



2023 Development Charges Background Study

Municipality of Trent Hills

For Public Circulation and Comment

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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.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
s.s.	Subsection
sq.m.	square metre
km	kilometer



Development Charges Background Study



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	\$68,390,300
Less: Benefit to Existing Development	\$51,565,400
Less: Post Planning Period Benefit	\$5,883,000
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 \$69.4 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 \$58.1 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 Municipal-wide basis for all services. The corresponding single detached unit charge is \$21,089. The non-residential charge is \$40.18 per sq.m. of building area. These rates would be reduced by 20% during the first year of the by-law (i.e., \$16,871 per single detached unit and \$32.15 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)
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	16,885	11,525	11,169	8,967	16.11	-	-
Library Services	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	21,089	14,394	13,950	11,200	40.18	4,204	4,204

**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	13,508	9,220	8,935	7,174	12.89	-	-
Library Services	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	16,871	11,515	11,160	8,960	32.15	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).



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 Trent Hills (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(s) 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. will be scheduled 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 Municipal Staff	June 2023
2. Data collection and staff interviews	June 2023 to October 2023
3. Presentation of draft findings and D.C. policy discussion with Municipal Staff	November 21, 2023
4. Presentation of draft findings and D.C. policies to Council	November 28, 2023
5. D.C. Background Study and draft D.C. by-law(s) available to public	December 11, 2023



Process Steps	Dates
6. Public Meeting of Council	January 9, 2024
7. D.C. By-law(s) passage (anticipated)	February 13, 2024
8. Newspaper notice given of by-law(s) passage	By 20 days after passage
9. Last day for by-law(s) appeal	40 days after passage
10. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the *Development Charges Act, 1997*

Over the past four years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- More Homes, More Choice Act, 2019 (Bill 108);
- Plan to Build Ontario Together Act, 2019 (Bill 138);
- 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); and
- Affordable Homes and Good Jobs Act, 2023 (Bill 134).

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

1.3.1 *More Homes, More Choice Act, 2019 (Bill 108)*

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 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).

1.3.2 Plan to Build Ontario Together Act, 2019 (Bill 138)

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

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes



identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

1.3.3.1 *List of D.C. Eligible Services*

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- 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 (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
and
- Additional services as prescribed.



1.3.3.2 *Classes of D.C. Services*

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

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

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

As well, the removal of the 10% deduction for soft services that was proposed under Bill 108 was maintained.

1.3.3.3 *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 was expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions were provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. This section has been further refined under Bill 23.

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

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 Municipality's D.C. by-law(s).



1.3.5 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.

1.3.6 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 proposed exemptions for affordable units was further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:

1.3.6.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.



- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no 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.

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

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

1.3.6.3 *New Statutory Exemptions for Affordable Units, Attainable Units, 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.

1.3.6.4 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.

1.3.6.5 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.

1.3.6.6 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.



1.3.6.7 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.

1.3.6.8 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.

1.3.6.9 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.

1.3.6.10 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.

1.3.6.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services,



wastewater services, and services related to a highway. Other services may be prescribed by the regulation.



Chapter 2

Current Municipality of Trent Hills D.C. Policy



2. Current Municipality of Trent Hills D.C. Policy

2.1 By-law Enactment

The Municipality adopted By-law number 2019-025 on February 20, 2019, which provides for Municipal-wide a D.C.s to be imposed in the Municipality. By-law 2019-025 will expire on February 20, 2024. The following sections review the current D.C. policy within by-law 2019-025.

2.2 Services Covered

The following Municipal-wide services are included under By-law 2019-025:

- Roads and Related Services;
- Protection of Persons & Property Services;
- Parks & Recreation Services;
- Library Services; and
- Administration Studies.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The By-law also allows the Municipality to enter into alternative payment agreements with owners.

2.4 Indexing

The by-law provides for annual indexing of the charges on January 1st of each year. Table 2-1 provides the charges currently in effect including the anticipated indexing for January 1, 2024, for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1
Municipality of Trent Hills
Anticipated 2024 Development Charges

Service	Residential				Non Residential		
	Single & Semi-Detached	Apartments 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Other Multiples	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)
Roads and Related Services	7,114	4,917	3,612	5,713	57.68	7,114	7,114
Protection of Persons & Property	3,163	2,185	1,606	2,540	25.75	3,163	3,163
Parks & Recreation Services	5,456	3,770	2,769	4,381	13.18	-	-
Library Services	-	-	-	-	-	-	-
Administration Studies	856	591	434	687	7.31	856	856
Total	16,588	11,464	8,421	13,321	103.91	11,132	11,132

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists two years prior to the date of payment of the D.C. The credit period is extended to five years for the replacement of a building destroyed by a fire or similar action.

2.6 Area to Which the By-law Applies and Exemptions

By-law 2019-025 provides for the following statutory exemptions at the time of by-law passage:

- The municipality or local board thereof;
- A board of education; and
- 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;

Through the various legislative changes discussed in Chapter 1, the Municipality also provides the following additional and revised (since by-law passage) statutory exemptions:

- 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.

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

- Buildings or structures used as farm buildings;
- Buildings or structures to be used as hospitals as governed by the Public Hospitals Act, R.S.O., 1900
- Solar Energy Projects with a nameplate generating capacity less than 100 kilowatts.



Chapter 3

Anticipated Development in the Municipality of Trent Hills



3. Anticipated Development in the Municipality of Trent Hills

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 (2024 to 2034) and a longer-term (2024 to 2051) time horizon.

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

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

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

- Northumberland County Official Plan Review, Municipal Comprehensive Review – Long-Term Growth Forecast and Urban Land Needs Analysis (November 2021), Watson & Associates Economists Ltd.;
- Municipality of Trent Hills 2019 Development Charges Background Study Consolidated Report, December 21, 2018 by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;
- Residential and non-residential supply opportunities as identified by the Municipality of Trent Hills staff; and



- Discussions from Municipal staff regarding anticipated residential and non-residential development in the Municipality of Trent Hills.

3.3 Summary of Growth Forecast

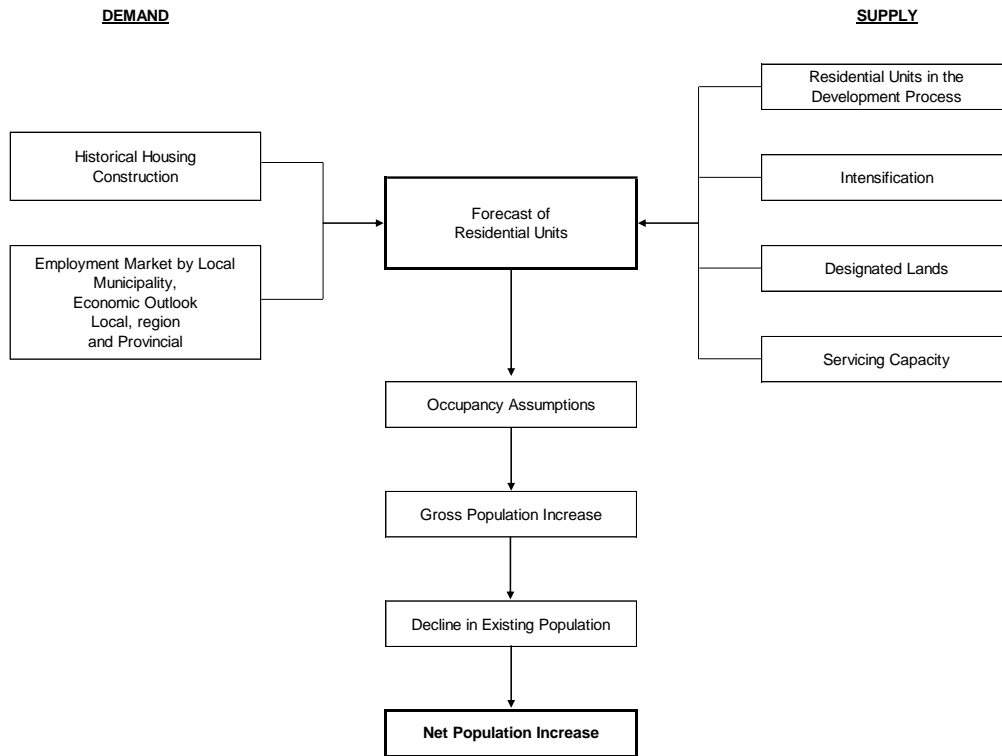
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results 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 Trent Hills (excluding census undercount) is anticipated to reach approximately 15,100 by early-2034 and 16,230 by 2051, resulting in an increase of approximately 730 and 1,860 persons, respectively. ^[1]

[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.3%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Municipality of Trent Hills
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	12,900	12,604	299	12,305	4,784	144	384	22	5,334	272	2.363
	Mid 2016	13,200	12,900	295	12,605	4,905	195	365	40	5,505	268	2.343
	Mid 2021	14,190	13,861	251	13,610	5,275	220	375	40	5,910	228	2.345
Forecast	Early 2024	14,710	14,375	260	14,115	5,448	267	375	40	6,130	236	2.345
	Early 2034	15,460	15,101	275	14,826	5,757	398	441	40	6,636	250	2.276
	Mid 2051	16,611	16,230	293	15,937	5,982	665	552	40	7,239	266	2.242
Incremental	Mid 2011 - Mid 2016	300	296	-4	300	121	51	-19	18	171	-4	
	Mid 2016 - Mid 2021	990	961	-44	1,005	370	25	10	0	405	-40	
	Mid 2021 - Early 2024	520	514	9	505	173	47	0	0	220	8	
	Early 2024 - Early 2034	750	726	15	711	309	131	66	0	506	14	
	Early 2024 - Mid 2051	1,901	1,855	33	1,822	534	398	177	0	1,109	30	

[1] Population includes the Census undercount estimated at approximately 2.3% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

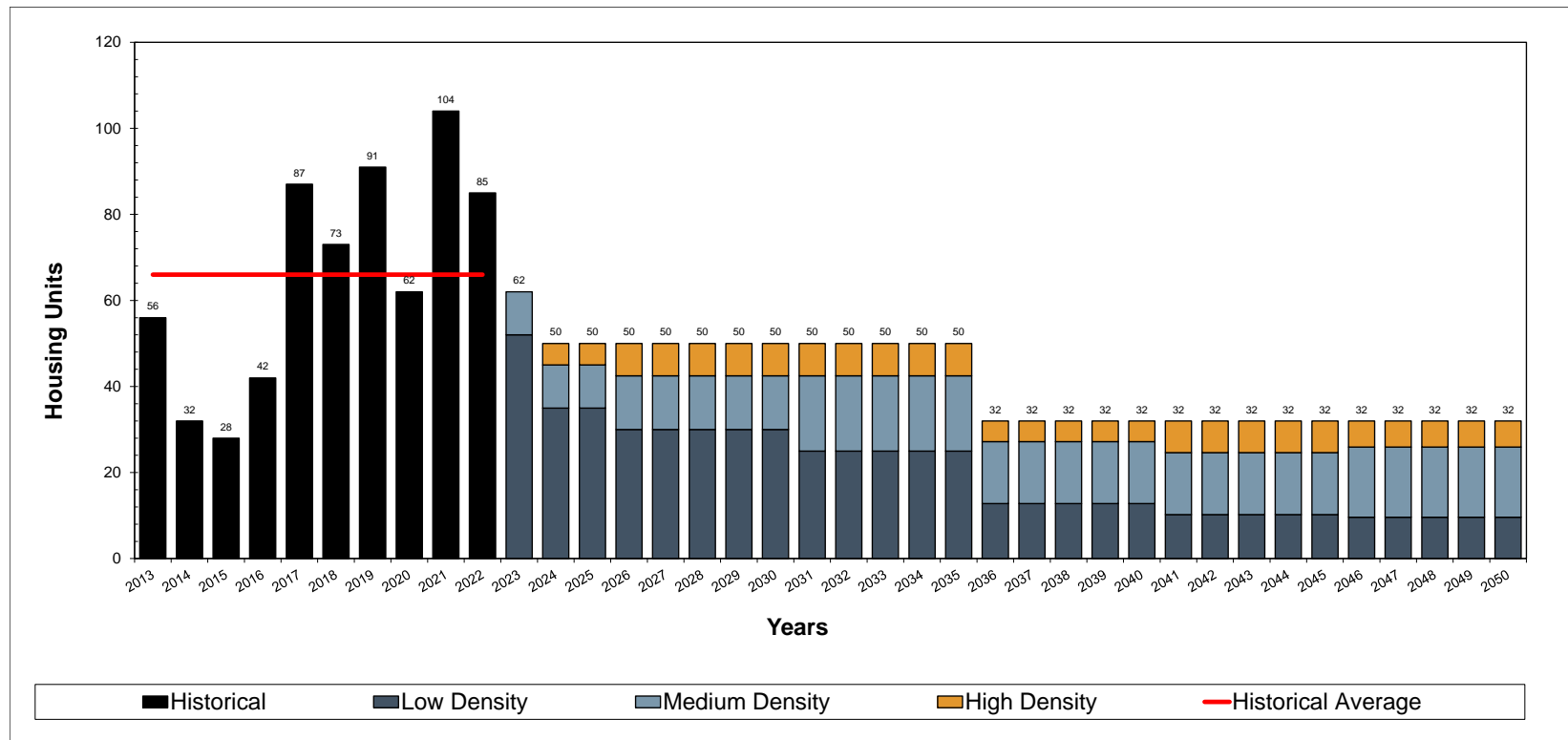
Notes:

Numbers may not add due to rounding.

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Figure 3-2
Municipality of Trent Hills
Annual Housing Forecast ^[1]



[1] Growth forecast represents calendar year.
Source: Historical housing activity derived from Municipality of Trent Hills building permit data, 2013 to 2022.



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

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Municipal staff regarding anticipated development trends for the Municipality of Trent Hills.
- Based on the above indicators, the 2024 to 2051 household growth forecast for the Municipality is comprised of a unit mix of 48% low density units (single detached and semi-detached), 36% medium density (multiples except apartments) and 16% 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 Trent Hills
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2051 by development location is summarized below.



Table 3-2
Municipality of Trent Hills
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2051	Percentage of Housing Growth, 2023 to 2051
Campbellford	730	66%
Hastings	220	20%
Warkworth	130	12%
Urban	1,090	98%
Rural	20	2%
Municipality of Trent Hills	1,110	100%

Note: Figures may not sum precisely due to rounding.

3. Planning Period

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

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

- The number of housing units to be constructed by 2051 in the Municipality of Trent Hills over the forecast period is presented in Table 3-1. Over the 2024 to 2051 forecast period, the Municipality is anticipated to average approximately 41 new housing units per year.



- Institutional population ^[1] is anticipated to increase by approximately 30 people between 2024 to 2051.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a 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 Trent Hills. Due to data limitations high density P.P.U. data was derived from Northumberland County, which includes the Municipality of Trent Hills and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.561
 - Medium density: 1.748
 - High density: 1.583

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

- Existing households for early-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[2] The forecast population change in existing households over the 2024 to 2051 forecast period is forecast to decline by approximately 520.

^[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.

^[2] 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.



6. Employment (Appendix A – Schedules 10a, 10b and 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the 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 Trent Hills is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 130 primary (3%);
 - 740 work at home employment (19%);
 - 685 industrial (18%);
 - 1,125 commercial/population-related (30%); and
 - 1,130 institutional (30%).
- The 2016 employment by usual place of work, including work at home, is 3,800. An additional 740 employees have been identified for the Municipality of Trent Hills 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 Trent Hills is anticipated to reach approximately 5,100 by early-2034 and 5,990 by 2051. This represents an employment increase of approximately 310 for the 10-year forecast period and 1,200 for the longer-term forecast period.
- Schedule 10b, 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

^[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."



services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential 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 Trent Hills (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,400 by early-2034 and 4,040 by 2051. This represents an employment increase of approximately 230 for the 10-year forecast period and 870 for the longer-term forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Municipal-wide incremental G.F.A. is anticipated to increase by 260,700 sq.ft. over the 10-year forecast period and 964,500 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2024 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 85%;
 - commercial/population-related – 9%; and
 - institutional – 6%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Municipality of Trent Hills by area.



- The amount and percentage of forecast total non-residential growth between 2024 and 2051 by development location is summarized below.

Table 3-3
Municipality of Trent Hills
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2051	Percentage of Non-Residential G.F.A., 2024 to 2051
Campbellford	886,800	92%
Hastings	29,500	3%
Warkworth	11,500	1%
Urban	927,300	96%
Rural	37,200	4%
Municipality of Trent Hills	964,500	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.” Furthermore, studies are also no longer an eligible capital cost. 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

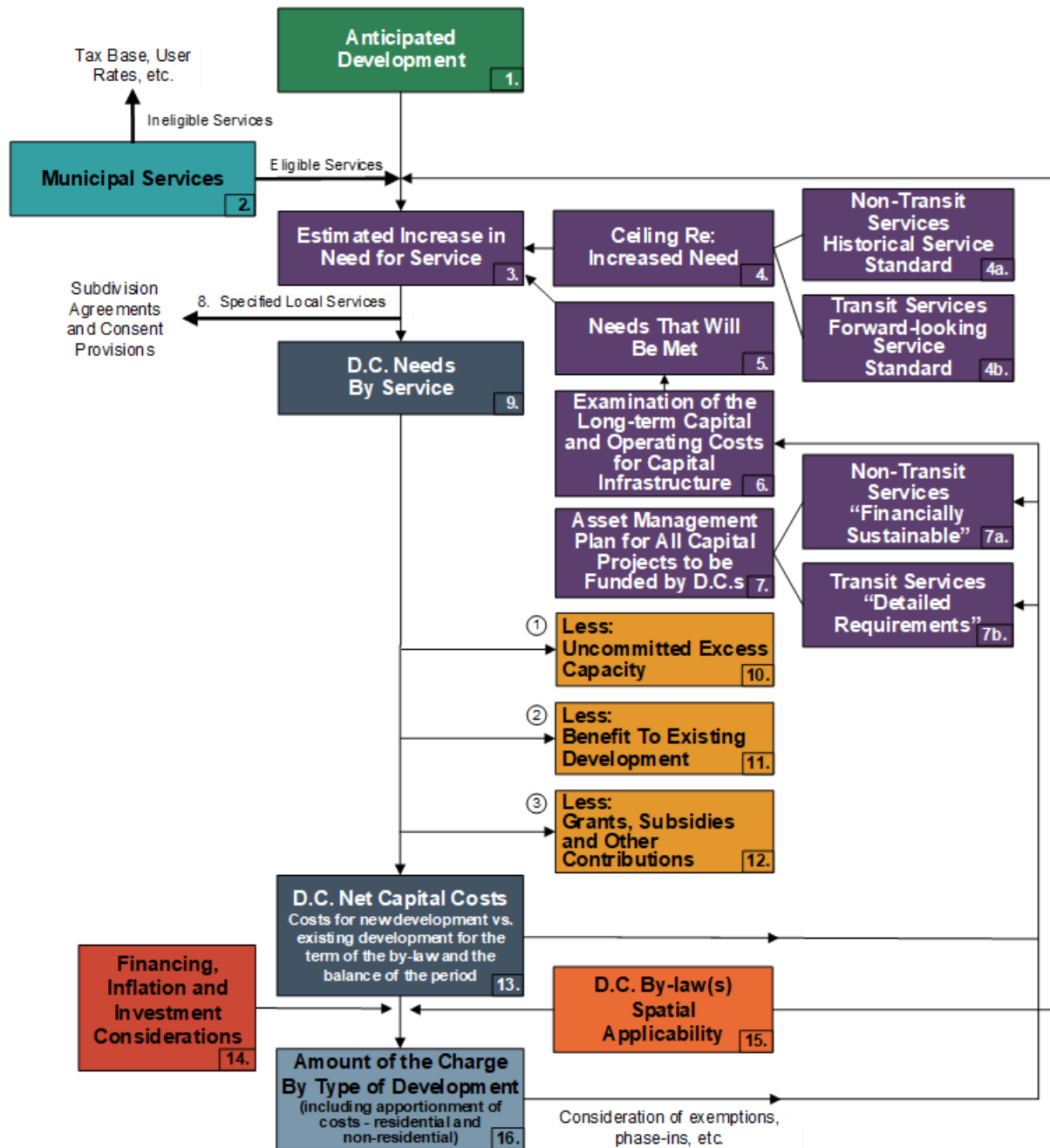




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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	1.1 Treatment plants
	No	1.2 Distribution systems
	n/a	1.3 Local systems
	No	1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	No	2.1 Treatment plants
	No	2.2 Sewage trunks
	n/a	2.3 Local systems
	No	2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	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	4.1 Arterial roads
	Yes	4.2 Collector roads
	Yes	4.3 Bridges, Culverts and Roundabouts
	No	4.4 Local municipal roads
	Yes	4.5 Traffic signals
	Yes	4.6 Sidewalks and streetlights
	Yes	4.7 Active Transportation
	Yes	4.8 Works Yard
	Yes	4.9 Rolling stock ¹
5. Electrical Power Services	n/a	5.1 Electrical substations
	n/a	5.2 Electrical distribution system
	n/a	5.3 Electrical system rolling stock ¹
6. Transit Services	No	6.1 Transit vehicles ¹ & facilities
	No	6.2 Other transit infrastructure
7. Waste Diversion Services	n/a	7.1 Waste diversion facilities
	n/a	7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a	8.1 Police detachments
	n/a	8.2 Police rolling stock ¹
	n/a	8.3 Small equipment and gear
9. Fire Protection Services	Yes	9.1 Fire stations
	Yes	9.2 Fire Vehicles ¹
	Yes	9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space
	n/a	10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes	11.1 Public library space (incl. furniture and equipment)
	n/a	11.2 Library vehicles ¹
	Yes	11.3 Library materials
12. Services Related to Long-Term Care	n/a	12.1 Long-Term Care space
	n/a	12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of 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
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital

¹ with a 7+ year useful life



4.4 Local Service Policy

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

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

In order for an increase in need for service to be included in the D.C. calculation, 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.

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

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’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. 2022 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2019 to 2023 period. Furthermore, the reserve funds have also been adjusted to account for estimated 2023 D.C. revenues. These balances have been applied against future spending requirements for all services.

Table 4-2
Municipality of Trent Hills
Estimated D.C. Reserve Funds Balances

Service	2022 Year-End Reserve Fund Balance	2019-2023 Adjustment	2023 D.C. Revenue	Interest	Adjusted Balance
Protection Services	490,332	(192,325)	155,390	4,719	458,115
Services Related to a Highway	2,177,108	-	349,396	23,518	2,550,022
Parks and Recreation Services	1,508,459	-	267,055	16,420	1,791,934
Library Services	104,088	(25,948)	-	911	79,051
Administration Studies	189,949	(38,488)	42,056	1,917	195,435
Total	4,469,937	(256,761)	813,897	47,485	5,074,558

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 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, Municipal 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 (2024-2033). 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 *Services Related to a Highway*

The Municipality currently provides Services Related to a Highway utilizing an inventory of 531 km of roads, 40 bridges and culverts, 43 km of sidewalks, 59 vehicles, and 19 facilities. This results in a total level of investment of \$14,965 per capita on average over the past 15-years. When applied against the 10-year anticipated growth (i.e., 711 net population growth, not including institutional population), this results in a maximum D.C.-eligible amount of \$10.6 million.

To service this additional growth, an anticipated \$45.1 million in capital projects relating to roads, facilities, and vehicles must be undertaken. These needs relate to the new Trent Hills depot (\$13.2 million) and road construction projects (\$31.9 million). Of this total gross capital \$41.5 million of these costs are related to benefits that the existing development will receive from the capital program cost estimate. Furthermore,



\$699,100 is related to funding from the County of Northumberland for the portion of new public works depot that will be utilized by the County of Northumberland. After deducting the existing reserve fund balance of \$2.6 million from the net D.C.-eligible capital costs, \$401,100 is included in the calculation of the charge.

These costs are then attributed 76% to residential development and 24% to non-residential development based on the share of population to employment growth anticipated over the 10-year period (i.e., 711 population and 228 employment).

5.2.2 Fire Protection Services

Fire Protection Services in the Municipality are provided through three fire halls, a command centre, and other Fire Services building and structures. These services are further provided through the utilization of 27 vehicles and 202 equipment items. Based on the average per capita investment of \$1,498 over the 2009 to 2023 period, and the forecast population growth of 711 persons over the next 10-year period, the resulting maximum D.C.-eligible amount that could be included in the calculation is \$1.1 million.

Capital needs to service this future growth include the outstanding principal and interest payments for the new Emergency Services Base in Campbellford, replacement of the Hastings fire station, an additional bay at the Warkworth fire station, equipment to outfit 2 additional firefighters, and a 1 additional vehicle. The total capital program is estimated at \$7.2 million. From these costs, \$3.2 million is deducted to account for the benefit that existing development will receive from these projects and \$2.1 million is deducted to account for the benefits growth beyond the 10-year forecast period will receive from these projects. After accounting for the existing \$458,100 reserve fund deficit, a total of \$1.4 million is included in the calculation of the charge (including \$378,200 in anticipated interest costs).

These costs are then attributed 76% to residential development and 24% to non-residential development based on the share of population to employment growth anticipated over the 10-year period.

5.2.3 Parks and Recreation Services

The Municipality currently operates their Parks and Recreation Services utilizing 55 acres of parkland that contain 44 park amenities and 19 km of trails. Additionally, the Municipality operates 11 recreation facilities., including storage buildings. To assist in



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 \$16.0 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 \$591,100 for the unfunded post period benefits from previous growth-related projects. \$3.8 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 5-1
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway**

Prj. No	Increased Service Needs Attributable to Anticipated Development	From	To	Length	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:		Potential D.C. Recoverable Cost	
											Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 76%	Non-Residential Share 24%
1	Trent Hills Works Depot				2024-2033	13,199,500	-	699,100	12,500,400	11,082,100		1,418,300	1,077,908	340,392
	Road Construction Projects	From	To	Length										
2	Seymour Quarry Road	Culdesac	Cty # 30	809m	2024-2033	1,245,100	-		1,245,100	1,185,300		59,800	45,448	14,352
3	5th Line West	Cty # 30	Mahoney Rd.	1.8 km	2024-2033	126,000	-		126,000	120,000		6,000	4,560	1,440
4	5th Line West	Cty # 30	Mahoney Rd.	1.8 km	2024-2033	126,000	-		126,000	120,000		6,000	4,560	1,440
5	Industrial Drive	Grand Rd	Trent Drive.	690m	2024-2033	954,000	-		954,000	908,200		45,800	34,808	10,992
6	Trent Drive	Grand Rd	Swing Bridge	510m	2024-2033	1,688,610	-		1,688,610	1,607,600		81,010	61,568	19,442
7	Saskatoon	Trent Drive	Second St.	194m	2024-2033	642,000	-		642,000	611,200		30,800	23,408	7,392
8	Elmore St.	First St.	Burnbrae	220m	2024-2033	304,000	-		304,000	289,400		14,600	11,096	3,504
9	Roscoe Avenue	First St.	Burnbrae Rd. E	229m	2024-2033	316,000	-		316,000	300,800		15,200	11,552	3,648
10	First Street	Roscoe	Centre St.	348m	2024-2033	612,500	-		612,500	583,100		29,400	22,344	7,056
11	Steelcrest	Market St.	Isabella	161m	2024-2033	533,071	-		533,071	507,500		25,571	19,434	6,137
12	Ireton St.	Margaret	End	308m	2024-2033	1,019,788	-		1,019,788	970,800		48,988	37,231	11,757
13	Naseby St.	Margaret	End	280m	2024-2033	927,080	-		927,080	882,600		44,480	33,805	10,675
14	Cromwell	Naseby	Market	177m	2024-2033	586,047	-		586,047	557,900		28,147	21,392	6,755
15	Margaret	Market	Bridge St E	343m	2024-2033	603,700	-		603,700	574,700		29,000	22,404	6,960
16	Church Avenue	North St	Queen St	451m	2024-2033	1,493,261	-		1,493,261	1,421,600		71,661	54,462	17,199
17	Kent St.	Church Ave.	Canrobert	480m	2024-2033	1,589,280	-		1,589,280	1,513,000		76,280	57,973	18,307
18	Pellissier St.	Garry St.	Bridge St W	140m	2024-2033	463,540	-		463,540	441,300		22,240	16,902	5,338
19	Elizabeth St.	Front St. N	Albert St. W	220m	2024-2033	728,420	-		728,420	693,500		34,920	26,539	8,381
20	Cedar Dr.	Culdesac	Water St.	830 m	2024-2033	2,748,130	-		2,748,130	2,616,300		131,830	100,191	31,639
21	Hope St	Albert St. W	Front St W	220m	2024-2033	728,420	-		728,420	693,500		34,920	26,539	8,381
22	New St.	Albert St. W	Front St W	220m	2024-2033	728,420	-		728,420	693,500		34,920	26,539	8,381
23	Front St. W	Park Lane	Elizabeth St.	700m	2024-2033	968,000	-		968,000	921,500		46,500	35,340	11,160
24	Front St. E	Victoria	Wellington St.	110m	2024-2033	364,210	-		364,210	346,700		17,510	13,308	4,202
25	Church Lane	Bay St.	Water St.	310m	2024-2033	545,600	-		545,600	519,400		26,200	19,912	6,288
26	Bay St	Church Lane	Argyle	560m	2024-2033	1,854,160	-		1,854,160	1,765,200		88,960	67,610	21,350
27	Elgin St	Bay St.	Cty Rd. # 45	560m	2024-2033	774,480	-		774,480	737,300		37,180	28,257	8,923
28	Queen St	Bridge St. S	Elgin St.	280m	2024-2033	927,080	-		927,080	882,600		44,480	33,805	10,675
29	Church Lane	Water St	Bay St. E	310m	2024-2033	1,026,410	-		1,026,410	977,200		49,210	37,400	11,810
30	Concession 13 E	Water St	10th Line W	4.2km	2024-2033	294,000	-		294,000	279,900		14,100	10,716	3,384
31	10th Line W	Conc. 13 E	Cty Rd. # 30	4.5 km	2024-2033	315,000	-		315,000	299,900		15,100	11,476	3,624
32	Cedar Dr.	Water St.	Dead End	830m	2024-2033	2,748,130	-		2,748,130	2,616,300		131,830	100,191	31,639
33	Homewood Ave	Princess St.	Culdesac	600m	2024-2033	829,800	-		829,800	790,000		39,800	30,248	9,552
34	Princess St	Homewood Ave.	Princess St.	190m	2024-2033	262,770	-		262,770	250,200		12,570	9,553	3,017
35	West St	Mill St	Dominion St.	340m	2024-2033	470,220	-		470,220	447,700		22,520	17,115	5,405
36	Banta Rd	Concession 3 W	Mill St.	1.9km	2024-2033	133,000	-		133,000	126,600		6,400	4,864	1,536
37	Conc 11 W.	Trentwood Est.	Cty # 45	1.12km	2024-2033	78,400	-		78,400	74,600		3,800	2,888	912
38	Trentwood Est.	Maple Ridge	Conc. 11	1.2 km	2024-2033	84,000	-		84,000	80,000		4,000	3,040	960
39	Nappan Island Rd.	Bridge	South Shores	2.7 km	2024-2033	990,000	-		990,000	942,500		47,500	36,100	11,400
40	Puffball Inn Rd.	Bridge	East culdesac	760m	2024-2033	278,700	-		278,700	265,300		13,400	10,184	3,216
41	South Shores	Nappan Is. Rd.	12th Line W	570m	2024-2033	39,900	-		39,900	38,000		1,900	1,444	456
42	12th Line W	South Shores Rd.	Cty Rd. #30	2.4km	2024-2033	168,000	-		168,000	159,900		8,100	6,156	1,944
43	Active Transportation Needs		Various		2024-2033	629,640	-		629,640	599,400		30,240	22,982	7,258
	Reserve Fund Adjustment					-	-		-	-		(2,550,022)	(1,938,017)	(612,005)
	Total					45,144,367	-	699,100	44,445,267	41,494,100	-	401,145	304,870	96,275



**Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection 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 76%	Non- Residential Share 24%
1	New Emergency Services Base (Fire Share) - NPV of Principal	2024-2046	2,223,400	-	2,223,400	1,356,100		867,300	659,148	208,152
2	New Emergency Services Base (Fire Share) - NPV of Interst Costs	2024-2046	969,578	-	969,578	591,400		378,178	287,415	90,763
3	Replace Fire Station 2	2026	2,558,000	1,273,300	1,284,700	1,284,700		-	-	-
4	Fire Station 3 - Additional Bay	2033	1,357,000	784,694	572,306	-		572,306	434,953	137,353
5	Fire Fighter Equipment (2)	2024-2033	35,900	-	35,900	-		35,900	27,284	8,616
6	Additional Vehicles (1)	2024-2033	48,000	-	48,000	-		48,000	36,480	11,520
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(458,115)	(348,168)	(109,948)
	Total		7,191,878	2,057,994	5,133,884	3,232,200	-	1,443,569	1,097,112	346,457



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2024-2033								95%	5%
1	Recreation and Wellness Centre - Arena & Multi-purpose Space (Net of Grants and Other Contributions)	2025-2054	10,911,914	2,871,337	8,040,577	5,924,800	-	2,115,777	2,009,988	105,789
2	Recreation and Wellness Centre - Pool (Net of Grants and Other Contributions)	2025-2054	3,623,126	953,382	2,669,745	267,000	-	2,402,745	2,282,608	120,137
3	New Ice Resurfacer	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	591,088	-	591,088	-		591,088	561,534	29,554
	Reserve Fund Adjustmnet		-	-	-	-		(1,791,934)	(1,702,338)	(89,597)
	Total		15,997,386	3,824,719	12,172,668	6,839,100	-	3,541,633	3,364,552	177,082



**Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	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	Non- Residential Share
	2024-2033								95%	5%
1	Collection Materials	2024-2033	56,645	-	56,645	-		56,645	53,813	2,832
	Reserve Fund Adjustment							(56,645)	(53,813)	(2,832)
	Total		56,645	-	56,645	-	-	-	-	-



Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the Municipal-wide D.C. calculation for all services over the 10-year planning horizon (i.e., 2024-2033).

The calculation for residential development is generated on a per capital 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 D.C. has been calculated uniformly on a per sq.m. of G.F.A. basis. Special care/special needs facilities (i.e., retirement and nursing homes) have been included as institutional development in the growth forecast and therefor would be charged the non-residential D.C.

Green Energy developments (wind or solar) are included within the forecast of industrial development. As these developments do not produce G.F.A. similar to other industrial developments, a charging mechanism is deemed. Each wind turbine or 500 kilowatts of nameplate generating capacity for solar developments is deemed to be equivalent to a residential single detached unit, as it relates to Roads and Related and Fire Protection Services only.

The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken by service for each forecast development type, i.e., residential, and non-residential. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

Table 6-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s (i.e., fully phased-in D.C.s) and year 1 D.C.s (i.e., 80% of the maximum charge) by residential dwelling type, per sq.m. of G.F.A. for non-residential development, per wind turbine and per 500 kW nameplate generating capacity.

Table 6-3 compares the Municipality's existing charges (accounting for anticipated January 1, 2024 indexing) to the charges (fully phased-in and year 1 charges) proposed



herein (Table 6-2), for a single detached residential dwelling unit and per sq.m. of G.F.A. for non-residential development. The year 1 calculated charges are \$16,871 for a single detached residential dwelling unit, and \$32.15 per sq.m. of non-residential G.F.A. The year 1 residential charges for a single detached dwelling unit represent a 2% increase (+\$294) over the current charges (with anticipated indexing) of \$16,588 and the year 1 non-residential charges represent a 69% decrease (-\$71.77 per sq.m.) over the current charges (with anticipated indexing).

**Table 6-1
Municipal-Wide Services D.C. Calculation
2019-2028**

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m
	\$	\$	\$	\$
1. Services Related to a Highway	304,870	96,275	1,206	6.91
2. Fire Protection Services	1,097,112	346,457	2,998	17.17
3. Parks and Recreation Services	3,364,552	177,082	16,885	16.11
4. Library Services	-	-	-	-
TOTAL	\$4,766,534	\$619,813	\$21,089	\$40.18
Financing Costs/(Earnings)	\$4,497,549	\$353,805		
D.C.-Eligible Capital Cost	\$9,264,082	\$973,617		
10-Year Gross Population/GFA Growth (sq.m.)		1,125	24,229	
Cost Per Capita/Non-Residential GFA (sq.m.)	\$8,235	\$40.18		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.561	\$21,089		
Other Multiples	1.748	\$14,394		
Apartments - 2 Bedrooms +	1.694	\$13,950		
Apartments - Bachelor and 1 Bedroom	1.360	\$11,199		

**Table 6-2
Schedule of Calculated D.C.s**

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	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	16,885	11,525	11,169	8,967	16.11	-	-
Library Services	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	21,089	14,394	13,950	11,200	40.18	4,204	4,204
Year 1 Charge (80% of Full Charge)	16,871	11,515	11,160	8,960	32.15	3,364	3,364



**Table 6-3
Comparison of Current and Calculated D.C.s**

Residential (Single Detached) Comparison

Service/Class of Service	Current*	Calculated (2024\$)	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	6,922	1,206	(5,716)	-83%
Fire Protection Services	3,077	2,998	(79)	-3%
Parks and Recreation Services	5,308	16,885	11,576	218%
Library Services	-	-	-	n/a
Administrative Studies	1,281	-	(1,281)	-100%
Total Municipal Wide Services/Classes	16,588	21,089	4,501	27%
Year 1 Charge (80% of Full Charge)	16,588	16,871	283	2%

Non-Residential (per sq.m.) Comparison

Service/Class of Service	Current*	Calculated (2024\$)	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	56.12	6.91	(49.21)	-88%
Fire Protection Services	25.05	17.17	(7.88)	-31%
Parks and Recreation Services	12.82	16.11	3.29	26%
Library Services	-	-	-	n/a
Administrative Studies	9.93	-	(9.93)	-100%
Total Municipal Wide Services/Classes	103.91	40.18	(63.73)	-61%
Year 1 Charge (80% of Full Charge)	103.91	32.15	(71.77)	-69%

* Includes anticipated indexing for January 1, 2024



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 108, 213, 197, 109, 23, 97, and 134. 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 municipal-wide D.C. calculation for all services considered herein;
- The Municipality uses individual D.C. by-laws for each eligible service to be recovered through D.C.s.

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 25-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 Library Services and Parks and Recreation Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - For Fire Protection Services and Services Related to a Highway a 76% residential and 24% non-residential attribution has been made based on a population vs. employment growth ratio over the municipal-wide forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- 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 24 months (2 years) prior to the issuance of a building permit.

With respect to the replacement of a building destroyed by fire or similar unintended action, the demolition credit is allowed 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.



7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education; and
- 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

- Buildings or structures used as farm buildings
- Buildings or structures to be used as hospitals as governed by the Public Hospitals Act, R.S.O., 1900
- Solar Energy Projects with a nameplate generating capacity less than 100 kilowatts

7.3.5 Transition

As required by s.s. 5(8) of the D.C.A., the maximum charge shall be reduced over the first five years of the by-law 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.

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 Municipality and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), 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 February 13 (i.e., the anticipated date of by-law passage) 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 year-over-year period.

7.3.8 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and

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-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



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.

The rationale for maintaining a Municipal-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 ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e., non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire Municipality.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific approach. An area of a municipality that is less developed and becomes subject to an area specific D.C., could face a significant increase in D.C. rates, as the municipality will not benefit from drawing on the pool of D.C. funding and may have contributed 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 municipal practice of providing and funding services on a municipal-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 three (4) separate reserve funds, including:

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

7.4.2 By-law In-force Date

The by-law will come into force on the date of by-law passage or a later date as determined by Council.

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

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



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

“Approve the D.C.s Background Study dated December 11, 2023.”

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

“Approve the D.C. By-laws 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,

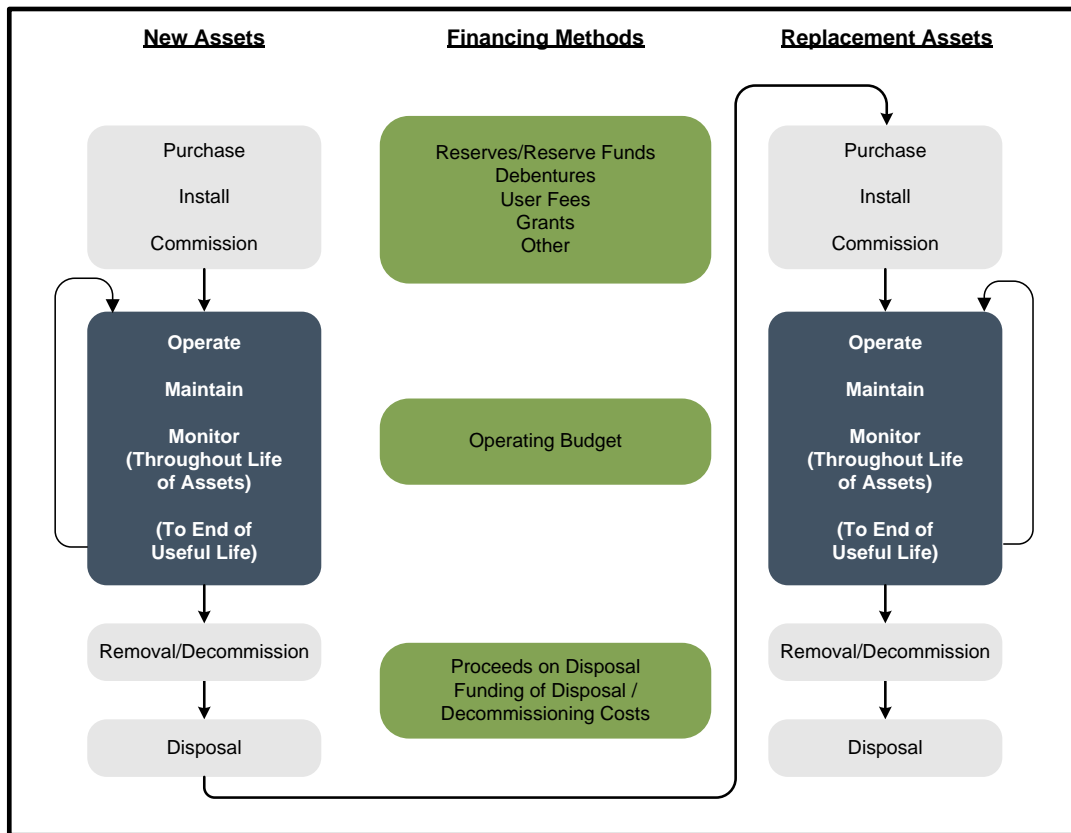
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The asset management requirement for this D.C. Background Study has been undertaken independently of any the Municipality's A.M.P.s.



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	\$ 3,702,413
Annual Debt Payment on Post Period Capital ¹	\$ 432,860
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$ 340,782
Sub-Total - Annual Lifecycle	\$ 340,782
Incremental Operating Costs (for D.C. Services)	\$ 949,197
Total Expenditures	\$ 5,425,252
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



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 Ontario Land Tribunal (O.L.T.).

9.1.3 Other Consultation Activity

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



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/primary development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, institutional buildings, and buildings on agricultural lands. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

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 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 O.L.T., 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 O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the Municipal Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The 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 Municipal Council to the O.L.T.



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 Municipal 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 Trent Hills 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	<i>Mid 2011</i>	12,900	12,604	299	12,305	4,784	144	384	22	5,334	272	2.363
	<i>Mid 2016</i>	13,200	12,900	295	12,605	4,905	195	365	40	5,505	268	2.343
	<i>Mid 2021</i>	14,190	13,861	251	13,610	5,275	220	375	40	5,910	228	2.345
Forecast	<i>Early 2024</i>	14,710	14,375	260	14,115	5,448	267	375	40	6,130	236	2.345
	<i>Early 2034</i>	15,460	15,101	275	14,826	5,757	398	441	40	6,636	250	2.276
	<i>Mid 2051</i>	16,611	16,230	293	15,937	5,982	665	552	40	7,239	266	2.242
Incremental	Mid 2011 - Mid 2016	300	296	-4	300	121	51	-19	18	171	-4	
	Mid 2016 - Mid 2021	990	961	-44	1,005	370	25	10	0	405	-40	
	Mid 2021 - Early 2024	520	514	9	505	173	47	0	0	220	8	
	Early 2024 - Early 2034	750	726	15	711	309	131	66	0	506	14	
	Early 2024 - Mid 2051	1,901	1,855	33	1,822	534	398	177	0	1,109	30	

[1] Population includes the Census undercount estimated at approximately 2.3% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

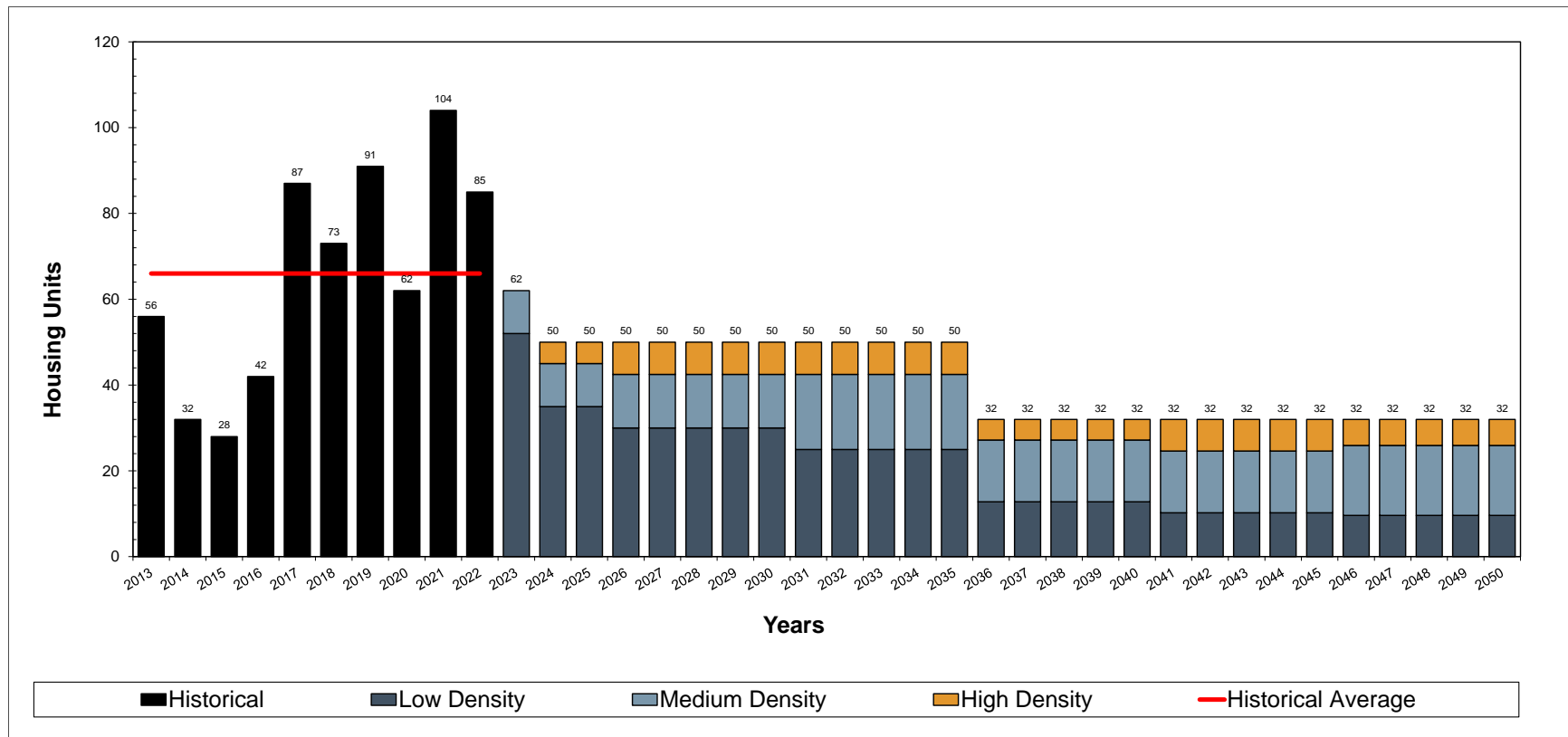
Notes:

Numbers may not add due to rounding.

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Figure 1
Municipality of Trent Hills
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.
Source: Historical housing activity derived from Municipality of Trent Hills building permit data, 2013 to 2022.



Schedule 2
Municipality of Trent Hills
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
Urban	2024 - 2034	296	131	66	493	1,092	(184)	907	6	913
	2024 - 2051	513	398	177	1,088	2,290	(233)	2,057	15	2,072
Campbellford	2024 - 2034	200	86	47	333	737	(111)	626	4	630
	2024 - 2051	347	261	126	734	1,545	(140)	1,404	9	1,413
Hastings	2024 - 2034	59	26	15	100	220	(36)	185	1	186
	2024 - 2051	102	79	40	221	463	(45)	418	3	421
Warkworth	2024 - 2034	37	19	4	60	134	(37)	97	1	98
	2024 - 2051	64	58	11	133	283	(48)	235	3	238
Rural	2024 - 2034	13	0	0	13	33	(230)	(196)	9	(187)
	2024 - 2051	21	0	0	21	54	(289)	(235)	18	(217)
Municipality of Trent Hills	2024 - 2034	309	131	66	506	1,125	(414)	711	15	726
	2024 - 2051	534	398	177	1,109	2,344	(522)	1,822	33	1,855

^[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 Trent Hills
Current Year Growth Forecast
Mid-2021 to Early-2024

		Population
Mid 2021 Population		13,861
Occupants of New Housing Units, Mid 2021 to Early 2024	<i>Units (2)</i>	220
	<i>multiplied by P.P.U. (3)</i>	2,425
	<i>gross population increase</i>	534
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2024	<i>Units</i>	8
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	8
Decline in Housing Unit Occupancy, Mid 2021 to Early 2024	<i>Units (4)</i>	5,910
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.005
	<i>total decline in population</i>	-28
Population Estimate to Early 2024		14,375
<i>Net Population Increase, Mid 2021 to Early 2024</i>		<i>514</i>

- (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>	2,500	79%	1,966
<i>Multiples (6)</i>	2,150	21%	0,459
<i>Apartments (7)</i>	1,548	0%	0,000
Total		100%	2,425

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

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

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



**Schedule 4
Municipality of Trent Hills
10-Year Growth Forecast
Early-2024 to Mid-2034**

		Population
Early 2024 Population		14,375
Occupants of New Housing Units, Early 2024 to Early 2034	<i>Units (2)</i>	506
	<i>multiplied by P.P.U. (3)</i>	2,223
	<i>gross population increase</i>	1,125
Occupants of New Equivalent Institutional Units, Early 2024 to Early 2034	<i>Units</i>	14
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	15
Decline in Housing Unit Occupancy, Early 2024 to Early 2034	<i>Units (4)</i>	6,130
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.068
	<i>total decline in population</i>	-414
Population Estimate to Early 2034		15,101
<i>Net Population Increase, Early 2024 to Early 2034</i>		<i>726</i>

(1) Early 2024 Population based on:

2021 Population (13,861) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (220 x 2.425 = 534) + (8 x 1.1 = 8) + (5,910 x -0.005 = -28) = 14,375

(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>	2.561	61%	1.564
<i>Multiples (6)</i>	1.748	26%	0.453
<i>Apartments (7)</i>	1.583	13%	0.206
<i>one bedroom or less</i>	1.360		
<i>two bedrooms or more</i>	1.694		
Total		100%	2.223

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 2024 households based upon 2021 Census (5,910 units) + Mid 2021 to Early 2024 unit estimate (220 units) = 6,130 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
Municipality of Trent Hills
Long-Term Growth Forecast
Mid-2023 to Mid-2051

		Population
Early 2024 Population		14,375
Occupants of New Housing Units, Early 2024 to Early 2051	<i>Units (2)</i>	1,109
	<i>multiplied by P.P.U. (3)</i>	2,113
	<i>gross population increase</i>	2,344
Occupants of New Equivalent Institutional Units, Early 2024 to Early 2051	<i>Units</i>	30
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	33
Decline in Housing Unit Occupancy, Early 2024 to Early 2051	<i>Units (4)</i>	6,130
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.085
	<i>total decline in population</i>	-522
Population Estimate to Early 2051		16,230
<i>Net Population Increase, Early 2024 to Early 2051</i>		<i>1,855</i>

(1) Early 2024 Population based on:

2016 Population (13,861) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (220 x = 534) + (5,910 x - 0.0034 = -20) = 14,375

(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>	2.561	48%	1.233
<i>Multiples (6)</i>	1.748	36%	0.627
<i>Apartments (7)</i>	1.583	16%	0.253
<i>one bedroom or less</i>	1,360		
<i>two bedrooms or more</i>	1,694		
Total		100%	2.113

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Early 2024 households based upon 2021 Census (5,910 units) + Mid 2021 to Early 2024 unit estimate (220 units) = 6,130 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6a
Municipality of Trent Hills
Summary of Active Development Applications, Vacant Land Supply and Intensification
Housing Potential as of 2020

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	151	-	-	151
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	371	83	0	454
<i>% Breakdown</i>	82%	18%	0%	100%
Application Under Review	-	-	-	-
<i>% Breakdown</i>				
Vacant lands designated for Residential	152	52	43	247
<i>% Breakdown</i>	62%	21%	17%	100%
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	674	135	43	852
<i>% Breakdown</i>	79%	16%	5%	100%

^[1] Includes townhomes and apartments in duplexes.

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

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Schedule 6b
Municipality of Trent Hills
Summary of Active Development Applications, Vacant Land Supply and Intensification
Housing Potential as of 2020
Campbellford

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	151	0	0	151
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	152	45	0	197
<i>% Breakdown</i>	77%	23%	0%	100%
Application Under Review	-	-	-	-
<i>% Breakdown</i>				
Vacant lands designated for Residential	152	52	43	247
<i>% Breakdown</i>	62%	21%	17%	100%
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	455	97	43	595
<i>% Breakdown</i>	76%	16%	7%	100%

[1] Includes townhomes and apartments in duplexes.

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

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Schedule 6c
 Municipality of Trent Hills
 Summary of Active Development Applications, Vacant Land Supply and Intensification
 Housing Potential as of 2020
 Hastings

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
<i>% Breakdown</i>				
Draft Plans Approved	123	10	0	133
<i>% Breakdown</i>	92%	8%	0%	100%
Application Under Review	-	-	-	-
<i>% Breakdown</i>				
Vacant lands designated for Residential	-	-	-	-
<i>% Breakdown</i>				
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	123	10	0	133
<i>% Breakdown</i>	92%	8%	0%	100%

[1] Includes townhomes and apartments in duplexes.

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

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Schedule 6d
 Municipality of Trent Hills
 Summary of Active Development Applications, Vacant Land Supply and Intensification
 Housing Potential as of 2020
 Warkworth

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
<i>% Breakdown</i>				
Draft Plans Approved	-	28	-	28
<i>% Breakdown</i>				
Application Under Review	-	-	-	-
<i>% Breakdown</i>				
Vacant lands designated for Residential	-	-	-	-
<i>% Breakdown</i>				
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	0	28	0	28
<i>% Breakdown</i>	0%	100%	0%	100%

[1] Includes townhomes and apartments in duplexes.

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

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Schedule 6e
Municipality of Trent Hills
Summary of Active Development Applications, Vacant Land Supply and Intensification
Housing Potential as of 2020
Rural

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
<i>% Breakdown</i>				
Draft Plans Approved	96	0	0	96
<i>% Breakdown</i>	100%	0%	0%	100%
Application Under Review	-	-	-	-
<i>% Breakdown</i>				
Vacant lands designated for Residential	-	-	-	-
<i>% Breakdown</i>				
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	96	0	0	96
<i>% Breakdown</i>	100%	0%	0%	100%

^[1] Includes townhomes and apartments in duplexes.

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

Source: Derived from Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Schedule 7
Municipality of Trent Hills
Historical Residential Building Permits
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2013	54	1	1	56
2014	30	0	2	32
2015	28	0	0	28
2016	42	0	0	42
2017	87	0	0	87
Sub-total	241	1	3	245
Average (2013 - 2017)	48	0	1	49
% Breakdown	98.4%	0.4%	1.2%	100.0%
2018	73	0	0	73
2019	83	7	1	91
2020	62	0	0	62
2021	76	28	0	104
2022	71	14	0	85
Sub-total	365	49	1	415
Average (2018 - 2022)	73	10	0	83
% Breakdown	88.0%	11.8%	0.2%	100.0%
2013 - 2022				
Total	606	50	4	660
Average	61	5	0	66
% Breakdown	91.8%	7.6%	0.6%	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 Municipality of Trent Hills data, by Watson & Associates Economists Ltd.



Schedule 8a
Municipality of Trent Hills
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached					Total	25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	-	2,316	2,591	-	2,500		
6-10	-	-	2,500	2,458	-	2,605		
11-15	-	-	-	2,577	-	2,262		
16-20	-	-	-	2,944	-	2,643		
20-25	-	-	-	2,720	-	2,441	2,490	2,561
25-35	-	-	-	2,231	-	2,383		
35+	-	1,400	1,858	2,469	3,260	2,360		
Total	-	1,677	1,924	2,488	3,394	2,386		

^[1] Includes townhomes and apartments in duplexes.

^[2] 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 8b
Northumberland County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.667	3.154	-	2.150		
6-10	-	-	1.613	1.875	-	1.692		
11-15	-	-	1.686	2.412	-	1.797		
16-20	-	-	1.500	-	-	1.818		
20-25	-	-	2.000	-	-	1.882	1.868	1.748
25-35	-	-	2.214	3.917	-	2.893		
35+	0.625	1.255	1.893	2.760	-	2.064		
Total	0.552	1.338	1.795	2.754	-	2.028		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.645	-	-	1.548		
6-10	-	-	1.609	-	-	1.571		
11-15	-	1.364	1.800	-	-	1.635		
16-20	-	1.286	1.571	-	-	1.525		
20-25	-	-	1.818	-	-	1.571	1.570	1.583
25-35	-	1.000	1.619	-	-	1.632		
35+	0.591	1.181	1.769	2.756	-	1.560		
Total	0.769	1.201	1.738	2.649	-	1.566		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.750	1.839	2.676	3.833	2.400
6-10	-	1.409	1.762	2.570	3.793	2.369
11-15	-	1.417	1.814	2.583	2.769	2.289
16-20	-	1.417	1.760	2.537	3.878	2.392
20-25	-	1.462	1.651	2.598	4.250	2.459
25-35	-	1.053	1.928	2.645	4.091	2.572
35+	1.130	1.268	1.827	2.529	3.489	2.303
Total	1.833	1.305	1.813	2.552	3.612	2.339

[1] Includes townhomes and apartments in duplexes.

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

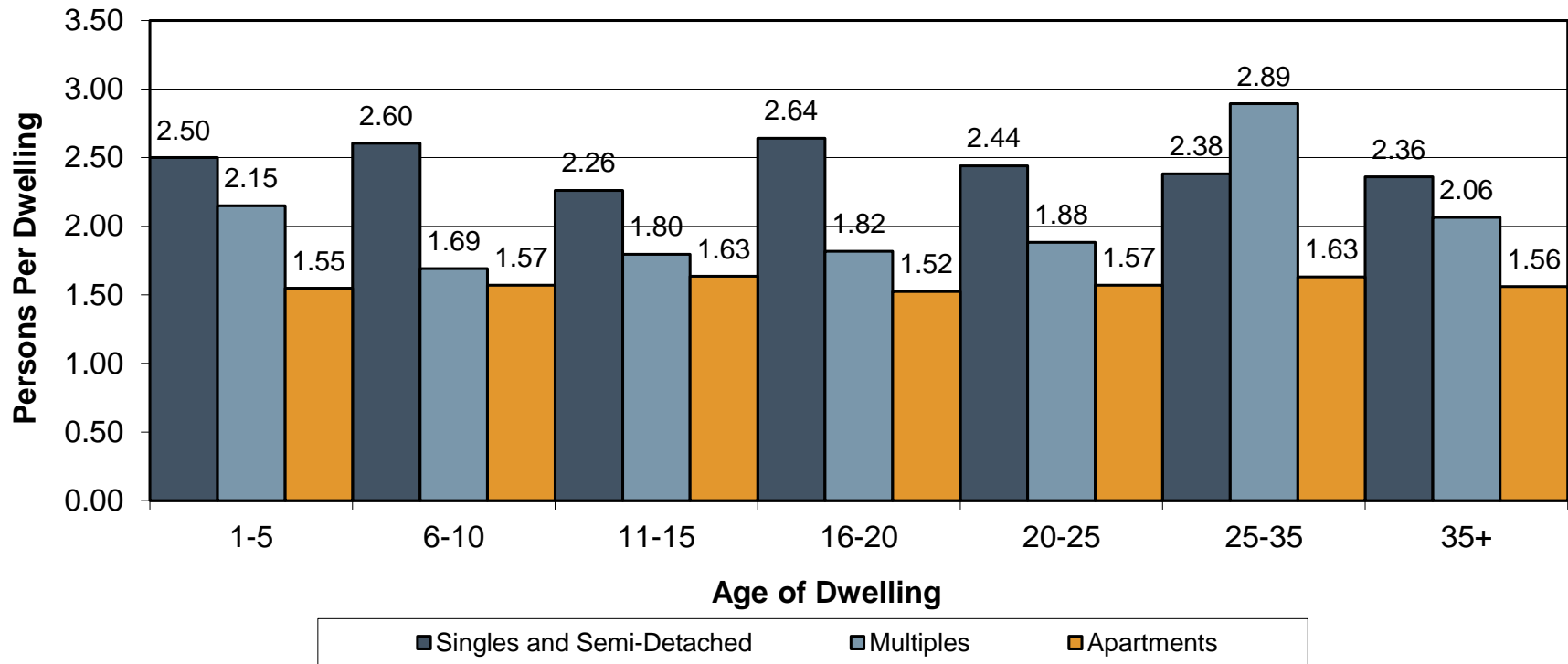
[3] Adjusted based on historical trends.

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 9
Municipality of Trent Hills
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on Northumberland County.



Schedule 10a Municipality of Trent Hills Employment Forecast, 2023 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	12,604	0.014	0.069	0.050	0.100	0.094	0.326	0.043	0.369	175	875	630	1,255	1,180	4,115	536	4,651	3,240
Mid 2016	12,900	0.010	0.057	0.053	0.087	0.088	0.295	0.057	0.352	130	730	685	1,125	1,130	3,800	738	4,538	3,070
Early 2024	14,375	0.009	0.059	0.050	0.080	0.081	0.279	0.054	0.333	134	842	715	1,150	1,168	4,009	783	4,792	3,167
Early 2034	15,101	0.009	0.059	0.059	0.078	0.079	0.283	0.055	0.338	134	883	891	1,180	1,190	4,278	827	5,105	3,395
Mid 2051	16,230	0.008	0.063	0.083	0.080	0.077	0.312	0.058	0.369	134	1,022	1,348	1,303	1,250	5,057	938	5,995	4,035
Incremental Change																		
Mid 2011 - Mid 2016	296	-0.004	-0.013	0.003	-0.012	-0.006	-0.032	0.015	-0.017	-45	-145	55	-130	-50	-315	202	-113	-170
Mid 2016 - Early 2024	1,475	-0.001	0.002	-0.003	-0.007	-0.006	-0.016	-0.003	-0.018	4	112	30	25	38	209	45	254	97
Early 2024 - Early 2034	726	0.000	0.000	0.009	-0.002	-0.002	0.004	0.000	0.005	0	41	176	30	22	269	44	313	228
Early 2024 - Mid 2051	1,855	-0.001	0.004	0.033	0.000	-0.004	0.033	0.003	0.036	0	180	633	153	82	1,048	155	1,203	868
Annual Average																		
Mid 2011 - Mid 2016	59	-0.001	-0.003	0.001	-0.002	-0.001	-0.006	0.003	-0.003	-9	-29	11	-26	-10	-63	40	-23	-34
Mid 2016 - Early 2024	197	0.000	0.000	0.000	-0.001	-0.001	-0.002	0.000	-0.002	1	15	4	3	5	28	6	34	13
Early 2024 - Early 2034	73	0.000	0.000	0.001	0.000	0.000	0.000	0.000	0.000	0	4	18	3	2	27	4	31	23
Early 2024 - Mid 2051	69	0.000	0.000	0.001	0.000	0.000	0.001	0.000	0.001	0	7	23	6	3	39	6	45	32

^[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 Northumberland County Official Plan Review (2021) forecast for the Municipality of Trent Hills by Watson & Associates Economists Ltd.



Schedule 10b
Municipality of Trent Hills
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary - Non- Bona Fide Farming ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	12,604	175	630	1,255	1,180	3,240					
Mid 2016	12,900	130	685	1,125	1,130	3,070					
Early 2024	14,375	134	715	1,150	1,168	3,167					
Early 2034	15,101	134	891	1,180	1,190	3,395					
Mid 2051	16,230	134	1,348	1,303	1,250	4,035					
Incremental Change											
Mid 2011 - Mid 2016	296	-45	55	-130	-50	-170					
Mid 2016 - Early 2024	1,475	4	30	25	38	97	12,000	39,000	13,700	26,600	91,300
Early 2024 - Early 2034	726	0	176	30	22	228	0	228,800	16,500	15,400	260,700
Early 2024 - Mid 2051	1,855	0	633	153	82	868	0	822,900	84,200	57,400	964,500
Annual Average											
Mid 2011 - Mid 2016	59	-9	11	-26	-10	-34					
Mid 2016 - Early 2024	197	1	4	3	5	13	1,600	5,200	1,827	3,547	12,173
Early 2024 - Early 2034	73	0	18	3	2	23	0	22,880	1,650	1,540	26,070
Early 2024 - Mid 2051	69	0	23	6	3	32	0	30,478	3,119	2,126	35,722

^[1] Square Foot Per Employee Assumptions

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

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

Source: Watson & Associates Economists Ltd.



Schedule 10c
Municipality of Trent Hills
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	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 ^[2]
Urban	2024 - 2034	219,700	15,400	14,700	249,800	218
	2024 - 2051	790,400	80,900	56,000	927,300	835
Campbellford	2024 - 2034	219,700	11,000	10,500	241,200	204
	2024 - 2051	790,400	57,200	39,200	886,800	768
Hastings	2024 - 2034	-	3,300	2,800	6,100	10
	2024 - 2051	-	17,100	11,900	29,000	48
Warkworth	2024 - 2034	-	1,100	1,400	2,500	4
	2024 - 2051	-	6,600	4,900	11,500	19
Rural	2024 - 2034	9,100	1,100	700	10,900	10
	2024 - 2051	32,500	3,300	1,400	37,200	33
Municipality of Trent Hills	2024 - 2034	228,800	16,500	15,400	260,700	228
	2024 - 2051	822,900	84,200	57,400	964,500	868

^[1] Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/Population-Related	550
Institutional	700

^[2] Employment Increase does not include No Fixed Place of Work.

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

Source: Watson & Associates Economists Ltd.



Appendix B

Historical Level of Service Calculations



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

**Municipality of Trent Hills
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Station 1 - Campbellford	7,370	7,370	7,370	7,370	7,370	7,370	7,370	7,370	7,370	7,370	7,370	-	-	-	-	\$530	\$616
Emergency Services Base (Fire Share) - Campbellford	-	-	-	-	-	-	-	-	-	-	-	11,284	11,284	11,284	11,284	\$530	\$614
Fire Station 2 - Hastings	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	\$530	\$620
Fire Station 3 - Warkworth	3,136	3,136	3,136	3,136	3,136	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	3,920	\$530	\$616
Former Warkworth Fire Hall	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	\$530	\$616
Command Centre (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,100	\$50,100
Fire Storage Sheds	2	2	2	2	2	3	3	3	3	4	4	4	4	4	4	\$3,300	\$3,300
Fire Storage Sheds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,100	\$1,100
Total	13,070	13,070	13,070	13,070	13,070	13,855	13,855	13,855	13,855	13,856	13,856	17,770	17,770	17,770	17,770		

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,847	14,041
Per Capita Standard	1.0596	1.0571	1.0622	1.0570	1.0502	1.1042	1.1013	1.0992	1.0876	1.0677	1.0515	1.3246	1.3057	1.2833	1.2656

15 Year Average	2009-2023
Quantity Standard	1.1318
Quality Standard	\$620
Service Standard	\$702

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$702
Eligible Amount	\$499,094



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

Municipality of Trent Hills
 Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/Vehicle)
Trucks																
Antique Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$53,500
Pumper	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$950,000
Pumper/Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Tanker	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$538,700
Rescue Unit	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$500,000
Platform	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Light Duty	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
3/4 Ton Pick Up Truck	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$65,000
SUV	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$47,500
2006 Honda 15HP Motor for Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,200
Rescue Boat/Motor/Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$111,800
ATV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,100
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,800
Total	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0022	0.0022	0.0022	0.0022	0.0022	0.0022	0.0021	0.0021	0.0021	0.0021	0.0020	0.0020	0.0020	0.0019	0.0019

15 Year Average	2009-2023
Quantity Standard	0.0021
Quality Standard	\$292,257
Service Standard	\$614

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$614
Eligible Amount	\$436,369



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

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/item)
SCBA Equipment and Air Packs	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	\$11,465
Bunker Gear	45	45	45	45	45	45	45	45	45	45	48	51	54	57	60	\$4,750
Extrication Jaws	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	\$67,600
Communication Equipment (per vehicle)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$67,600
Radio Communication Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,500
Medical Equipment	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$67,600
Weather Rescue	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$253,400
Hose / Pikepoles / Axes	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$27,000
Hand Held Radio	60	60	60	60	60	60	60	60	60	60	64	68	72	76	80	\$1,750
Total	166	166	166	166	166	167	167	167	167	167	174	181	188	195	202	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0135	0.0134	0.0135	0.0134	0.0133	0.0133	0.0133	0.0132	0.0131	0.0129	0.0132	0.0135	0.0138	0.0141	0.0143

15 Year Average	2009-2023
Quantity Standard	0.0135
Quality Standard	\$13,563
Service Standard	\$183

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$183
Eligible Amount	\$130,184



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

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/km)
Gravel	254.00	254.00	254.00	254.00	254.00	254.00	254.00	254.00	254.00	254.00	252.60	251.20	249.80	248.40	247.00	\$30,800
Rural HCB	13.50	13.50	13.50	13.50	13.50	13.50	13.50	13.50	13.50	13.50	13.58	13.66	13.74	13.82	13.90	\$827,400
Semi-Urban HCB	20.89	20.89	20.89	20.89	20.89	20.89	20.89	20.89	20.89	20.89	21.01	21.13	21.25	21.38	21.50	\$966,000
Urban HCB	16.61	16.61	16.61	16.61	16.61	16.61	16.61	16.61	16.61	16.61	16.71	16.81	16.90	17.00	17.10	\$2,097,700
Surface Treated LCB	221.00	221.00	221.00	221.00	221.00	221.00	221.00	221.00	221.00	221.00	223.04	225.08	227.12	229.16	231.20	\$172,900
Total	526	526	526	526	526	526	526	526	526	526	527	528	529	530	531	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0426	0.0425	0.0427	0.0425	0.0423	0.0419	0.0418	0.0417	0.0413	0.0405	0.0400	0.0393	0.0389	0.0382	0.0376

15 Year Average	2009-2023
Quantity Standard	0.0409
Quality Standard	\$214,422
Service Standard	\$8,770

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$8,770
Eligible Amount	\$6,235,378



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

Municipality of Trent Hills
 Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/item)
Bridges	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34	\$1,199,529
Culverts	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$602,333
Total	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	
Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105	
Per Capita Standard	0.0032	0.0032	0.0033	0.0032	0.0032	0.0032	0.0032	0.0032	0.0031	0.0031	0.0030	0.0030	0.0029	0.0029	0.0028	

15 Year Average	2009-2023
Quantity Standard	0.0031
Quality Standard	\$1,112,710
Service Standard	\$3,449

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$3,449
Eligible Amount	\$2,452,523



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

Municipality of Trent Hills
 Service Standard Calculation Sheet

Service: Services Related to a Highway - Sidewalks and Active Transportation
 Unit Measure: linear metres of sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/km)
Sidewalks	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	43,344	\$300
Total	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	41,964	43,344	
Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105	
Per Capita Standard	3.4020	3.3940	3.4103	3.3938	3.3720	3.3445	3.3355	3.3292	3.2941	3.2335	3.1846	3.1281	3.0833	3.0236	3.0730	

15 Year Average	2009-2023
Quantity Standard	3.2668
Quality Standard	\$300
Service Standard	\$980

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$980
Eligible Amount	\$696,780



Table B-7
Service Standard Calculation – Services Related to a Highway – Public Works - Facilities

Municipality of Trent Hills
 Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Campbellford																\$0	
Equipment Depot, 315 Front St.	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	20,357	\$289	\$322
Sand Dome, 315 Front St. (# of bld'gs)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$500,000	\$500,000
Sand Dome 5677 CR 25 (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000	\$500,000
Equipment Depot & Fleet Shop, 189 Alma St.	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	9,676	\$289	\$343
Salt Shed, 189 Alma St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$132,844	\$132,844
Storage Trailer, 189 Alma St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,512	\$21,512
Steamer Shelter, 315 Front St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,938	\$3,938
Fuel Centre, 315 Front St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,661	\$11,661
Storage Shed, 189 Alma St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,478	\$4,478
Fuel Centre, 189 Alma St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,869	\$9,869
3 Storage Trailers, 189 Alma St. (# of bld'gs)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$6,513	\$6,513
Storage Shed, 189 Alma St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,478	\$4,478
Crossing Guard Huts (# of bld'gs)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$17,099	\$17,099
Warkworth																	
Equipment Depot & Sand/Salt/Equipment Sto	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	18,207	\$289	\$329
Fuel Centre, Above Grd, Dudley Rd. (# of bld	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,938	\$3,938
Gas Tanks/Pumps, Below Grd, Dudley Rd. (#	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$86,050	\$86,050
Hastings																	
Equipment Depot, 146 Elgin St.	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	\$289	\$355
Salt Shed, 146 Elgin St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,834	\$44,834
Sand Shed, 146 Elgin St. (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$117,246	\$117,246
Total	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,054	30,053		
Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105		
Per Capita Standard	2.4365	2.4308	2.4424	2.4306	2.4149	2.3953	2.3888	2.3843	2.3592	2.3158	2.2808	2.2403	2.2082	2.1654	2.1307		

15 Year Average	2009-2023
Quantity Standard	2.3349
Quality Standard	\$389
Service Standard	\$908

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$908
Eligible Amount	\$645,659



Table B-7

Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles & Equipment

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/Vehicle)
1 Ton to 3 Ton Trucks																
2014 Ford F550 Snow Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$183,300
2015 F550 Ford Garbage Compact	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$171,600
2005 Ford F550 Dump/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,700
2013 Chev Silverado Crew Cab 350	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$98,300
2013 Chev Silverado LT 3500HD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$96,800
2001 Chevrolet Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,500
Backhoes																
2005 John Deere 310SG Loader Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$176,000
John Deere Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$152,500
2018 John Deere 310SL Backhoe Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$202,400
Graders																
1990 Champion 740 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$592,500
1995 Champion 740 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$473,700
John Deere 670G Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$488,400
Light Duty Trucks																
2014 Dodge Ram 1500 Pick Up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,400
2014 Dodge Ram Pick Up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,400
2016 Dodge Ram 1500 SXT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$57,200
2004 Chevrolet Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,500
2013 Chev Silverado Ext Cab W/T 1500	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,900
2017 Chev Silverado	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,600
2018 Chev Silverado 1500	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,000
Loaders																
W130B Wheel Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
1990 John Deere 544E Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$288,900
2015 Hyundai HL740-9A Wheel Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$286,000
Sidewalk Plows																
2008 MV-48 Sidewalk Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$208,300
2017 MV1344 Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Single Axle Trucks																
1991 Ford Bucket Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$275,700
1994 International Dump/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,600
1998 International 4700ST Dump/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$274,300
2010 International Tandem Sander/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$368,100
2017 Freightliner Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,600
Sweepers																
Sweeper for W130B Wheel Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,800
2003 Elgin Eagle Street Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$189,200



Table B-7 Continued

Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles & Equipment

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/Vehicle)
Tandems																
2015 Freightliner Tandem Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$353,500
2001 International Dump/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$334,400
2004 International 7600 Dump/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$332,900
2005 International 7600 Dump/Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$334,400
2007 Sterling Tandem Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$330,000
2008 Sterling Dump/Plow Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$327,100
2009 Freightliner Plow Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$328,500
2011 International Dump/Plow Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$347,600
2012 International Plow Truck Work	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$360,800
2013 International Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$368,100
2018 International 7600 Plow Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$423,800
Tractors																
1992 Ford Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,100
JD 6430 Tractor with Diamond Flail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$104,100
Other																
Brusher Head	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,900
2006 Volvo Rubber Tired Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$419,400
2016 Shoulder Gravel Reclaimer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,000
1985 FMC Jetspray Sewer Flusher	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,800
2000 John Deere Skid Steer Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$57,200
2011 Chev Equinox	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,900
Drop In Sander Western 99035-WB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,700
Slip In Water Tank - HDLPE 2600 U	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,100
Raglan Gravel Packer 48"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,700
2016 Ford Transit Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,600
Trailers																
1987 Tandem Float Trailer PW	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,700
1996 Reddens; Trailer Flt Black PW	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,900
1996 Martin Trailer-Line Painting PW	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,700
2006 Advantage Tandem Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,100
2005 Advantage Tandem Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,700
Total	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0048	0.0048	0.0048	0.0048	0.0047	0.0047	0.0047	0.0047	0.0046	0.0045	0.0045	0.0044	0.0043	0.0043	0.0042

15 Year Average	2009-2023
Quantity Standard	0.0046
Quality Standard	\$186,374
Service Standard	\$857

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$857
Eligible Amount	\$609,555



Table B-8
Service Standard Calculation – Parks and Recreation Services – Parkland Development

Municipality of Trent Hills
 Service Standard Calculation Sheet

Service: Parkland Development
 Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/Acre)
Old Mill Park	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	2.45	\$36,700
Kennedy park	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	9.29	\$36,700
Hillside Park	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	1.93	\$36,700
Campbell Park	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$36,700
Ogilvie Hill Park	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	\$36,700
Picnic Island Park	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$36,700
Mill Creek Park	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	\$36,700
Warkworth Soccer Fields	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	4.88	\$36,700
North Hastings Waterfront Park	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$36,700
South Hastings Waterfront Park	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$36,700
Ed Brownlee Park	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	\$36,700
Fowlds Millenium Park	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	8.83	\$36,700
Crowe Bridge Park	-	-	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	\$36,700
Hastings Ball Park Lands	-	-	-	-	-	-	-	-	-	2.10	2.10	2.10	2.10	2.10	2.10	\$36,700
Gateway Park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$36,700
Total	34.10	34.10	53.10	53.10	53.10	53.10	53.10	53.10	53.10	55.20	55.20	55.20	55.20	55.20	55.20	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0028	0.0028	0.0043	0.0043	0.0043	0.0042	0.0042	0.0042	0.0042	0.0043	0.0042	0.0041	0.0041	0.0040	0.0039

15 Year Average	2009-2023
Quantity Standard	0.0040
Quality Standard	\$36,540
Service Standard	\$146

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$146
Eligible Amount	\$103,920



Table B-9
Service Standard Calculation – Parks and Recreation Services – Parkland Development

Municipality of Trent Hills
 Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/item)
Playground Equipment	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$75,000
Floodlight Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$293,200
Bleachers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$119,800
Ball Fields																
Campbellford Ball Diamond (Lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$880,000
Percy Ball Diamond (Lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$880,000
Hastings Ball Diamond (Lit)	1	1	1	1	1	1	1	1	1	1						\$880,000
Soccer Pitches																
Campbellford	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$501,600
Warkworth/Percy	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$501,600
Hastings	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	\$501,600
Basketball Courts																
Hastings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,200
Tennis Courts																
Campbellford	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$121,800
Skateboard Parks																
Campbellford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,900
Hastings	1	1	1	1	1	1										\$45,900
Warkworth			1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,900
Splash Pads & Pools																
Cambellford Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,466,600
Kennedy Park			1	1	1	1	1	1	1	1	1	1	1	1	1	\$513,300
Outdoor Park Buildings																
Campbellford																
Gazebo, 47 Grand	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$82,100
Gazebo Shelter Display, 431 Grand	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,300
Hastings																
Gazebo Front	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,100
Storage and Light Control Building, Trent St.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,700
Utility Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,200
Marina Building Hastings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$161,200
Warkworth																
Bandstand	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$146,700
Cemetery Vault Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,200
Picnic Shelter/Kiosk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,700
Washroom, Canteen, Storage,	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$93,900
Scorekeepers Booth	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Park Buildings																
Campbellford Ball Diamond Control Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000



Table B-9 Continued
Service Standard Calculation – Parks and Recreation Services – Parkland Development

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/item)
Crowe Bridge Park Buildings			2	2	2	2	2	2	2	2	2	2	2	2	2	\$66,000
Hastings Marina Docks	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$293,300
Hastings North Shore Dock													1	1	1	\$513,300
Total	40	40	44	44	44	44	44	44	44	43	43	43	44	44	44	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0032	0.0032	0.0036	0.0036	0.0035	0.0035	0.0035	0.0035	0.0035	0.0033	0.0033	0.0032	0.0032	0.0032	0.0031

15 Year Average	2009-2023
Quantity Standard	0.0034
Quality Standard	\$292,809
Service Standard	\$996

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$996
Eligible Amount	\$707,836



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

Municipality of Trent Hills
 Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/ Linear Metre)
Seymour Conservation Area Trail	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	6,100	\$200
Rotary Trail	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$200
Trent Severn Waterway Trail	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$200
Millenium Trail	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$200
Hasting Trail				1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$200
Crowe Bridge Park Trails			2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$200
Total	15,300	15,300	17,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	1.2404	1.2375	1.4466	1.5204	1.5106	1.4984	1.4943	1.4915	1.4758	1.4486	1.4267	1.4014	1.3813	1.3546	1.3329

15 Year Average	2009-2023
Quantity Standard	1.4174
Quality Standard	\$200
Service Standard	\$283

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$283
Eligible Amount	\$201,554



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

Municipality of Trent Hills
 Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Campbellford-Seymour Community Centre	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	27,800	\$378	\$419
Warkworth Arena & Community Centre	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	30,400	31,900	\$378	\$421
Hastings Arena	25,000	25,000	25,000	25,000	25,000	25,000										\$378	\$418
Pool Changehouse Building	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	\$337	\$375
Civic Centre	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	8,600	\$337	\$377
Storage Shed (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,225	\$4,225
Forrest Dennis Bldg, 55 Grand Blvd.	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	\$337	\$380
Warkworth Community Centre	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$337	\$375
Hastings Community Room (# of bld'gs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,449	\$8,449
Seniors Centre	784	784	784	784	784											\$337	\$376
Resource Centre, 36 Front	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	8,580	\$337	\$374
Equipment Depot, 146 Elgin St.	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	\$289	\$322
Hastings Field House							148,000	148,000	148,000	148,000	148,000	148,000	148,000	148,000	148,000	\$56	\$65
Total	111,041	111,041	111,041	111,041	111,041	110,257	233,257	233,257	233,257	233,257	233,257	233,257	233,257	233,257	234,757		
Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105		
Per Capita Standard	9.0021	8.9810	9.0240	8.9802	8.9225	8.7875	18.5404	18.5051	18.3104	17.9732	17.7018	17.3877	17.1386	16.8064	16.6435		

15 Year Average	2009-2023
Quantity Standard	14.1803
Quality Standard	\$244
Service Standard	\$3,464

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$3,464
Eligible Amount	\$2,463,025



Table B-13

Service Standard Calculation – Parks and Recreation Services – Parks & Recreation Vehicles and Equipment

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/Vehicle)
Light Duty Pick Up Trucks	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	\$60,400
Mower-Riding	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,300
Mower-Tractor	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$16,900
Mower-Walk Behind	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$40,000
Mower-Zero Turn	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$14,400
SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,400
Trailers	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$20,400
Icer Resurfacer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$215,000
Gator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,300
Total	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	0.0021	0.0021	0.0022	0.0021	0.0021	0.0021	0.0021	0.0021	0.0021	0.0020	0.0020	0.0020	0.0019	0.0019	0.0019

15 Year Average	2009-2023
Quantity Standard	0.0020
Quality Standard	\$45,920
Service Standard	\$92

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$92
Eligible Amount	\$65,298



**Table B-14
Service Standard Calculation – Library Services – Facilities**

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Campbellford Library	7,360	7,360	7,360	7,360	7,360	7,360	7,360	7,360	7,360	7,360	7,623	7,623	7,623	7,623	7,623	\$421	\$514
Hastings Library in Civic Centre	4,280	4,280	4,280	4,280	4,280	4,280	4,280	4,280	4,280	4,280	1,672	1,672	1,672	1,672	1,672	\$364	\$447
Warkworth Library	965	965	965	965	965	965	965	965	965	965	2,808	2,808	2,808	2,808	2,808	\$320	\$390
Total	12,605	12,605	12,605	12,605	12,605	12,605	12,605	12,605	12,605	12,605	12,103	12,103	12,103	12,103	12,103		

Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105
Per Capita Standard	1.0219	1.0195	1.0244	1.0194	1.0129	1.0046	1.0019	1.0000	0.9895	0.9713	0.9185	0.9022	0.8893	0.8720	0.8581

15 Year Average	2009-2023
Quantity Standard	0.9670
Quality Standard	\$480
Service Standard	\$464

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$464
Eligible Amount	\$330,018



Table B-15
Service Standard Calculation – Library Services – Collection Materials

Municipality of Trent Hills
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2023 Value (\$/item)
Physical Items	42,000	42,000	42,000	39,392	37,200	37,666	37,009	36,922	38,922	38,922	40,895	42,867	44,840	46,812	46,812	\$25.00
Electronic Items (Total Copies Availab	18,483	28,555	38,627	48,699	58,771	68,843	78,915	96,651	114,387	132,122	149,858	111,348	113,963	125,817	125,817	\$0.05
Total	60,483	70,555	80,627	88,091	95,971	106,509	115,924	133,573	153,309	171,044	190,753	154,215	158,803	172,629	172,629	
Population	12,335	12,364	12,305	12,365	12,445	12,547	12,581	12,605	12,739	12,978	13,177	13,415	13,610	13,879	14,105	
Per Capita Standard	4.9034	5.7065	6.5524	7.1242	7.7116	8.4888	9.2142	10.5968	12.0346	13.1796	14.4762	11.4957	11.6681	12.4381	12.2389	

15 Year Average	2009-2023
Quantity Standard	9.8553
Quality Standard	\$8
Service Standard	\$80

D.C. Amount (before deductions)	10 Year
Forecast Population	711
\$ per Capita	\$80
Eligible Amount	\$56,645



Appendix C

D.C. Cash Flow Calculations



**Table C-1
Cash Flow Calculation - Fire – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,170.75	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	348,168	6,376	6,568	58,467	113	\$1,170.75	131,710	414,843	3,815	418,658
2025	418,658	6,376	6,765	58,467	113	1,205.88	135,661	489,087	4,539	493,626
2026	493,626	6,376	6,968	58,467	113	1,242.05	139,731	567,922	5,308	573,230
2027	573,230	6,376	7,177	58,467	113	1,279.31	143,923	651,509	6,124	657,633
2028	657,633	6,376	7,392	58,467	113	1,317.69	148,240	740,014	6,988	747,002
2029	747,002	6,376	7,614	58,467	113	1,357.22	152,688	833,609	7,903	841,512
2030	841,512	6,376	7,842	58,467	113	1,397.94	157,268	932,472	8,870	941,342
2031	941,342	6,376	8,077	58,467	113	1,439.88	161,986	1,036,784	9,891	1,046,674
2032	1,046,674	6,376	8,320	58,467	113	1,483.07	166,846	1,146,733	10,967	1,157,700
2033	1,157,700	441,329	593,109	742,202	113	1,527.57	171,851	(5,760)	5,760	0
Total		498,717	659,831	1,268,404	1,125		1,509,904		70,164	



**Table C-2
Cash Flow Calculation - Fire – Non-Residential**

D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$1.595	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)	
109,948	2,014	2,074	18,463	26,070	1.595	41,593	131,003	1,205	132,208
132,208	2,014	2,136	18,463	26,070	1.643	42,840	154,449	1,433	155,882
155,882	2,014	2,200	18,463	26,070	1.693	44,126	179,344	1,676	181,020
181,020	2,014	2,266	18,463	26,070	1.743	45,449	205,740	1,934	207,673
207,673	2,014	2,334	18,463	26,070	1.796	46,813	233,689	2,207	235,895
235,895	2,014	2,404	18,463	26,070	1.850	48,217	263,245	2,496	265,741
265,741	2,014	2,476	18,463	26,070	1.905	49,664	294,465	2,801	297,266
297,266	2,014	2,551	18,463	26,070	1.962	51,154	327,405	3,123	330,529
330,529	2,014	2,627	18,463	26,070	2.021	52,688	362,126	3,463	365,590
365,590	139,367	187,298	234,380	26,070	2.082	54,269	(1,819)	1,819	0
	157,489	208,368	400,549	260,700		476,812		22,157	



**Table C-3
Cash Flow Calculation – Services Related to a Highway – Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$470.96	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	1,938,017	224,289	231,017		113	470.96	52,983	1,759,983	18,490	1,778,473
2025	1,778,473	224,289	237,948		113	485.09	54,573	1,595,098	16,868	1,611,966
2026	1,611,966	224,289	245,086		113	499.64	56,210	1,423,090	15,175	1,438,265
2027	1,438,265	224,289	252,439		113	514.63	57,896	1,243,722	13,410	1,257,132
2028	1,257,132	224,289	260,012		113	530.07	59,633	1,056,753	11,569	1,068,323
2029	1,068,323	224,289	267,812		113	545.98	61,422	861,933	9,651	871,584
2030	871,584	224,289	275,847		113	562.35	63,265	659,002	7,653	666,655
2031	666,655	224,289	284,122		113	579.23	65,163	447,695	5,572	453,267
2032	453,267	224,289	292,646		113	596.60	67,118	227,739	3,405	231,144
2033	231,144	224,289	301,425		113	614.50	69,131	(1,150)	1,150	0
Total		2,242,887	2,648,355	0	1,125		607,395		102,943	



**Table C-4
Cash Flow Calculation – Services Related to a Highway – 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	\$0.642	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	612,005	70,828	72,953		26,070	0.642	16,732	555,784	5,839	561,623
2025	561,623	70,828	75,141		26,070	0.661	17,234	503,715	5,327	509,042
2026	509,042	70,828	77,396		26,070	0.681	17,751	449,397	4,792	454,189
2027	454,189	70,828	79,718		26,070	0.701	18,283	392,754	4,235	396,989
2028	396,989	70,828	82,109		26,070	0.722	18,832	333,712	3,654	337,365
2029	337,365	70,828	84,572		26,070	0.744	19,396	272,189	3,048	275,237
2030	275,237	70,828	87,110		26,070	0.766	19,978	208,106	2,417	210,523
2031	210,523	70,828	89,723		26,070	0.789	20,578	141,378	1,760	143,137
2032	143,137	70,828	92,414		26,070	0.813	21,195	71,918	1,075	72,993
2033	72,993	70,828	95,187		26,070	0.837	21,831	(363)	363	0
Total		708,280	836,323	0	260,700		191,809		32,508	



**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	\$6,593.02	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	84,782	1,512,326	-	113	6,593.02	741,715	931,727	13,170	944,898
2025	944,898	80,412	85,309	422,904	113	6,790.82	763,967	1,200,650	10,728	1,211,378
2026	1,211,378	80,412	87,869	422,904	113	6,994.54	786,886	1,487,490	13,494	1,500,985
2027	1,500,985	80,412	90,505	422,904	113	7,204.38	810,492	1,798,068	16,495	1,814,563
2028	1,814,563	74,712	86,612	422,904	113	7,420.51	834,807	2,139,854	19,772	2,159,626
2029	2,159,626	74,712	89,210	422,904	113	7,643.12	859,851	2,507,362	23,335	2,530,697
2030	2,530,697	74,712	91,887	422,904	113	7,872.42	885,647	2,901,552	27,161	2,928,714
2031	2,928,714	74,712	94,643	422,904	113	8,108.59	912,216	3,323,382	31,260	3,354,642
2032	3,354,642	74,712	97,483	422,904	113	8,351.85	939,583	3,773,838	35,642	3,809,480
2033	3,809,480	74,712	100,407	4,695,796	113	8,602.40	967,770	(18,953)	18,953	0
Total		774,294	2,336,251	8,079,032	1,125		8,502,934		210,011	



**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	\$1.497	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	4,462	79,596	-	26,070	1.497	39,038	49,038	693	49,731
2025	49,731	4,232	4,490	22,258	26,070	1.542	40,209	63,192	565	63,757
2026	63,757	4,232	4,625	22,258	26,070	1.589	41,415	78,289	710	78,999
2027	78,999	4,232	4,763	22,258	26,070	1.636	42,657	94,635	868	95,503
2028	95,503	3,932	4,559	22,258	26,070	1.685	43,937	112,624	1,041	113,665
2029	113,665	3,932	4,695	22,258	26,070	1.736	45,255	131,966	1,228	133,195
2030	133,195	3,932	4,836	22,258	26,070	1.788	46,613	152,713	1,430	154,143
2031	154,143	3,932	4,981	22,258	26,070	1.842	48,011	174,915	1,645	176,560
2032	176,560	3,932	5,131	22,258	26,070	1.897	49,452	198,623	1,876	200,499
2033	200,499	3,932	5,285	247,147	26,070	1.954	50,935	(998)	998	0
Total		40,752	122,961	425,212	260,700		447,523		11,053	



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	142,814	169,832	312,647
2. Fire Protection Services	26,855	345,778	372,633
3. Parks and Recreation Services	171,586	433,902	605,489
4. Library Services	-	-	-
Total	341,255	949,513	1,290,768



Appendix E

Proposed D.C. By-laws



E1. Services Related to a Highway

The Corporation of the Municipality of Trent Hills

By-law No. 2024-XXX

A By-law to Establish a Development Charge for Services Related to a Highway

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:

- i. “Act” means the *Development Charges Act*, as amended, or any successor thereof;
- ii. “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;
- iii. “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.
- iv. “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;
- v. “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;
- vi. “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;
- vii. “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,
- viii. "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;
- ix. "Council" means the Council of the municipality;
- x. "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;
- xi. "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;
- xii. "duplex dwelling" means a residential building that is divided horizontally into two dwelling units;
- xiii. "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;
- xiv. "existing" means the number, use and size that existed as of the date this by-law was passed;
- xv. "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;

- xvi. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- xvii. "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
- xviii. "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;
- xix. "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;
- xx. "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
- xxi. “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;
- xxii. “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;
- xxiii. “multiple dwellings” means all dwellings other than single-detached, semi-detached, stacked townhouse, and apartment unit dwellings
- xxiv. "non-residential development" means development other than residential development as defined herein, and includes development for commercial, farm, industrial and institutional uses;
- xxv. "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;



- xxvi. "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;
- xxvii. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
- xxviii. "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;
- xxix. "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;
- xxx. "regulation" means any regulation made pursuant to the Act
- xxxi. "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;
- xxxii. "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;
- xxxiii. "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;



- xxxiv. "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;
- xxxv. "service" means a service designed in Section 3 of this By-law, and "services" shall have a corresponding meaning;
- xxxvi. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- xxxvii. "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;
- xxxviii. "triplex dwelling" means a residential building that is divided into three dwelling units;
- xxxix. Use" means occupation and utilization for a particular purpose, practice or benefit; and
 - xl. "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 Services Related to a Highway

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 – Services Related to a Highway

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 – Services Related to a Highway

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)
Services Related to a Highway	1,206	823	798	641	6.91	1,206	1,206



E2. Fire Protection Services

The Corporation of the Municipality of Trent Hills

By-law No. 2024-XXX

A By-law to Establish a Development Charge for Fire Protection 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:

- xli. “Act” means the *Development Charges Act*, as amended, or any successor thereof;
- xlii. “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;
- xliii. “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.
- xliv. “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;
- xlv. “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;
- xlvi. “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;
- xlvii. “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,
- xlviii. "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;
- xlix. "Council" means the Council of the municipality;
- I. "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;
 - li. "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;
 - lii. "duplex dwelling" means a residential building that is divided horizontally into two dwelling units;
 - liii. "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;
 - liv. "existing" means the number, use and size that existed as of the date this by-law was passed;
 - lv. "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;

- lvi. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- lvii. "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
- lviii. "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;
- lix. "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;
- lx. "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
- lxi. “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;
- lxii. “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;
- lxiii. “multiple dwellings” means all dwellings other than single-detached, semi-detached, stacked townhouse, and apartment unit dwellings
- lxiv. "non-residential development" means development other than residential development as defined herein, and includes development for commercial, farm, industrial and institutional uses;
- lxv. "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;



- lxvi. "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;
- lxvii. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
- lxviii. "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;
- lxix. "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;
- lxx. "regulation" means any regulation made pursuant to the Act
- lxxi. "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;
- lxxii. "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;
- lxxiii. "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;



- lxxiv. "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;
- lxxv. "service" means a service designed in Section 3 of this By-law, and "services" shall have a corresponding meaning;
- lxxvi. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- lxxvii. "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;
- lxxviii. "triplex dwelling" means a residential building that is divided into three dwelling units;
- lxxix. Use" means occupation and utilization for a particular purpose, practice or benefit; and
- lxxx. "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 Fire Protection 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 – Fire Protection 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 – Fire Protection 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)
Fire Protection Services	2,998	2,046	1,983	1,592	17.17	2,998	2,998



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	16,885	11,525	11,169	8,967	16.11	-	-



E4. Library Services

The Corporation of the Municipality of Trent Hills

By-law No. 2024-XXX

A By-law to Establish a Development Charge for Library 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:

- cxxi. “Act” means the *Development Charges Act*, as amended, or any successor thereof;
- cxxii. “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;
- cxxiii. “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.
- cxxiv. “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;
- cxxv. “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;
- cxxvi. “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;
- cxxvii. “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,
- cxxviii. "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;
- cxxix. "Council" means the Council of the municipality;
- cxxx. "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;
- cxxxii. "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;
- cxxxiii. "duplex dwelling" means a residential building that is divided horizontally into two dwelling units;
- cxxxiv. "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;
- cxxxv. "existing" means the number, use and size that existed as of the date this by-law was passed;
- cxxxvi. "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;

- cxxxvi. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- cxxxvii. "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
- cxxxviii. "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;
- cxxxix. "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;
- cxl. "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
- cxli. “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;
- cxlii. “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;
- cxliii. “multiple dwellings” means all dwellings other than single-detached, semi-detached, stacked townhouse, and apartment unit dwellings
- cxliv. "non-residential development" means development other than residential development as defined herein, and includes development for commercial, farm, industrial and institutional uses;
- cxlv. "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;



- cxlvi. "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;
- cxlvii. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
- cxlviii. "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;
- cxlix. "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;
 - cl. "regulation" means any regulation made pursuant to the Act
 - cli. "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;
 - clii. "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;
 - cliii. "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;



- cliv. "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;
- clv. "service" means a service designed in Section 3 of this By-law, and "services" shall have a corresponding meaning;
- clvi. "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- clvii. "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;
- clviii. "triplex dwelling" means a residential building that is divided into three dwelling units;
- clix. Use" means occupation and utilization for a particular purpose, practice or benefit; and
- clx. "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 Library Service

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 – Library 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 – Library 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)
Library Services	-	-	-	-	-	-	-



Appendix F

Local Service Policy



Appendix F: Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e., local service or D.C.s).

1. Collector Roads

- 1.1 Collector and local roads internal or abutting development up to 10m paved width plus two sidewalks and two 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 through 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 Municipality.