, development charges for rental housing development shall be reduced in accordance with the following:
- i. A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent;
 - ii. A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent; and



- iii. A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

4. AMOUNT OF CHARGES

Residential

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

Non-Residential

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

4.3. The development charges described in Schedule A to this by-law shall be imposed on non-residential Green Energy uses of lands, with respect to the number of wind turbines for Wind Turbine developments and the kilowatts of nameplate generating capacity for Solar Energy developments.

Reduction of Development Charges for Redevelopment

4.4. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:



- i. in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 4.1 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- ii. in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 4.2, by the gross floor area that has been or will be demolished or converted to another principal use;

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

4.5. Notwithstanding section 4.4 the replacement of a building destroyed by fire or similar unintended action shall be exempt from payment of a Development Charge so long as the replacement occurs within five (5) years and the replacement is for the same number of residential units or for a non-residential building of the same floor area. Additional residential units or non-residential floor area shall be subject to the normal provisions of this by-law.

Time of Payment of Development Charges

4.6. Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.

4.7. Despite Section 4.6, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4.8. Notwithstanding Sections 4.6 and 4.7, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.



4.9. Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 4.1, 4.2 and 4.3 may be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Sections 4.1, 4.2 and 4.3 may be calculated on the rates, including interest, set out in Schedule "A" on the date of the later planning application.

4.10. Interest for the purposes of Sections 4.8 and 4.9 shall be determined as the base rate plus 1%

i. The base rate shall be equal to the average prime rate on:

1. October 15 of the previous year, if the adjustment date is January 1,
2. January 15 of the same year, if the adjustment date is April 1,
3. April 15 of the same year, if the adjustment date is July 1, and
4. July 15 of the same year, if the adjustment date is October 1.

4.11. 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.

Credits

4.12. Credit for previous Development Charge Payments and lot levies credit shall be applied to the Development Charge calculated in Subsections 4.1, 4.2, and 4.3 above for any previous Development Charge or lot levy payment. The onus shall be upon the owner/applicant to provide proof of earlier payments.

5. PAYMENT BY SERVICES



5.1. Despite the payment required under subsections 4.1, 4.2, and 4.3, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law

6. INDEXING

6.1. Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on February 13th of each year, in accordance with the prescribed index in the Act.

7. SCHEDULES

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

- i. Schedule A - Residential and Non-Residential Development Charges – Parks and Recreation Services

8. CONFLICTS

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

8.2. Notwithstanding section 8.1, where a development which is the subject of an agreement to which section 8.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

9. BUILDING PERMIT ISSUANCE

9.1. Where Development Charges apply to land in relation to which a building permit is required, unless an agreement is entered into pursuant to subsection 4.7 above, the building permit shall not be issued until the Development Charge has been paid in full.



10. REFUNDS

10.1. Notwithstanding the foregoing, if a Development Charge is paid at the time a building permit is issued and no building proceeds pursuant to the said permit and the building permit has expired, the registered owner may apply to the Treasurer of the Municipality for a refund of the Development Charge paid at the time the building permit was issued within one year of payment to the Municipality provided the building permit is surrendered with the said refund application, if not already surrendered.

11. SEVERABILITY

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

12. DATE BY-LAW IN FORCE

12.1. This By-law shall come into effect at 12:01AM on February 13, 2024.

12.2. This By-law will expire at 12:01 AM on February 13, 2033 unless it is repealed by Council at an earlier date.

PASSED THIS 13th day of February, 2024

Mayor

Clerk



Schedule A to By-law 2024-XXX

Schedule of Development Charges – Parks and Recreation Services

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)	Green Energy (per 500 kW nameplate generating capacity of Solar Energy Developments)	Green Energy (per wind turbine for Wind Turbine Developments)
Parks and Recreation Services	16,443	11,223	10,877	8,732	15.69	-	-