



# Development Charges Background Study

Municipality of Brighton

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997, as amended</i>
ERASE	Environmental, Remediation, and Site Enhancement
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m.	square metre



# Report



# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) and, accordingly, recommends development charges (D.C.s) and policies for the Municipality of Brighton (Municipality).

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process in 2024. Watson worked with the Municipality's staff in preparing the D.C. analysis and 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. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-law, to be made available to the public as part of the approval process, is included as Appendix F.

The background study is designed to set out sufficient background on the legislation, the Municipality's current D.C. policies (Chapter 2), and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved. The D.C. background study addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy. The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge.





## 1.2 Summary of the Process

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The public meeting required under Section 12 of the D.C.A. is scheduled for July 15, 2024. 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 policies contained within the draft D.C. by-laws. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-law will be available for public review on June 13, 2024. This timing of release also complies with the legislative requirement for the background study to be available for public review at least 60 days prior to by-law passage. The Municipality anticipates Council consideration of the D.C. By-law for adoption on August 12, 2024.

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

- Municipality's consideration of responses received prior to, at, or immediately following the public meeting;
- Finalization of the D.C. Background Study and By-Law to address any required changes; and
- Council consideration of the D.C. By-law, anticipated to occur on August 12, 2024.

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



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

Process Steps	Dates
1. Data collection, staff review, D.C. calculations and policy work	February 2024 to June 2024
2. Council information meeting	June 3, 2024
3. Public release of final D.C. Background Study and proposed by-law	June 13, 2024
4. Public meeting advertisement placed in newspaper(s)	By June 24, 2024
5. Development industry consultation meeting	Early July 2024
6. Public meeting of Council	July 15, 2024
7. Council considers adoption of background study and passage of by-law	August 12, 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 pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

### 1.3 Changes to the Development Charges Act, 1997

Over the past several 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;*
- *Plan to Build Ontario Together Act, 2019;*
- *COVID-19 Economic Recovery Act, 2020;*
- *Better for People, Smarter for Business Act, 2020;*
- *More Homes for Everyone Act, 2022;*



- *More Homes Built Faster Act, 2022*;
- *Helping Homebuyers, Protecting Tenants Act, 2023*;
- *Affordable Homes and Good Jobs Act, 2023*; and
- *Cutting Red Tape to Build More Homes Act, 2024*

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

### **1.3.1 *More Homes, More Choice Act, 2019***

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

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



### **1.3.2 Plan to Build Ontario Together Act, 2019**

The *Plan to Build Ontario Together Act, 2019* (Bill 138) provided further amendments to the D.C.A. and the *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act*.

### **1.3.3 COVID-19 Economic Recovery Act, 2020**

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

#### **1.3.3.1 List of D.C. Eligible Services**

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- 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 amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

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

### 1.3.3.3 *Statutory Exemptions*

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



residential units have been made under the *More Homes Built Faster Act*, as summarized in subsection 1.3.6 below.

### **1.3.4 Better for People, Smarter for Business Act, 2020**

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* (Bill 213) received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the development of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Municipality's draft D.C. by-laws.

### **1.3.5 More Homes for Everyone Act, 2022**

On April 14, 2022, the *More Homes for Everyone Act, 2022* (Bill 109) received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

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

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

### **1.3.6 More Homes Built Faster Act, 2022**

The *More Homes Built Faster Act, 2022* (Bill 23) received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:



### 1.3.6.1 *Additional Residential Unit Exemption*

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

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

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

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

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

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

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





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

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

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

#### *1.3.6.5 Revised Definition of Capital Costs*

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

#### *1.3.6.6 Mandatory Phase-in of a D.C.*

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

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



### 1.3.6.7 *D.C. By-law Expiry*

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

### 1.3.6.8 *Installment Payments*

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

### 1.3.6.9 *Rental Housing Discount*

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

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

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

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per the *More Homes Built Faster Act, 2022*, the maximum interest rate is set at the average prime rate plus one percentage point. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### 1.3.6.11 *Requirement to Allocate Funds Received*

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



### **1.3.7 Helping Homebuyers, Protecting Tenants Act, 2023**

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

### **1.3.8 Affordable Homes and Good Jobs Act, 2023**

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

The *Affordable Homes and Good Jobs Act, 2023* (Bill 134) received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

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

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

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

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



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

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

As noted above, the bulletin came into effect on June 1, 2024, which provides the information for the Municipality to measure against for determining the applicability of the exemption from the D.C. (as well as C.B.C. and Parkland requirements). The bulletin provides the following information for the Municipality (it is noted that the bulletin will be updated annually):



- For Affordable Ownership Units: the income-based affordable purchase price provides the relevant threshold for the affordable residential units exemption, as it is lower than 90% of the average market purchase price for all unit types. The income-based affordable purchase prices and 90% of average market purchase prices for the Municipality, as established through the most recent bulletin, are summarized by unit type in the table below:

Unit Type	Income-based Affordable Purchase Price	90% of Average Market Purchase Price
Detached House	<b>\$341,300</b>	\$603,000
Semi-Detached House	<b>\$341,300</b>	\$513,000
Row/townhouse	<b>\$341,300</b>	\$495,000
Condominium Apartment	<b>\$341,300</b>	\$540,000

- For Affordable Rental Units: the average market rent provides the relevant threshold for the affordable residential units exemption, as it is lower than the income-based affordable rent for all unit types. The income-based affordable rents and average market rents for the Municipality, as established through the most recent bulletin, are summarized in the table below:

Unit Type	Income-based Affordable Rent	Average Market Rent
Bachelor unit	\$1,790	<b>\$1,044</b>
1-Bedroom unit	\$1,790	<b>\$1,450</b>
2-Bedroom unit	\$1,790	<b>\$1,183</b>
3 or more Bedrooms	\$1,790	<b>\$1,778</b>

### **1.3.9 Cutting Red Tape to Build More Homes Act, 2024**

The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) came into effect on June 6, 2024 and amends the D.C.A. as follows:



- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications, whereby the time allowed between building permit issuance and planning application approval in order for the DC freeze to apply is reduced from two years to 18 months (note, the two-year time period still applies to applications received between January 1, 2020 and June 6, 2024);
- Permits the repeal of expiry clauses in D.C. by-laws (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law and removal of expiry date for by-laws passed between November 28, 2022 and June 6, 2024; and
- Permits municipalities to publish D.C. public notices on municipal websites where newspapers of general circulation are not available.

As Bill 185 has been enacted, this D.C. Background Study includes the cost of studies and reflects the other amendments made to the D.C.A. as noted above.



# Chapter 2

## Current Municipality of Brighton Development Charges Policies





## 2. Current Municipality of Brighton Development Charges Policies

### 2.1 By-law Enactment

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On September 3, 2019 the Municipality enacted By-law 089-2019 under the D.C.A. The by-law imposes development charges by service for Municipality-wide services, as well as area-specific charges for urban-serviced areas. By-law 089-2019 is set to expire on September 3, 2024.

### 2.2 Services Covered

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The following services/classes of service are covered under By-law 089-2019:

#### Municipality-wide Services

- Roads and Related;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Health Services; and
- Growth-related Studies.

#### Area-specific Services – Urban-serviced Area

- Wastewater Services; and
- Water Services.

### 2.3 Current Development Charge Rates

---

Table 2-1 provides the charges currently in effect for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1  
Municipality of Brighton Current Development Charges

Service/Class of Service	Residential				Non-Residential (per sq.ft. of G.F.A.)
	Single & Semi Detached	Other Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	
<b>Municipal Wide Services/Class of Service:</b>					
Roads and Related	\$ 6,606	\$ 5,480	\$ 4,716	\$ 3,464	\$5.37
Fire Protection Services	\$ 770	\$ 640	\$ 550	\$ 406	\$0.64
Parks and Recreation	\$ 2,003	\$ 1,661	\$ 1,429	\$ 1,051	\$0.32
Library Services	\$ 1,234	\$ 1,024	\$ 881	\$ 647	\$0.19
Health Services	\$ 698	\$ 580	\$ 498	\$ 366	\$0.11
Administration - Studies	\$ 310	\$ 256	\$ 222	\$ 162	\$0.24
<b>Total Municipal Wide Services/Class of Services</b>	<b>\$ 11,621</b>	<b>\$ 9,641</b>	<b>\$ 8,296</b>	<b>\$ 6,096</b>	<b>\$ 6.87</b>
<b>Urban Services</b>					
Wastewater Services	\$ 1,027	\$ 853	\$ 734	\$ 538	\$0.66
Water Services	\$ 1,687	\$ 1,400	\$ 1,205	\$ 885	\$1.09
<b>Total Urban Services</b>	<b>\$ 2,714</b>	<b>\$ 2,253</b>	<b>\$ 1,939</b>	<b>\$ 1,423</b>	<b>\$ 1.75</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 11,621</b>	<b>\$ 9,641</b>	<b>\$ 8,296</b>	<b>\$ 6,096</b>	<b>\$ 6.87</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 14,335</b>	<b>\$ 11,894</b>	<b>\$ 10,235</b>	<b>\$ 7,519</b>	<b>\$ 8.62</b>



## 2.4 Indexing

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Development charges are adjusted annually on the anniversary date of by-law passage each year, in accordance with the Statistics Canada Non-residential Building Construction Price Index.

## 2.5 Timing of D.C. Calculation and Payment

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Development charges are due and payable in full to the Municipality on the date a building permit is issued for any land, buildings or structures affected by the applicable development charge. However, rental housing and institutional developments pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), is determined based on the D.C. rates that were in effect on the day that a complete Site Plan or Zoning By-law Amendment application was submitted to the Municipality. The by-law also allows the Municipality to enter into alternative payment agreements with landowners.

## 2.6 Redevelopment Credit

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Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) 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 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- b) In the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or



structure, an amount calculated by multiplying the applicable development charge by the gross floor area that has been or will be demolished or converted to another principal use.

No such reduction in charge shall exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

## 2.7 Exemptions

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

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified in subsections 2 (3), 2 (3.1), 2 (3.2), and 2 (3.3) of the D.C.A.).

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

- A place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1980, c.31; and
- Industrial development.



# Chapter 3

## Anticipated Development in the Municipality of Brighton



## 3. Anticipated Development in the Municipality of Brighton

### 3.1 Requirement of the Act

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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

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The D.C. growth forecast has been derived by Watson in consultation with the Municipality of Brighton. 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 Municipal Comprehensive Review – Long-term Growth Forecast and Urban Land Needs Analysis, December 2021, Watson & Associates Economists Ltd.;
- Municipality of Brighton 2019 Development Charges Background Study, July 4, 2019, by Watson & Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by the Municipality of Brighton staff; and



- Discussions with Municipal staff regarding anticipated residential and non-residential development in the Municipality of Brighton.

### 3.3 Summary of Growth Forecast

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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 Brighton (excluding census undercount) is anticipated to reach approximately 14,130 by mid-2034 and 16,490 by mid-2051, resulting in an increase of approximately 1,410 and 3,770 persons, respectively.<sup>[1]</sup>

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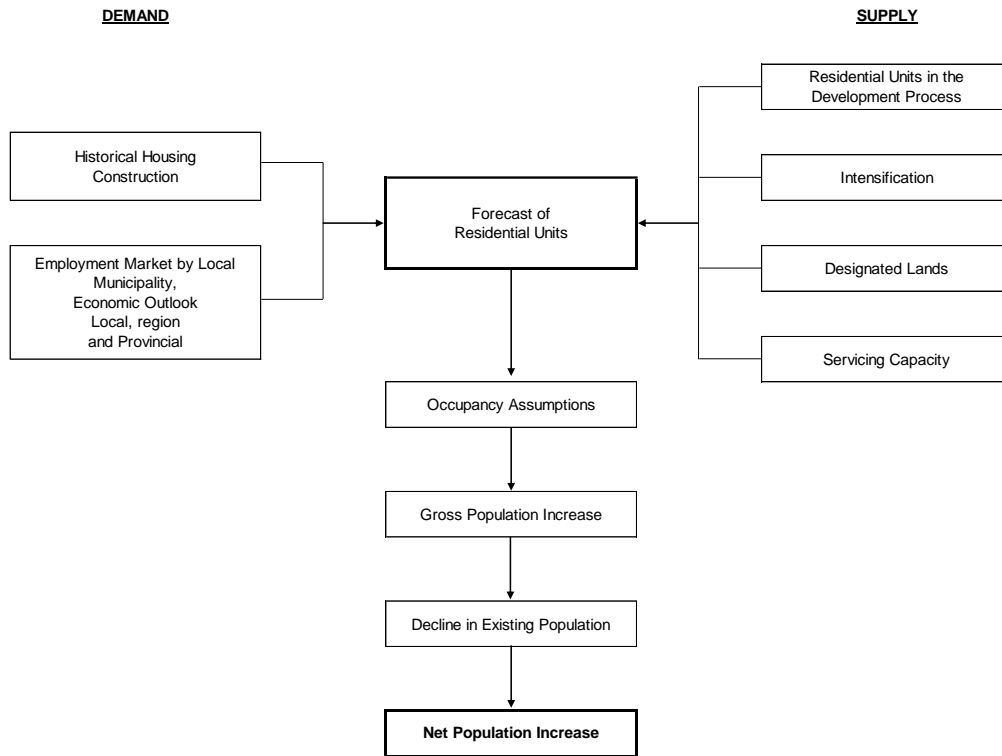
<sup>[1]</sup> The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.3%. Population figures presented herein have been rounded.

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Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Municipality of Brighton  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Low Density <sup>[2]</sup>	Medium Density <sup>[3]</sup>	High Density <sup>[4]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	11,180	10,928	643	10,285	3,975	128	224	47	4,374	585	2.498
	Mid 2016	12,120	11,844	684	11,160	4,260	205	245	70	4,780	622	2.478
	Mid 2021	12,390	12,108	608	11,500	4,510	195	240	60	5,005	553	2.419
Forecast	Mid 2024	13,010	12,713	739	11,974	4,726	220	302	60	5,308	672	2.395
	Mid 2034	14,460	14,127	907	13,220	5,088	445	419	60	6,012	825	2.350
	Mid 2051	16,870	16,487	1,027	15,460	5,464	922	641	60	7,087	934	2.326
Incremental	Mid 2011 - Mid 2016	940	916	41	875	285	77	21	23	406	37	
	Mid 2016 - Mid 2021	270	264	-76	340	250	-10	-5	-10	225	-69	
	Mid 2021 - Mid 2024	620	605	131	474	216	25	62	0	303	119	
	Mid 2024 - Mid 2034	1,450	1,414	168	1,246	362	225	117	0	704	153	
	Mid 2024 - Mid 2051	3,860	3,774	288	3,486	738	702	339	0	1,779	262	

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

[2] Includes single and semi-detached houses.

[3] Includes townhouses and apartments in duplexes.

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

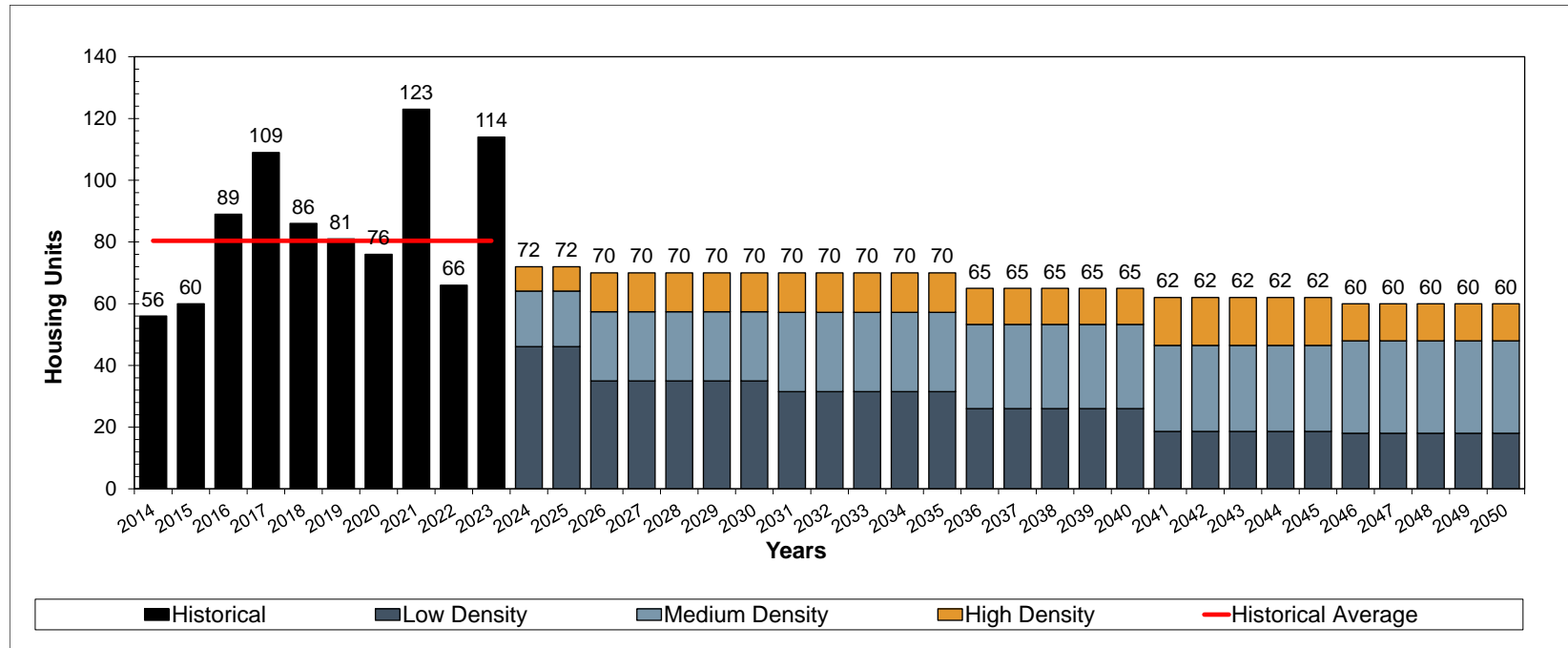
**Notes:**

Numbers may not add due to rounding.

Source: Derived from Northumberland County Municipal Comprehensive Review – Long-term Growth Forecast and Urban Land Needs Analysis, December 2021, Watson & Associates Economists Ltd., and discussions with Municipality of Brighton staff regarding servicing and urban land supply by Watson & Associates Economists Ltd.



Figure 3-2  
Municipality of Brighton  
Annual Housing Forecast <sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Brighton, 2014 to 2023.



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

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

- The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications, and discussions with Municipal staff regarding anticipated development trends for the Municipality of Brighton.
- Based on the above indicators, the 2024 to 2051 household growth forecast for the Municipality is comprised of a unit mix of 42% low density units (single detached and semi-detached), 39% medium density (multiples except apartments) and 19% 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 Brighton
- 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 Brighton  
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2024 to 2051	Percentage of Housing Growth, 2024 to 2051
Urban	1,510	85%
Rural	270	15%
<b>Municipality of Brighton</b>	<b>1,780</b>	<b>100%</b>

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 Brighton over the forecast period is presented in Table 3-1. Over the 2024 to 2051 forecast period, the Municipality is anticipated to average approximately 66 new housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 290 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 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Municipality of Brighton. Due to data limitations medium and high density P.P.U. data was derived from Northumberland County which includes the Municipality of Brighton and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.353
  - Medium density: 1.748
  - High density: 1.583

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<sup>[1]</sup> 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.



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

- Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.<sup>[1]</sup> The forecast population change in existing households over the 2024 to 2051 forecast period is forecast to remain relatively stable.

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

- 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 <sup>[2],[3]</sup> (place of work) for the Municipality of Brighton is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 90 primary (4%);
  - 475 work at home employment (20%);
  - 378 industrial (16%);
  - 943 commercial/population-related (39%); and
  - 540 institutional (22%).
- The 2016 employment by usual place of work, including work at home, is 2,425. An additional 455 employees have been identified for the

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<sup>[1]</sup> 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.

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

<sup>[3]</sup> 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.



Municipality of Brighton in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup>

- Total employment, including work at home and N.F.P.O.W. for the Municipality of Brighton is anticipated to reach approximately 3,290 by mid-2034 and 3,610 by 2051. This represents an employment increase of approximately 200 for the 10-year forecast period and 520 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential 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 Brighton (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 2,220 by mid-2034 and 2,460 by 2051. This represents an employment increase of approximately 160 for the 10-year forecast period and 390 for the longer-term forecast period.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 1,500 sq.ft. per employee for industrial;
  - 500 sq.ft. per employee for commercial/population-related; and

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<sup>[1]</sup> 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."



- 700 sq.ft. per employee for institutional employment.
- The Municipal-wide incremental G.F.A. is anticipated to increase by 142,000 sq.ft. over the 10-year forecast period and 346,600 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 – 54%;
  - Commercial/population-related – 20%; and
  - Institutional – 26%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by area for the Municipality of Brighton.
- 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 Brighton  
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
Urban	308,700	90%
Rural	37,900	10%
<b>Municipality of Brighton</b>	<b>346,600</b>	<b>100%</b>

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

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

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services 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, paragraph 3 of subsection 5 (1), which requires that Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

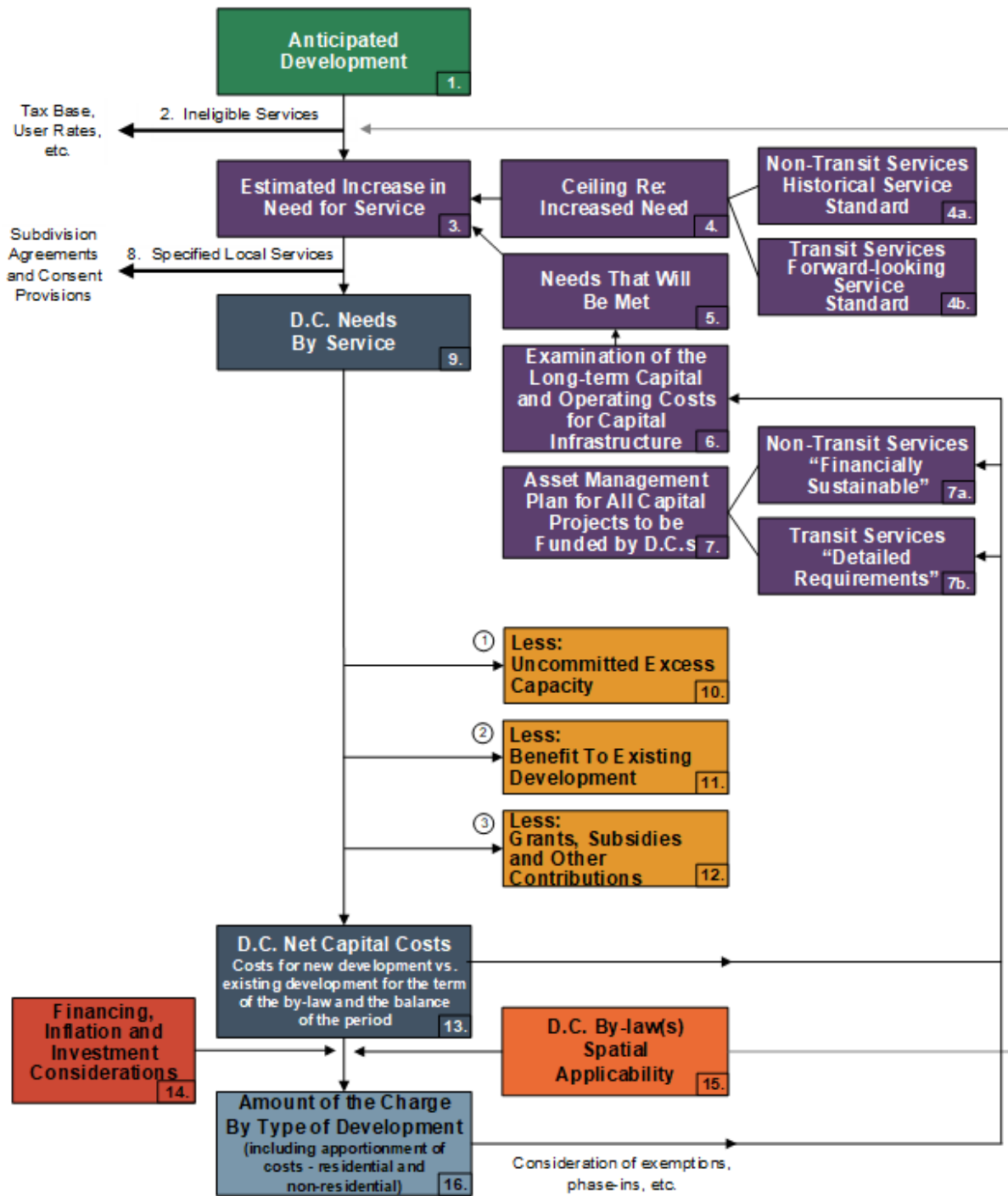




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes No Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	Yes Yes No Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment <sup>1</sup>
3. Stormwater Drainage and Control Services	Yes No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock <sup>2</sup>
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock <sup>1</sup>
6. Transit Services	n/a n/a	6.1 Transit vehicles <sup>1</sup> & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment <sup>1</sup>
8. Policing Services	n/a n/a n/a No	8.1 Police detachments 8.2 Police rolling stock <sup>1</sup> 8.3 Small equipment and gear 8.4 Policing Contract

<sup>1</sup> with a 7+ year useful life

<sup>2</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles <sup>1</sup> 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles <sup>1</sup>
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes  n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles <sup>1</sup> 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles <sup>1</sup>
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 <sup>1</sup> and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment <sup>1</sup>
14. Services Related to Public Health	Yes n/a	14.1 Public Health department space 14.2 Public Health department vehicles <sup>1</sup>
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	15.1 Childcare space
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No  No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles <sup>1</sup>

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<sup>1</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
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	No	19.1 Interest on money borrowed to pay for growth-related capital

Table 4-2  
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.

## 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 D.

## 4.5 Capital Forecast

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



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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, municipal Council must indicate “that it intends to ensure that such an increase in need will be met” (paragraph 3 of subsection 5 (1)). 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

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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 for services that have been replaced by developers on behalf of the Municipality.



## 4.7 Classes of Services

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

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

These provisions allow for services or portions of services to be included in a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class of service for growth-related studies.

## 4.8 Eligible Debt and Committed Excess Capacity

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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.

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.

## 4.9 Existing Reserve Funds

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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 adjusted 2023 closing D.C. reserve fund balances, by service, are presented in Table 4-3 below. The adjustments include previous commitments not yet funded from the D.C. reserve funds. These balances have been applied against future spending requirements within the respective service areas.

Table 4-3  
Municipality of Brighton  
Adjusted D.C. Reserve Funds Balances

Service/Class of Service	Balance as of Dec. 31, 2023	Adjustments	Adjusted Balance as of Dec. 31, 2023
Services Related to a Highway	\$ 658,954	\$ -	\$ 658,954
Fire Protection Services	\$ 280,319	\$ -	\$ 280,319
Parks and Recreation Services	\$ 730,185	\$ (129,369)	\$ 600,816
Library Services	\$ 232,291	\$ -	\$ 232,291
Services Related to Public Health	\$ 93,914	\$ -	\$ 93,914
Wastewater Services	\$ 686,507	\$ -	\$ 686,507
Water Services	\$ 878,615	\$ -	\$ 878,615
Growth-related Studies	\$ 42,471	\$ -	\$ 42,471
<b>Total</b>	<b>\$ 3,603,256</b>	<b>\$ (129,369)</b>	<b>\$ 3,473,887</b>

## 4.10 Deductions

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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:

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#### **4.10.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need described in section 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average 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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

#### **4.10.2 Reduction for Uncommitted Excess Capacity**

Paragraph 5 of 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.



### **4.10.3 Reduction for Benefit to Existing Development**

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

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

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

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive 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 limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### ***4.10.4 Reduction for Anticipated Grants, Subsidies and Other Contributions***

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (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).

### **4.11 Municipal-wide vs. Area Rating**

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in section 7.3.7.

### **4.12 Allocation of Development**

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

### **4.13 Mandatory Discount for Rental Housing Development**

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For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependent on the number of bedrooms in each unit, as follows:



- 1) Residential units intended for use as a rented residential premises with three (3) or more bedrooms – 25% discount.
- 2) Residential units intended for use as a rented residential premises with two (2) bedrooms – 20% discount.
- 3) Residential units intended for use as a rented residential premises not referred to 1) or 2) above – 15% discount.

Note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation.



# Chapter 5

## Development Charge Eligible Cost Analysis by Service



## 5. Development Charge Eligible Cost Analysis by Service

### 5.1 Introduction

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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 of the D.C.A. and described in Chapter 4 herein was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. Over time, however, a municipality's projects and Council priorities may shift; accordingly, Council's intentions may change, 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

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This section evaluates the development-related capital requirements for all of the Municipality-wide services assessed over a 10-year planning period (2024-2034).

#### 5.2.1 *Services Related to a Highway*

The Municipality has a road network spanning approximately 222 kilometres. In addition, the Municipality's public works department utilizes 33,629 square feet of facility space and operates a fleet of 50 vehicles and equipment. This historical level of service equates to approximately \$25,519 per capita, resulting in a D.C.-eligible cap of approximately \$31.8 million.

Review of the Municipality's roads needs for the forecast period identified approximately \$11.6 million in gross capital costs. These capital needs consist of various road urbanization and upgrade projects, as well as various vehicles and equipment. A deduction of approximately \$6.9 million has been included in recognition of benefits to the existing population. Furthermore, approximately \$659,000 has been deducted to



reflect the funds available in the D.C. reserve fund. As a result, approximately \$4.0 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for services related to a highway have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the forecast period (i.e., 88% residential/ 12% non-residential).

### **5.2.2 Parks and Recreation Services**

The Municipality currently maintains approximately 41 acres of developed parkland and 24 kilometres of trails within its jurisdiction. Furthermore, the Municipality operates 57,232 square feet of indoor recreation facility space and maintains an inventory of 21 vehicles and equipment. The Municipality's level of service over the historical 15-year period averaged \$5,130 per capita. In total, the maximum D.C. eligible amount for parks and recreation services over the 10-year forecast period is approximately \$6.4 million based on the established level of service standards.

Based on the Municipality's Parks and Recreation Master Plan, and discussion with staff, the 10-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$23.6 million. These capital needs include the development of a new recreation facility, new trails and play structures, and new vehicles and equipment. Additionally, outstanding debt servicing costs associated with the Community Centre have been included. A deduction of approximately \$19.6 has been included to reflect the benefit to the existing population. Additionally, approximately \$600,800 has been deducted in recognition of the D.C. reserve fund balance. As a result, approximately \$3.4 million in capital needs has been included in the D.C. calculation.

As the predominant users of Parks and Recreation Services tend to be residents of the Municipality, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential development.

### **5.2.3 Library Services**

The Municipality's Library Services are provided through 6,533 square feet of library space and 201,406 circulation and reference materials, including access to e-resources.





The average level of service over the past 15 years was approximately \$786 per capita. Based on the application of this level of service to the incremental forecast population growth, the Municipality would be eligible to collect approximately \$978,900 from D.C.s for library services over the forecast period.

The capital needs required to accommodate growth have a total gross capital cost estimate of approximately \$508,800, which consists of a provision for expansion of the library's collection materials and previously unfunded amounts relating to the library expansion. Approximately \$232,300 has been deducted from the calculation of the charge in recognition of existing reserve fund balances, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$276,500.

As with Parks and Recreation Services, the predominant users of Library Services are residents of the Municipality, and therefore, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

#### **5.2.4 Services Related to Public Health**

The Municipality's Public Health Services operates two facilities, totaling 12,535 square feet of gross floor area. The average level of service over the past 15 years was approximately \$520 per capita, resulting in a D.C.-eligible cap of approximately \$647,600.

The capital needs required to accommodate growth have a total gross capital cost estimate of approximately \$1.9 million, consisting of a provision for new facility space and outstanding debt servicing costs associated with the Brighton Health Services Centre addition. Deductions of \$431,100 have been included in recognition of benefits to existing, in addition to approximately \$748,200 to recognize post period benefits. Furthermore, approximately \$93,900 has been deducted to reflect the existing D.C. reserve fund balance. As a result, approximately \$647,600 in capital needs has been included in the D.C. calculation.

As the predominant users of Health Services tend to be residents of the Municipality, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



### **5.2.5 Growth-related Studies**

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies, which are allocated as based on each service to which the study relates.

For planning and asset management related studies, a deduction of 1% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. This deduction was estimated based on the share of replacement value of assets related to services included in the D.C. Study relative to the total replacement value of all of the Municipality’s assets, as identified in the Municipality’s 2022 Asset Management Plan. All planning studies, asset management plans, and D.C. background studies have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of these allocations:

- Fire Protection Services – 22%
- Library Services – 1%
- Parks and Recreation Services – 14%
- Services Related to a Highway – 17%
- Services Related to Public Health – 3%
- Wastewater Services – 18%
- Water Services – 25%



The remainder of growth-related studies have been allocated to their respective service areas.

The total gross cost of these studies is approximately \$1.6 million. Deductions of \$582,000 in recognition of existing benefit and \$8,000 recognizing the portion of studies related to D.C.-ineligible services have been made. Furthermore, approximately \$42,500 has been deducted to reflect the existing D.C. reserve fund balance. As a result, approximately \$975,500 in growth-related studies have been included in the D.C. calculation.

Costs relating to studies that benefit multiple services have been allocated 88% residential and 12% non-residential based on the incremental growth in population to employment for the 10-year forecast period. Costs of studies that benefit specific services have been allocated based on each respective service's allocation.



**Table 5-1**  
**Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
<b>Road Urbanization (Rural to Semi-Urban)</b>											
1	Platt St. (Sanford St. to Main St.)		311,500	-		311,500	197,400		114,100	100,408	13,692
2	Kingsley Avenue (725m)		2,336,000	-		2,336,000	1,480,500		855,500	752,840	102,660
3	Pinnacle St. South (200m)		648,900	-		648,900	411,300		237,600	209,088	28,512
4	North Dr. (220m)		706,600	-		706,600	447,800		258,800	227,744	31,056
<b>Road Urbanization (Semi-Urban to Urban)</b>											
5	Harbour St (Ontario St to Mill Rd)	2026	1,921,000	-		1,921,000	1,013,700		907,300	798,424	108,876
6	Harbour St (Mill Rd to Cedar St)	2027	856,000	-		856,000	451,700		404,300	355,784	48,516
7	Harbour St (Cedar St to County Road 64)	2028	1,545,000	-		1,545,000	815,300		729,700	642,136	87,564
8	Marina Dr (Raglan St to Harbour St)	2024	647,000	-		647,000	341,400		305,600	268,928	36,672
9	Walas St (Raglan St to Harbour St)	2025	459,000	-		459,000	242,200		216,800	190,784	26,016
<b>Road Upgrades</b>											
10	Presqu'ile Parkway Paved Shoulder		462,000	-		462,000	-		462,000	406,560	55,440
11	CR 64 - Urban PH. I and Rural Area (S/walk and Boulevard)	2024	520,000	-		520,000	520,000		-	-	-
12	CR 64 - Urban PH. II (S/Walk and Boulevard)	2025	520,000	-		520,000	520,000		-	-	-
<b>Vehicles &amp; Equipment</b>											
13	Mechanical Sweeper	2024	470,000	-		470,000	432,600		37,400	32,912	4,488
14	New 3/4 Ton Pick-up	2024	95,700	-		95,700	-		95,700	84,216	11,484
15	New Flat-bed Trailer		68,000	-		68,000	-		68,000	59,840	8,160
	Reserve Fund Adjustment								(658,954)	(579,880)	(79,075)
	<b>Total</b>		<b>11,566,700</b>	<b>-</b>	<b>-</b>	<b>11,566,700</b>	<b>6,873,900</b>	<b>-</b>	<b>4,033,846</b>	<b>3,549,784</b>	<b>484,061</b>



**Table 5-2**  
**Infrastructure Costs covered in the D.C Calculation – Parks and Recreation Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2034									95%	5%
1	<b>Facilities</b> New Recreation Facility (Arena/ Curling Club/ Swimming Pool)	2030	22,000,000	-		22,000,000	19,323,600		2,676,400	2,542,580	133,820
2	<b>Trails</b> Trail Expansions - Grimes/Simpsons Property		360,500	-		360,500	-		360,500	342,475	18,025
3	Trail Expansions - Stalwood Upper Section		36,000	-		36,000	-		36,000	34,200	1,800
4	<b>Play Structures</b> Jr. & Sr. Play Structure (Orchard Community)		300,000	-		300,000	-		300,000	285,000	15,000
5	Outdoor Fitness Equipment Stations		250,000	-		250,000	226,100		23,900	22,705	1,195
6	<b>Vehicles &amp; Equipment</b> New Trailer	2025	15,000	-		15,000	-		15,000	14,250	750
7	New Telehandler	2025	120,000	-		120,000	-		120,000	114,000	6,000
8	<b>Debt</b> Community Centre Debt		525,521	-		525,521	99,800		425,721	404,435	21,286
	Reserve Fund Adjustment								(600,816)	(570,775)	(30,041)
	<b>Total</b>		<b>23,607,021</b>	<b>-</b>	<b>-</b>	<b>23,607,021</b>	<b>19,649,500</b>	<b>-</b>	<b>3,356,705</b>	<b>3,188,869</b>	<b>167,835</b>



**Table 5-3**  
**Infrastructure Costs covered in the D.C Calculation – Library Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2034									95%	5%
1	Additional Collection Materials	2024-2034	406,358	-		406,358	-		406,358	386,040	20,318
2	Library Expansion - Unfunded Committed Capacity		102,407	-		102,407	-		102,407	97,286	5,120
	Reserve Fund Adjustment								(232,291)	(220,677)	(11,615)
	<b>Total</b>		<b>508,765</b>	<b>-</b>	<b>-</b>	<b>508,765</b>	<b>-</b>	<b>-</b>	<b>276,473</b>	<b>262,650</b>	<b>13,824</b>



**Table 5-4**  
**Infrastructure Costs covered in the D.C Calculation – Services Related to Public Health**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	<b>Facilities</b> Provision for New Facility Space	2025	1,000,000	748,230		251,770	-		251,770	239,182	12,589
2	<b>Debt</b> Brighton Health Services Centre Addition Debt		920,852	-		920,852	431,100		489,752	465,265	24,488
	Reserve Fund Adjustment								(93,914)	(89,218)	(4,696)
	<b>Total</b>		<b>1,920,852</b>	<b>748,230</b>	<b>-</b>	<b>1,172,623</b>	<b>431,100</b>	<b>-</b>	<b>647,609</b>	<b>615,228</b>	<b>32,380</b>



**Table 5-5  
Infrastructure Costs covered in the D.C Calculation – Growth-related Studies**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	<b>2024 to 2034</b>										
1	Development Charges Study (2)		78,000	-		78,000	-		78,000	68,640	9,360
2	Official Plan Review	2025-26	250,000	-	2,500	247,500	125,000		122,500	107,800	14,700
3	Comprehensive Zoning By-Law	2026-27	200,000	-	2,000	198,000	100,000		98,000	86,240	11,760
4	Secondary Plan	2024	250,000	-	2,500	247,500	125,000		122,500	107,800	14,700
5	Master Servicing Plan (Water)	2026-27	200,000	-		200,000	20,000		180,000	156,600	23,400
6	Master Servicing Plan (Wastewater)	2026-27	200,000	-		200,000	20,000		180,000	156,600	23,400
7	Transportation Master Plan	2024	200,000	-		200,000	50,000		150,000	132,000	18,000
8	Parks & Recreation Master Plan	2033	50,000	-		50,000	25,000		25,000	23,750	1,250
9	Fire Master Plan	2033	70,000	-		70,000	17,500		52,500	47,250	5,250
10	Community Risk Assessment (2)	2028/2033	10,000	-		10,000	9,000		1,000	900	100
11	Asset Management Plan (2)	2025/2030	100,000	-	1,000	99,000	90,500		8,500	7,480	1,020
	Reserve Fund Adjustment								(42,471)	(37,374)	(5,097)
	<b>Total</b>		<b>1,608,000</b>	<b>-</b>	<b>8,000</b>	<b>1,600,000</b>	<b>582,000</b>	<b>-</b>	<b>975,529</b>	<b>857,686</b>	<b>117,843</b>





## 5.3 10-Year Capital Costs for Area-Specific D.C. Calculation

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This section evaluates the development-related capital requirements for area-specific services assessed over a 10-year planning period (2024-2034).

### 5.3.1 Wastewater Services

The capital plan for wastewater services includes required improvements at the wastewater treatment facility, new wastewater mains, upsizing of wastewater mains, and a new vehicle.

In total, the gross capital cost estimates amount to approximately \$37.5 million. Deductions of approximately \$2.6 million in recognition of post period benefits and \$25.2 million recognizing the benefit to existing population have been made. A deduction of approximately \$4.5 million has been made to recognize anticipated grant funding from the Housing Enabling Water Systems Fund that is attributable to new development. Furthermore, approximately \$686,500 has been deducted to reflect the existing D.C. reserve fund balance. The net capital costs identified for inclusion in the calculation of the charge total approximately \$4.4 million.

These costs have been allocated 87% residential and 13% non-residential, based on forecast incremental population and employment growth in the urban area.

### 5.3.2 Water Services

The capital plan for water services includes construction, oversizing, and twinning of water mains, new vehicles and equipment, and recovery of previously unfunded amounts related to a new vehicle. Additionally, outstanding debt servicing costs associated with the water plant have been included.

In total, the gross capital cost estimates are approximately \$14.9 million. A deduction of approximately \$6.4 million recognizing the benefit to existing development has been made. A deduction of approximately \$1.4 million has been made to recognize anticipated grant funding from the Green Infrastructure Stream of the Investing in Canada Infrastructure Program that is attributable to new development. Furthermore, approximately \$878,600 has been deducted to reflect the existing D.C. reserve fund balance.



The net capital costs identified for inclusion in the calculation of the D.C. total approximately \$6.1 million. These costs have been allocated 87% residential and 13% non-residential, based on forecast incremental population and employment growth in the urban area.



**Table 5-5  
Infrastructure Costs covered in the D.C Calculation – Wastewater Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2034 (Urban)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	<b>Wastewater Treatment</b> Treatment Quality Improvements	2025-2026	33,438,000	2,614,600		30,823,400	21,734,700	4,544,350	4,544,350	3,953,585	590,766
2	<b>Wastewater Distribution</b> Prince Edward Street Reconstruction and Upsizing	2024-2025	3,341,000	-		3,341,000	3,223,300		117,700	102,399	15,301
3	Raglan Street West - Replace Existing 400m and extend sewer an additional 420m	2033	411,000	-		411,000	250,000		161,000	140,070	20,930
4	NE Quadrant (MoB - OMNI - LT Care Devt) - Sewer Main/Line	2025	200,000	-		200,000	-		200,000	174,000	26,000
5	<b>Vehicles &amp; Equipment</b> New 1/2 Ton Pick-up Truck	2032/33	100,000	-		100,000	-		100,000	87,000	13,000
	Reserve Fund Adjustment								(686,507)	(597,261)	(89,246)
	<b>Total</b>		<b>37,490,000</b>	<b>2,614,600</b>	<b>-</b>	<b>34,875,400</b>	<b>25,208,000</b>	<b>4,544,350</b>	<b>4,436,543</b>	<b>3,859,793</b>	<b>576,751</b>



**Table 5-6  
Infrastructure Costs covered in the D.C Calculation – Water Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2034 (Urban)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	<b>Water Distribution</b> New 150mm watermain on Applewood: Loyalist to Stephen (145m)	2026	212,000	-		212,000	-		212,000	184,440	27,560
2	Replace 150mm with 250mm on Main St from Division Street to Ontario Street	2027/28	1,105,000	-		1,105,000	663,000		442,000	384,540	57,460
3	Replace 100 mm with 300 mm on Main St from Ontario St to service boundary	2024	2,935,385	-		2,935,385	978,500	1,435,012	521,873	454,030	67,844
4	Replace 100mm with 150mm on Lyons St: Prince Edward to Division St S (160m)	2031	96,000	-		96,000	64,000		32,000	27,840	4,160
5	Replace 100mm with 150mm on Division St S: Lyons St to Butler St (115m)	2031	69,000	-		69,000	46,000		23,000	20,010	2,990
6	Water main twinning (supply line - 3.2km - from Treatment plant to North Town limit)	2026	3,500,000	-		3,500,000	-		3,500,000	3,045,000	455,000
7	Prince Edward Street Reconstruction and Upsizing	2024-2025	2,829,000	-		2,829,000	2,357,500		471,500	410,205	61,295
8	Harbour Street watermain upsizing (200mm to 250mm)	2026-2029	1,733,000	-		1,733,000	1,386,400		346,600	301,542	45,058
9	Raglan Street West - watermain upsizing (200m upsized from 150mm to 200mm, remaining length would be replacement like-for-like)	2032	640,000	-		640,000	304,100		335,900	292,233	43,667
10	NE Quadrant (MoB - OMNI - LT Care Devt) - Booster Pump	2025	500,000	-		500,000	-		500,000	435,000	65,000
	<b>Vehicles &amp; Equipment</b>										
11	New 1/2 Ton Pick-up Truck	2025	100,000	-		100,000	-		100,000	87,000	13,000
12	Pressure Reducing Valve		100,000	-		100,000	-		100,000	87,000	13,000
13	New Skid-steer (Previously Unfunded)		113,000	-		113,000	-		113,000	98,310	14,690
	<b>Debt</b>										
14	Water Plant Outstanding Debt		920,852	-		920,852	598,600		322,252	280,359	41,893
	Reserve Fund Adjustment								(878,615)	(764,395)	(114,220)
	<b>Total</b>		<b>14,853,237</b>	<b>-</b>	<b>-</b>	<b>14,853,237</b>	<b>6,398,100</b>	<b>1,435,012</b>	<b>6,141,510</b>	<b>5,343,114</b>	<b>798,396</b>



## 5.4 Service Levels and 27-Year Capital Costs for D.C. Calculation

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This section evaluates the development-related capital requirements for all of the Municipality-wide services assessed over a 27-year planning period (2024-2051).

### 5.4.1 Fire Protection Services

The Municipality currently owns and operates two fire stations which provide a combined 10,908 square feet of floor space. The fire department also has a current inventory of 12 vehicles, 48 sets of equipment for firefighter outfitting, and 221 items of various equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$1,458 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$5.1 million.

Based on the Municipality's latest Fire Master Plan and discussions with staff, expansion to the south fire station, a new fire station south of the tracks, and additional vehicles and equipment have been included in the development charge. The gross capital costs for these needs total approximately \$25.0 million. Deductions of approximately \$15.1 million in recognition of post period benefits and \$4.5 million to recognize the benefits to the existing community have been provided. Furthermore, approximately \$280,300 has been deducted to reflect the existing D.C. reserve fund balance for Fire Protection Services. As a result, approximately \$5.1 million in capital needs has been included in the D.C. calculation.

These costs are shared between residential and non-residential development based on the ratio of incremental growth in population to employment over the forecast period, resulting in 90% being allocated to residential development and 10% being allocated to non-residential development.



**Table 5-7  
Infrastructure Costs covered in the D.C Calculation – Fire Protection Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 90%	Non-Residential Share 10%
1	<b>Facilities</b> Expansion to Urban (South) Station (Fire's Share)	2025	12,795,000	5,915,666		6,879,334	4,548,200		2,331,134	2,098,021	233,113
2	New Station (South of Tracks)		6,500,000	6,500,000		-	-		-	-	-
3	<b>Vehicles</b> Elevated Device (Ladder Truck)	2026	2,500,000	-		2,500,000	-		2,500,000	2,250,000	250,000
4	Small Wildland Fire 4x4 Unit	2025	250,000	-		250,000	-		250,000	225,000	25,000
5	Provision for Additional Fire Prevention Vehicles (2)	2025	160,000	-		160,000	-		160,000	144,000	16,000
6	New Apparatus (Station South of Tracks)		2,500,000	2,500,000		-	-		-	-	-
7	<b>Equipment</b> Provision for Additional Firefighters (12)		122,400	-		122,400	-		122,400	110,160	12,240
8	Additional Firefighters at Station South of Tracks (15)		153,000	153,000		-	-		-	-	-
	Reserve Fund Adjustment								(280,319)	(252,287)	(28,032)
	<b>Total</b>		<b>24,980,400</b>	<b>15,068,666</b>	<b>-</b>	<b>9,911,734</b>	<b>4,548,200</b>	<b>-</b>	<b>5,083,215</b>	<b>4,574,894</b>	<b>508,322</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

This chapter presents the D.C. calculations for the growth-related capital costs identified in Chapter 5. Table 6-1 calculates the proposed Municipality-wide D.C.s to be imposed on anticipated development in the Municipality over the 10-year forecast period. Table 6-2 calculates the proposed area-specific D.C.s to be imposed on anticipated development in the urban area over the 10-year forecast period. Table 6-3 calculates the proposed Municipality-wide D.C.s to be imposed on anticipated development in the Municipality over the 27-year forecast period.

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

The D.C. eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the population associated with new units to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the forecast new unit population less any decline in the existing population, where applicable. The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charges in Table 6-1, Table 6-2, and Table 6-3.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the respective planning periods to calculate a cost per sq.ft. of G.F.A.

Table 6-4 summarizes the calculated schedule of charges, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for municipal-wide and area-specific services.

Table 6-5 and Table 6-6 compare the existing charges to the charges proposed for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.





In total, the proposed charge for a single detached dwelling unit would increase by 46% (+ \$5,398) in the rural area and would increase by 150% (+ \$21,547) in the urban area.

For non-residential development, the proposed D.C. in the rural area would increase by 5% (+ \$0.35 per sq.ft. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would increase by 108% (+ \$9.33 per sq.ft. of G.F.A.) relative to the current charge.



Table 6-1  
Municipality-wide Services D.C Calculation  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Services Related to a Highway	3,549,784	484,061	5,841	3.41
2. Parks and Recreation Services	3,188,869	167,835	5,247	1.18
3. Library Services	262,650	13,824	432	0.10
4. Services Related to Public Health	615,228	32,380	1,012	0.23
5. Growth-related Studies			1,411	0.83
8.1 Services Related to a Highway	189,302	25,814		
8.2 Parks and Recreation Services	71,433	7,752		
8.3 Library Services	3,927	536		
8.4 Services Related to Public Health	9,199	1,254		
8.5 Wastewater Services	219,623	31,994		
8.6 Water Services	243,842	35,297		
8.7 Fire Protection Services	120,359	15,197		
<b>TOTAL</b>	<b>\$8,474,217</b>	<b>\$815,944</b>	<b>\$13,943</b>	<b>\$5.75</b>
D.C.-Eligible Capital Cost	\$8,474,217	\$815,944		
10-Year Gross Population/GFA Growth (sq.ft.)	1,430	142,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,926.03</b>	<b>\$5.75</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.353	\$13,944		
Other Multiples	1.748	\$10,359		
Apartments - 2 Bedrooms +	1.694	\$10,039		
Apartments - Bachelor and 1 Bedroom	1.360	\$8,059		



Table 6-2  
Area-Specific Services D.C Calculation – Urban Area  
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. Wastewater Services	3,859,793	576,751	7,911	4.50
7. Water Services	5,343,114	798,396	10,952	6.23
<b>TOTAL</b>	<b>\$9,202,907</b>	<b>\$1,375,147</b>	<b>\$18,863</b>	<b>\$10.73</b>
D.C.-Eligible Capital Cost	\$9,202,907	\$1,375,147		
10-Year Urban Gross Population/GFA Growth (sq.ft.)	1,148	128,100		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$8,016.47</b>	<b>\$10.73</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.353	\$18,863		
Other Multiples	1.748	\$14,013		
Apartments - 2 Bedrooms +	1.694	\$13,580		
Apartments - Bachelor and 1 Bedroom	1.360	\$10,902		

Table 6-3  
Municipality-wide Services D.C Calculation  
2024-2051

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
8. Fire Protection Services	4,574,894	508,322	3,076	1.47
<b>TOTAL</b>	<b>\$4,574,894</b>	<b>\$508,322</b>	<b>\$3,076</b>	<b>\$1.47</b>
D.C.-Eligible Capital Cost	\$4,574,894	\$508,322		
27-Year Gross Population/GFA Growth (sq.ft.)	3,500	346,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,307.11</b>	<b>\$1.47</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.353	\$3,076		
Other Multiples	1.748	\$2,285		
Apartments - 2 Bedrooms +	1.694	\$2,214		
Apartments - Bachelor and 1 Bedroom	1.360	\$1,778		



Table 6-4  
Calculated Schedule of D.C. Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>					
Services Related to a Highway	\$ 5,841	\$ 4,339	\$ 4,205	\$ 3,376	\$ 3.41
Fire Protection Services	\$ 3,076	\$ 2,285	\$ 2,215	\$ 1,778	\$ 1.47
Parks and Recreation Services	\$ 5,247	\$ 3,898	\$ 3,777	\$ 3,033	\$ 1.18
Library Services	\$ 432	\$ 321	\$ 311	\$ 250	\$ 0.10
Services Related to Public Health	\$ 1,012	\$ 752	\$ 729	\$ 585	\$ 0.23
Growth-related Studies	\$ 1,411	\$ 1,048	\$ 1,016	\$ 816	\$ 0.83
<b>Total Municipal Wide Services/Class of Services</b>	<b>\$ 17,019</b>	<b>\$ 12,643</b>	<b>\$ 12,253</b>	<b>\$ 9,838</b>	<b>\$ 7.22</b>
<b>Urban Services</b>					
Wastewater Services	\$ 7,911	\$ 5,877	\$ 5,695	\$ 4,572	\$ 4.50
Water Services	\$ 10,952	\$ 8,136	\$ 7,885	\$ 6,330	\$ 6.23
<b>Total Urban Services</b>	<b>\$ 18,863</b>	<b>\$ 14,013</b>	<b>\$ 13,580</b>	<b>\$ 10,902</b>	<b>\$ 10.73</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 17,019</b>	<b>\$ 12,643</b>	<b>\$ 12,253</b>	<b>\$ 9,838</b>	<b>\$ 7.22</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 35,882</b>	<b>\$ 26,656</b>	<b>\$ 25,833</b>	<b>\$ 20,740</b>	<b>\$ 17.95</b>



**Table 6-5**  
Comparison of Current and Proposed Residential (Single Detached) D.C.s

Service/Class of Service	Current	Calculated	Difference
<b>Municipal Wide Services/Classes:</b>			
Services Related to a Highway	\$ 6,606	\$ 5,841	\$ (765)
Fire Protection Services	\$ 770	\$ 3,076	\$ 2,306
Parks and Recreation Services	\$ 2,003	\$ 5,247	\$ 3,244
Library Services	\$ 1,234	\$ 432	\$ (802)
Services Related to Public Health	\$ 698	\$ 1,012	\$ 314
Growth-related Studies	\$ 310	\$ 1,411	\$ 1,101
<b>Total Municipal Wide Services/Classes</b>	<b>\$ 11,621</b>	<b>\$ 17,019</b>	<b>\$ 5,398</b>
<b>Area Specific Services:</b>			
Wastewater Services	\$ 1,027	\$ 7,911	\$ 6,884
Water Services	\$ 1,687	\$ 10,952	\$ 9,265
<b>Total Area Specific Services</b>	<b>\$ 2,714</b>	<b>\$ 18,863</b>	<b>\$ 16,149</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 11,621</b>	<b>\$ 17,019</b>	<b>\$ 5,398</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 14,335</b>	<b>\$ 35,882</b>	<b>\$ 21,547</b>

**Table 6-6**  
Comparison of Current and Proposed Non-Residential D.C. (per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated	Difference
<b>Municipal Wide Services/Classes:</b>			
Services Related to a Highway	\$ 5.37	\$ 3.41	\$ (1.96)
Fire Protection Services	\$ 0.64	\$ 1.47	\$ 0.83
Parks and Recreation Services	\$ 0.32	\$ 1.18	\$ 0.86
Library Services	\$ 0.19	\$ 0.10	\$ (0.09)
Services Related to Public Health	\$ 0.11	\$ 0.23	\$ 0.12
Growth-related Studies	\$ 0.24	\$ 0.83	\$ 0.59
<b>Total Municipal Wide Services/Classes</b>	<b>\$ 6.87</b>	<b>\$ 7.22</b>	<b>\$ 0.35</b>
<b>Area Specific Services:</b>			
Wastewater Services	\$ 0.66	\$ 4.50	\$ 3.84
Water Services	\$ 1.09	\$ 6.23	\$ 5.14
<b>Total Area Specific Services</b>	<b>\$ 1.75</b>	<b>\$ 10.73</b>	<b>\$ 8.98</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 6.87</b>	<b>\$ 7.22</b>	<b>\$ 0.35</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 8.62</b>	<b>\$ 17.95</b>	<b>\$ 9.33</b>



# Chapter 7

## D.C. Policy Recommendations and D.C. By-law Rules



## 7. D.C. Policy Recommendations and D.C. By-law Rules

### 7.1 Introduction

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

Subsection 5 (1), paragraph 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 in subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in section 1.3. 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

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It is recommended that:

- the Municipality impose a Municipality-wide D.C. calculation for all municipal services, except for wastewater services, and water services;
- the Municipality impose D.C.s for wastewater and water services in the water and wastewater serviced areas only; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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

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

### 7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., subsection 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:

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- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., 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 and are summarized in Chapter 5.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

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

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

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

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. 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)**

- a) Statutory exemptions include the following:
  - Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the



portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
  - Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
  - Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
  - Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
  - Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
  - Full exemption for affordable units;
  - Full exemption for attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
  - Full exemption for affordable inclusionary zoning units;
  - Full exemption for non-profit housing developments; and
  - Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).
- b) Non-statutory exemptions included for consideration in the draft by-laws include:
- A place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under section 3 of the *Assessment Act*, and
  - Industrial development.

### **7.3.5 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 section 27 of the D.C.A.



Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020 and before June 7, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application was deemed complete. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The interest rate charged by the Municipality will be specified in a Development Charges Interest Policy which is currently being developed.

### **7.3.6 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually on the anniversary date of by-law enactment, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (currently Table 18-10-0276-02) for the most recent year-over-year period.

### **7.3.7 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. Subsections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. Subsection 10 (2), clause (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.

Based on the foregoing and historical practice in the Municipality, it is proposed that uniform Municipality-wide D.C.s for all services excluding wastewater services and



water services be imposed. Wastewater and water services D.C.s will continue to be imposed on an area-specific basis for development in the wastewater and water serviced areas.

## **7.4 Other D.C. By-law Provisions**

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**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 eight (8) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Services Related to Public Health;
- Growth-related Studies;
- Wastewater Services; and
- Water Services.

### ***7.4.2 By-law In-force Date***

It is proposed that the new D.C. by-laws will come into force on August 12, 2024 (i.e., ahead of the expiry date of the Municipality's current D.C. by-law).

### ***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 section 11 of O. Reg. 82/98).



## 7.5 Other Recommendations

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### **It is recommended that Council:**

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

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

“Adopt the D.C. approach to calculate the charges on a uniform municipal-wide basis for all services, except for water and wastewater services which will be imposed in the urban serviced areas;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated June 13, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated June 13, 2024;”

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

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



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

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

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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



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

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

## 8.2 Anticipated Impact of the Charge on Development

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

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





## 8.3 Implementation Requirements

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### 8.3.1 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.

### 8.3.2 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.

### 8.3.3 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 made available 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.

### **8.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and 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 Municipality Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

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

### **8.3.5 Complaints**

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

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

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



### **8.3.6 Credits**

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

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

### **8.3.7 Front-Ending Agreements**

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

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

### **8.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under 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 Brighton Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Low Density <sup>[2]</sup>	Medium Density <sup>[3]</sup>	High Density <sup>[4]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2011</i>	11,180	10,928	643	10,285	3,975	128	224	47	4,374	585	2.498
	<i>Mid 2016</i>	12,120	11,844	684	11,160	4,260	205	245	70	4,780	622	2.478
	<i>Mid 2021</i>	12,390	12,108	608	11,500	4,510	195	240	60	5,005	553	2.419
Forecast	<i>Mid 2024</i>	13,010	12,713	739	11,974	4,726	220	302	60	5,308	672	2.395
	<i>Mid 2034</i>	14,460	14,127	907	13,220	5,088	445	419	60	6,012	825	2.350
	<i>Mid 2051</i>	16,870	16,487	1,027	15,460	5,464	922	641	60	7,087	934	2.326
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>940</b>	<b>916</b>	<b>41</b>	<b>875</b>	<b>285</b>	<b>77</b>	<b>21</b>	<b>23</b>	<b>406</b>	<b>37</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>270</b>	<b>264</b>	<b>-76</b>	<b>340</b>	<b>250</b>	<b>-10</b>	<b>-5</b>	<b>-10</b>	<b>225</b>	<b>-69</b>	
	<b>Mid 2021 - Mid 2024</b>	<b>620</b>	<b>605</b>	<b>131</b>	<b>474</b>	<b>216</b>	<b>25</b>	<b>62</b>	<b>0</b>	<b>303</b>	<b>119</b>	
	<b>Mid 2024 - Mid 2034</b>	<b>1,450</b>	<b>1,414</b>	<b>168</b>	<b>1,246</b>	<b>362</b>	<b>225</b>	<b>117</b>	<b>0</b>	<b>704</b>	<b>153</b>	
	<b>Mid 2024 - Mid 2051</b>	<b>3,860</b>	<b>3,774</b>	<b>288</b>	<b>3,486</b>	<b>738</b>	<b>702</b>	<b>339</b>	<b>0</b>	<b>1,779</b>	<b>262</b>	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 2.5% and has been rounded.

<sup>[2]</sup> Includes single and semi-detached houses

<sup>[3]</sup> Includes townhouses and apartments in duplexes.

<sup>[4]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

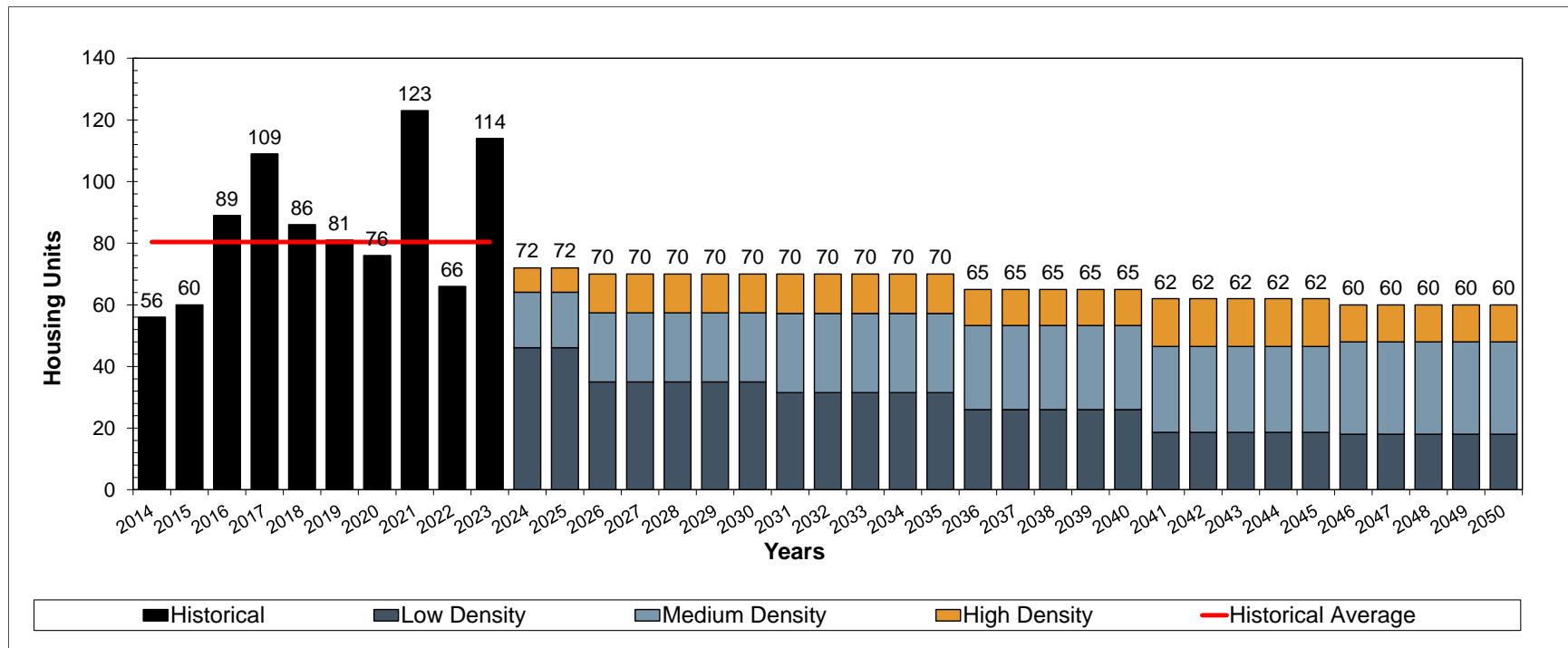
**Notes:**

Numbers may not add due to rounding.

Source: Derived from Northumberland County Municipal Comprehensive Review – Long-term Growth Forecast and Urban Land Needs Analysis, December 2021, Watson & Associates Economists Ltd., and discussions with Municipality of Brighton staff regarding servicing and urban land supply by Watson & Associates Economists Ltd.



Figure 1  
Municipality of Brighton  
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Brighton, 2014 to 2023.





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

Development Location	Timing	Low Density <sup>[1]</sup>	Medium Density <sup>[1]</sup>	High Density <sup>[3]</sup>	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	242	225	117	584	1,148	-121	1,027	168	1,195
	2024 - 2051	468	702	339	1,509	2,865	-9	2,856	288	3,144
Rural	2024 - 2034	120	0	0	120	282	-63	219	0	219
	2024 - 2051	270	0	0	270	635	-5	630	0	630
<b>Municipality of Brighton</b>	<b>2024 - 2034</b>	<b>362</b>	<b>225</b>	<b>117</b>	<b>704</b>	<b>1,430</b>	<b>-184</b>	<b>1,246</b>	<b>168</b>	<b>1,414</b>
	<b>2024 - 2051</b>	<b>738</b>	<b>702</b>	<b>339</b>	<b>1,779</b>	<b>3,500</b>	<b>-14</b>	<b>3,486</b>	<b>288</b>	<b>3,774</b>

[1] Includes singles and semi-detached houses.

[2] Includes townhouses and apartments in duplexes.

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

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



Schedule 3  
Municipality of Brighton  
Current Year Growth Forecast  
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		12,108
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	303
	<i>multiplied by P.P.U. (3)</i>	2.167
	<i>gross population increase</i>	656
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	119
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	130
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	5,005
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.036
	<i>total decline in population</i>	-181
Population Estimate to Mid 2024		12,713
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		605

(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 <sup>[1]</sup> (P.P.U.)	% Distribution of Estimated Units <sup>[2]</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.346	71%	1.673
<i>Multiples (6)</i>	2.150	8%	0.177
<i>Apartments (7)</i>	1.548	20%	0.317
<b>Total</b>		100%	2.167

<sup>[1]</sup> Based on 2021 Census custom database.

<sup>[2]</sup> 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 Brighton  
10-Year Growth Forecast  
Mid-2024 to Mid-2034**

		Population
<b>Mid 2024 Population</b>		<b>12,713</b>
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	704
	<i>multiplied by P.P.U. (3)</i>	2,031
	<i>gross population increase</i>	1,430
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	153
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	168
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	5,308
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.035
	<i>total decline in population</i>	-184
<b>Population Estimate to Mid 2034</b>		<b>14,127</b>
<b>Net Population Increase, Mid 2024 to Mid 2034</b>		<b>1,414</b>

(1) Mid 2024 Population based on:

2021 Population (12,108) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (303 x 2.167 = 656) + (119 x 1.1 = 130) + (5,005 x -0.036 = -181) = 12,713

(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 <sup>(1)</sup> (P.P.U.)	% Distribution of Estimated Units <sup>(2)</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.353	51%	1.209
<i>Multiples (6)</i>	1.748	32%	0.559
<i>Apartments (7)</i>	1.583	17%	0.264
<i>one bedroom or less</i>	1.360		
<i>two bedrooms or more</i>	1.694		
<b>Total</b>		100%	2.031

<sup>(1)</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

<sup>(2)</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2024 households based upon 2021 Census (5,005 units) + Mid 2021 to Mid 2024 unit estimate (303 units) = 5,308 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 Brighton  
Long-Term Growth Forecast  
Mid-2024 to Mid-2051

		Population
Mid 2024 Population		12,713
Occupants of New Housing Units, Mid 2024 to Mid 2051	<i>Units (2)</i>	1,779
	<i>multiplied by P.P.U. (3)</i>	1.968
	<i>gross population increase</i>	3,500
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2051	<i>Units</i>	262
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	288
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2051	<i>Units (4)</i>	5,308
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.003
	<i>total decline in population</i>	-14
Population Estimate to Mid 2051		16,487
<i>Net Population Increase, Mid 2024 to Mid 2051</i>		3,774

(1) Mid 2024 Population based on:

2021 Population (12,108) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (303 x 2.167 = 656) + (119 x 1.1 = 130) + (5,005 x -0.036 = -181) = 12,713

(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 <sup>[1]</sup> (P.P.U.)	% Distribution of Estimated Units <sup>[2]</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.353	41%	0.976
<i>Multiples (6)</i>	1.748	39%	0.690
<i>Apartments (7)</i>	1.583	19%	0.302
<i>one bedroom or less</i>	1.360		
<i>two bedrooms or more</i>	1.694		
<b>Total</b>		100%	1.968

<sup>[1]</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

<sup>[2]</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2024 households based upon 2021 Census (5,005 units) + Mid 2021 to Mid 2024 unit estimate (303 units) = 5,308 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6  
Municipality of Brighton  
Historical Residential Building Permits  
Years 2014 to 2023

Year	Residential Building Permits			
	Low Density <sup>[1]</sup>	Medium Density <sup>[2]</sup>	High Density <sup>[3]</sup>	Total
2014	53	3	0	56
2015	57	3	0	60
2016	87	2	0	89
2017	102	7	0	109
2018	86	0	0	86
Sub-total	385	15	0	400
<b>Average (2014 - 2018)</b>	<b>77</b>	<b>3</b>	<b>0</b>	<b>80</b>
% Breakdown	96.3%	3.8%	0.0%	100.0%
2019	69	12	0	81
2020	67	8	1	76
2021	108	11	4	123
2022	51	4	11	66
2023	57	10	47	114
Sub-total	352	45	63	460
<b>Average (2019 - 2023)</b>	<b>70</b>	<b>9</b>	<b>13</b>	<b>92</b>
% Breakdown	76.5%	9.8%	13.7%	100.0%
2014 - 2023				
Total	737	60	63	860
<b>Average</b>	<b>74</b>	<b>6</b>	<b>6</b>	<b>86</b>
% Breakdown	85.7%	7.0%	7.3%	100.0%

[1] Includes single and semi-detached houses.

[2] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Brighton data, summarized by Watson & Associates Economists Ltd.



Schedule 7a  
Municipality of Brighton  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted <sup>[1]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.824	2.545	-	<b>2.346</b>		
6-10	-	-	1.688	2.500	-	<b>2.443</b>		
11-15	-	-	1.944	2.435	-	<b>2.330</b>		
16-20	-	-	1.769	2.490	-	<b>2.314</b>		
20-25	-	-	1.600	2.432	-	<b>2.210</b>	2.328	2.353
25-35	-	-	-	2.387	-	<b>2.512</b>		
35+	-	1.571	1.862	2.437	3.811	<b>2.393</b>		
<b>Total</b>	-	<b>1.500</b>	<b>1.812</b>	<b>2.449</b>	<b>3.722</b>	<b>2.372</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.771	2.545	-	<b>2.359</b>
6-10	-	-	1.611	2.408	-	<b>2.373</b>
11-15	-	-	1.773	2.385	-	<b>2.252</b>
16-20	-	-	1.786	2.531	-	<b>2.341</b>
20-25	-	-	1.700	2.486	-	<b>2.219</b>
25-35	-	-	1.846	2.294	-	<b>2.389</b>
35+	-	1.225	1.742	2.441	3.919	<b>2.270</b>
<b>Total</b>	-	<b>1.288</b>	<b>1.746</b>	<b>2.440</b>	<b>3.651</b>	<b>2.292</b>

<sup>[1]</sup> Adjusted based on historical trends.

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

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



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

Age of Dwelling	Multiples <sup>[1]</sup>					Total	25 Year Average	25 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
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		
<b>Total</b>	<b>0.552</b>	<b>1.338</b>	<b>1.795</b>	<b>2.754</b>	<b>-</b>	<b>2.028</b>		

Age of Dwelling	Apartments <sup>[2]</sup>					Total	25 Year Average	25 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
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		
<b>Total</b>	<b>0.769</b>	<b>1.201</b>	<b>1.738</b>	<b>2.649</b>	<b>-</b>	<b>1.566</b>		

Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
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
<b>Total</b>	<b>1.833</b>	<b>1.305</b>	<b>1.813</b>	<b>2.552</b>	<b>3.612</b>	<b>2.339</b>

[1] Includes townhouses and apartments in duplexes.

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

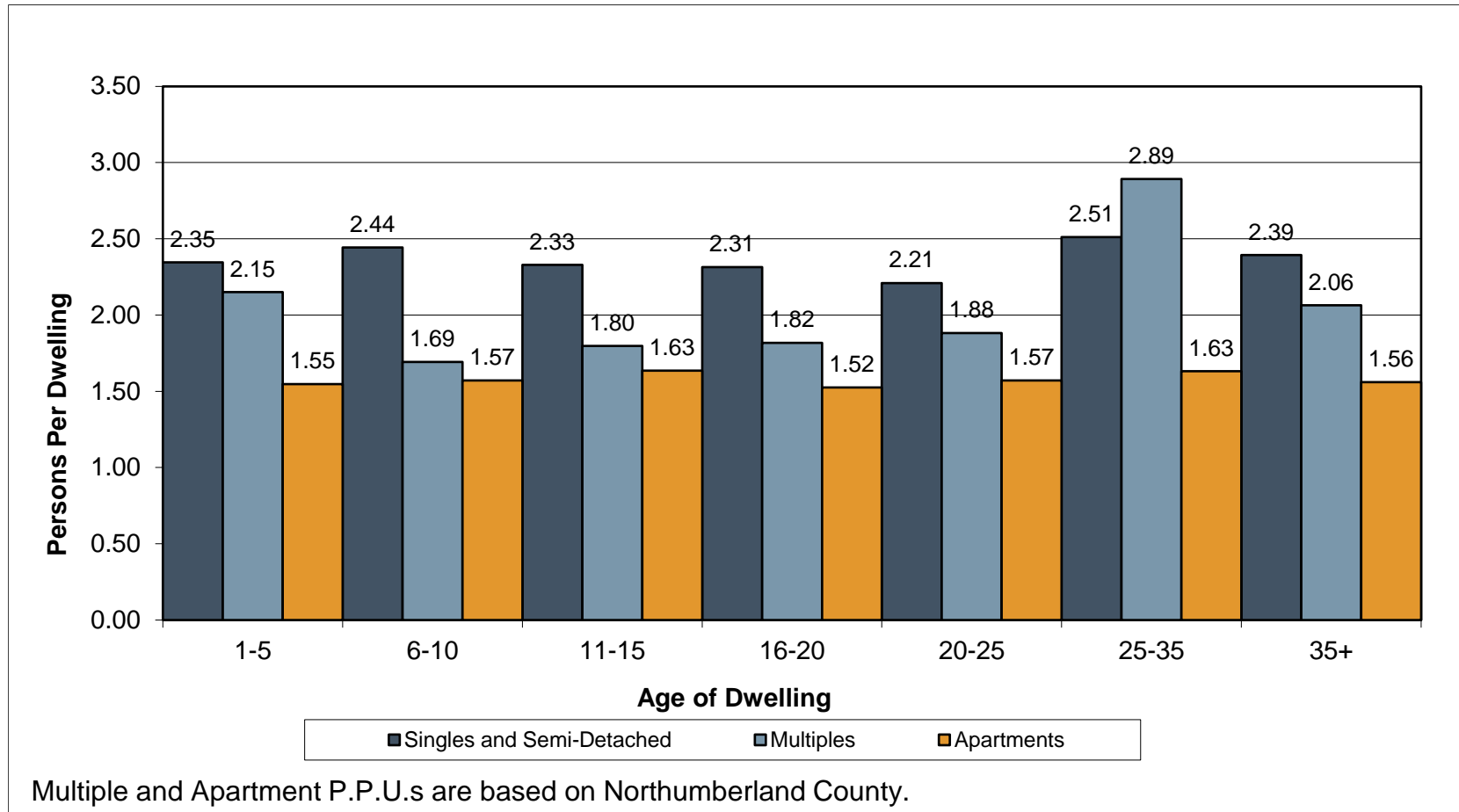
[3] Adjusted based on historical trends.

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

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



Schedule 8  
Municipality of Brighton  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)







## Schedule 9a Municipality of Brighton Employment Forecast, 2024 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	10,928	0.005	0.049	0.026	0.070	0.061	0.210	0.035	0.246	50	535	283	763	670	2,300	384	2,684	1,765
Mid 2016	11,844	0.008	0.040	0.032	0.080	0.046	0.205	0.038	0.243	90	475	378	943	540	2,425	455	2,880	1,950
Mid 2024	12,713	0.007	0.042	0.030	0.076	0.049	0.204	0.039	0.243	90	534	382	963	626	2,595	496	3,091	2,061
Mid 2034	14,127	0.006	0.039	0.031	0.072	0.049	0.196	0.037	0.233	90	551	431	1,016	686	2,774	516	3,290	2,223
Mid 2051	16,487	0.005	0.036	0.031	0.067	0.046	0.185	0.034	0.219	90	600	506	1,105	754	3,055	559	3,614	2,455
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	916	0.003	-0.009	0.006	0.010	-0.016	-0.006	0.003	-0.002	40	-60	95	180	-130	125	71	196	185
Mid 2016 - Mid 2024	869	-0.001	0.002	-0.002	-0.004	0.004	-0.001	0.001	0.000	0	59	5	21	86	170	41	211	111
Mid 2024 - Mid 2034	1,414	-0.001	-0.003	0.000	-0.004	-0.001	-0.008	-0.003	-0.010	0	17	49	53	60	179	20	199	162
Mid 2024 - Mid 2051	3,774	-0.002	-0.006	0.001	-0.009	-0.004	-0.019	-0.005	-0.024	0	66	124	142	128	460	63	523	394
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	183	0.001	-0.002	0.001	0.002	-0.003	-0.001	0.001	0.000	8	-12	19	36	-26	25	14	39	37
Mid 2016 - Mid 2024	109	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	7	1	3	11	21	5	26	14
Mid 2024 - Mid 2034	141	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	0	2	5	5	6	18	2	20	16
Mid 2024 - Mid 2051	140	0.000	0.000	0.000	0.000	0.000	-0.001	0.000	-0.001	0	2	5	5	5	17	2	19	15

<sup>[1]</sup> 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 Municipal Comprehensive Review - Long-term Growth Forecast and Urban Land Needs Analysis by Watson & Associates Economists Ltd.



Schedule 9b  
Municipality of Brighton  
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	10,928	50	283	763	670	1,765				
Mid 2016	11,844	90	378	943	540	1,950				
Mid 2024	12,713	90	382	963	626	2,061				
Mid 2034	14,127	90	431	1,016	686	2,223				
Mid 2051	16,487	90	506	1,105	754	2,455				
<b>Incremental Change</b>										
Mid 2011 - Mid 2016	916	40	95	180	-130	185				
Mid 2016 - Mid 2024	869	0	5	21	86	111				
Mid 2024 - Mid 2034	1,414	0	49	53	60	162	73,500	26,500	42,000	142,000
Mid 2024 - Mid 2051	3,774	0	124	142	128	394	186,000	71,000	89,600	346,600
<b>Annual Average</b>										
Mid 2011 - Mid 2016	183	8	19	36	-26	37				
Mid 2016 - Mid 2024	109	0	1	3	11	14				
Mid 2024 - Mid 2034	141	0	5	5	6	16	7,350	2,650	4,200	14,200
Mid 2024 - Mid 2051	140	0	5	5	5	15	6,889	2,630	3,319	12,837

<sup>[1]</sup> Square Foot Per Employee Assumptions

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

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

Source: Watson & Associates Economists Ltd.



Schedule 9c  
Municipality of Brighton  
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. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[2]</sup>
Urban	2024 - 2034	64,500	23,000	40,600	128,100	147
	2024 - 2051	162,000	62,000	84,700	308,700	353
Rural	2024 - 2034	9,000	3,500	1,400	13,900	15
	2024 - 2051	24,000	9,000	4,900	37,900	41
<b>Municipality of Brighton</b>	<b>2024 - 2034</b>	<b>73,500</b>	<b>26,500</b>	<b>42,000</b>	<b>142,000</b>	<b>162</b>
	<b>2024 - 2051</b>	<b>186,000</b>	<b>71,000</b>	<b>89,600</b>	<b>346,600</b>	<b>394</b>

<sup>[1]</sup> Square Foot Per Employee Assumptions

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

<sup>[2]</sup> 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.



Schedule 11  
Municipality of Brighton  
Employment Categories by Major Employment Sector

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

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

Source: Watson & Associates Economists Ltd.



# Appendix B

## Level of Service



Table B-1  
 Historical Level of Service Calculation  
 Services Related to a Highway – Roads  
 Length (kilometres) of Roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Urban	23	23	23	23	23	23	23	23	23	23	23	23	23	24	26	\$2,727,000
Semi-Urban	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	\$1,439,000
Rural	157	157	157	157	157	157	157	157	157	157	157	157	157	157	157	\$912,000
<b>Total</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>219</b>	<b>220</b>	<b>222</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

15 Year Average	2009 to 2023
Quantity Standard	0.0200
Quality Standard	\$1,196,947
Service Standard	\$23,939

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$23,939
Eligible Amount	\$29,827,907



**Table B-2  
Historical Level of Service Calculation  
Services Related to a Highway – Public Works Facilities  
Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Office and Garage - 67 Sharp Road	12,212	12,212	13,492	13,492	13,492	13,492	13,492	13,492	13,492	13,492	13,492	13,492	13,492	13,492	13,492	\$359	\$399
Sand and Salt Storage - 67 Sharp Road	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$108	\$123
Township Garage - 71 Chatten Road	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	6,360	\$359	\$399
Sand Dome - 71 Chatten Road	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	\$108	\$123
Salt Dome - 71 Chatten Road	527	527	527	527	527	527	527	527	527	527	527	527	527	527	527	\$108	\$123
<b>Total</b>	<b>32,349</b>	<b>32,349</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>	<b>33,629</b>		

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	3.2038	3.1786	3.2697	3.2046	3.1482	3.1020	3.0583	3.0134	2.9940	2.9624	2.9455	2.9334	2.9243	2.8689	2.8485

15 Year Average	2009 to 2023
Quantity Standard	3.0437
Quality Standard	\$285
Service Standard	\$868

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$868
Eligible Amount	\$1,082,001



Table B-3  
 Historical Level of Service Calculation  
 Services Related to a Highway – Public Works Vehicles  
 Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Tandem Plow Trucks	5	5	6	5	5	5	5	5	5	5	5	5	4	4	4	\$475,800
Single Axle Dump Truck	3	3	3	3	3	3	2	3	2	3	3	3	3	3	3	\$450,900
2 ton trucks	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$130,800
3/4 ton trucks	3	4	4	4	4	2	2	3	3	3	3	3	3	3	3	\$95,700
1/2 ton trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,800
Road Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$685,000
Tractor Backhoe	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	\$229,100
Loaders	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$385,500
Tractors	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	\$140,800
Roller	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$87,700
Street sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$432,600
Sidewalk Plow	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$252,300
Bob-Cat/Wacker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,300
Flail Mower	1	1	1	1	1	1	-	-	-	-	1	1	1	1	1	\$31,600
GMC	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$32,200
M319 Wheel Excavator	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$486,000
<b>Other Equipment</b>																
Surveying Equipment/Plotter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,000
Gas Monitoring System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,700
Line Painter	-	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$15,700
Chipper	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,300
Loader Scales	-	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$42,800
Mower	-	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$15,600
Hoist	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,300
401 Sign Illumination	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$72,100
Reflectometer	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,600
Hot Asphalt Box	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$70,700
GPS for Vehicles	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$82,900
Portable Radar Speed Signs	-	-	-	-	1	2	2	2	2	2	2	2	2	2	6	\$9,400





Table B-3 (continued)  
 Historical Level of Service Calculation  
 Services Related to a Highway – Public Works Vehicles  
 Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Roadside Boom Mower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$72,100
Black Cat Radars	-	-	-	-	-	-	-	-	-	3	3	3	3	3	3	\$5,000
Sidewalk Planer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$35,800
<b>Total</b>	<b>30</b>	<b>36</b>	<b>38</b>	<b>38</b>	<b>39</b>	<b>38</b>	<b>37</b>	<b>39</b>	<b>39</b>	<b>44</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>46</b>	<b>50</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.0030	0.0035	0.0037	0.0036	0.0037	0.0035	0.0034	0.0035	0.0035	0.0039	0.0041	0.0041	0.0041	0.0039	0.0042

15 Year Average	2009 to 2023
Quantity Standard	0.0037
Quality Standard	\$192,273
Service Standard	\$711

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$711
Eligible Amount	\$886,417



**Table B-4**  
**Historical Level of Service Calculation**  
**Fire Protection Services – Fire Stations**  
**Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Urban (South) Station - 20 Elizabeth Street	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	5,332	\$735	\$853
Rural (North) Station - 1256 County Road 27	3,000	3,000	3,000	5,576	5,576	5,576	5,576	5,576	5,576	5,576	5,576	5,576	5,576	5,576	5,576	\$735	\$853
<b>Total</b>	<b>8,332</b>	<b>8,332</b>	<b>8,332</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>	<b>10,908</b>		

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.8252	0.8187	0.8101	1.0395	1.0212	1.0062	0.9920	0.9774	0.9712	0.9609	0.9554	0.9515	0.9485	0.9306	0.9239

15 Year Average	2009 to 2023
Quantity Standard	0.9422
Quality Standard	\$853
Service Standard	\$804

D.C. Amount (before deductions)	27 Year
Forecast Population	3,486
\$ per Capita	\$804
Eligible Amount	\$2,801,524



Table B-5  
 Historical Level of Service Calculation  
 Fire Protection Services – Fire Vehicles  
 Number of Vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Tankers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$800,000
Pumpers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$850,000
Reserve Pumper	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$800,000
Rescue Units	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$700,000
Pumper/Foam Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Chiefs Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Deputy Chief's Vehicle	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$75,000
ATV and Trailer	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,700
UTV and Trailer	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$60,000
<b>Total</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>12</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.0008	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0009	0.0010

15 Year Average	2009 to 2023
Quantity Standard	0.0009
Quality Standard	\$567,511
Service Standard	\$511

D.C. Amount (before deductions)	27 Year
Forecast Population	3,486
\$ per Capita	\$511
Eligible Amount	\$1,780,509



**Table B-6**  
**Historical Level of Service Calculation**  
**Fire Protection Services – Fire Equipment**  
**Number of Equipment and Gear**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Item)
<b>Personal Fire Fighter Equipment</b>																
Protective Equipment Ensemble	36	36	36	36	36	37	38	38	39	40	42	44	46	48	48	\$10,000
Station Wear & Uniform	36	36	36	36	36	37	38	38	39	40	42	44	46	48	48	\$200
<b>Communications Equipment</b>																
Municipal Repeater System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,100
Pagers	36	36	36	36	36	37	38	38	39	40	42	44	46	48	50	\$1,000
Vehicle Mobile Radios	9	9	9	9	9	9	9	10	10	10	11	11	11	11	11	\$1,700
Portable Radios	18	18	18	18	18	18	18	18	18	18	20	22	24	26	30	\$2,000
Base Station	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,500
<b>Breathing Apparatus</b>																
Harness and Regulator Assembly w/ Cylinder	20	20	20	20	24	24	24	24	24	24	24	24	24	24	30	\$14,400
Steel Cylinders	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	\$1,200
Carbon Fibre Cylinders	44	44	44	44	44	44	44	44	44	44	47	50	53	56	60	\$1,200
Heavy Hydraulics Extrication Tools	5	5	5	5	5	5	5	5	6	6	6	6	8	9	10	\$35,000
Compressor and Cascade System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Driers			3	3	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Thermal Cameras	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$15,400
Portable Pumps	3	3	3	3	3	3	3	3	3	4	4	4	4	4	4	\$7,200
Water Rescue Equipment	-	-	-	-	-	-	-	-	1	1	3	5	7	9	10	\$46,100
Wildland Fire Fighting Equipment	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$50,000
<b>Total</b>	<b>278</b>	<b>278</b>	<b>281</b>	<b>283</b>	<b>287</b>	<b>290</b>	<b>293</b>	<b>294</b>	<b>299</b>	<b>303</b>	<b>317</b>	<b>330</b>	<b>347</b>	<b>361</b>	<b>317</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.0275	0.0273	0.0273	0.0270	0.0269	0.0268	0.0266	0.0263	0.0266	0.0267	0.0278	0.0288	0.0302	0.0308	0.0269

15 Year Average	2009 to 2023
Quantity Standard	0.0276
Quality Standard	\$5,209
Service Standard	\$144

D.C. Amount (before deductions)	27 Year
Forecast Population	3,486
\$ per Capita	\$144
Eligible Amount	\$501,182



**Table B-7**  
**Historical Level of Service Calculation**  
**Parks and Recreation Services – Parkland Development**  
**Acres of Parkland**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Kinsmen Park, Cedar St	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$121,300
Codrington Park	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$121,300
Hilda Montgomery Memorial Park, Gosport	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$121,300
King Edward Park	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$121,300
Memorial Park	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$121,300
Presquile Point Marina, Government Dock	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$121,300
Anne St. 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	\$121,300
Peace Park, Huron Drive	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$121,300
Harbour Street Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$121,300
Walas St. Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$121,300
123 Elizabeth Street (Back South Portion)	-	-	-	-	-	-	-	-	6.25	6.25	6.25	6.25	6.25	6.25	6.25	\$0
Pepper Hunter Dog Park	-	-	-	-	-	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$121,300
<b>Total</b>	<b>32.82</b>	<b>32.82</b>	<b>32.82</b>	<b>32.82</b>	<b>32.82</b>	<b>34.32</b>	<b>34.32</b>	<b>34.32</b>	<b>40.57</b>	<b>40.57</b>	<b>40.57</b>	<b>40.57</b>	<b>40.57</b>	<b>40.57</b>	<b>40.57</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.0033	0.0032	0.0032	0.0031	0.0031	0.0032	0.0031	0.0031	0.0036	0.0036	0.0036	0.0035	0.0035	0.0035	0.0034

15 Year Average	2009 to 2023
Quantity Standard	0.0033
Quality Standard	\$113,033
Service Standard	\$373

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$373
Eligible Amount	\$464,770



**Table B-8**  
**Historical Level of Service Calculation**  
**Parks and Recreation Services – Trails**  
**Linear Metres of Trails**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Butler Creek Trail	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$100
Proctor Park Conservation Area 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	2,500	2,500	\$100
Goodrich-Loomis Conservation Area Trails	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$100
KEP Rubber Trail	-	-	-	-	630	630	630	630	630	630	630	630	630	630	630	\$860
Ontario Street to Harbour Street Trail	-	-	-	-	110	110	110	110	110	110	110	110	110	110	110	\$860
Presqu'île Parkway Trail Section	-	-	-	-	825	825	825	825	825	825	825	825	825	825	825	\$860
Stalwood Trail	-	-	-	-	-	-	-	745	745	745	745	745	745	745	745	\$100
Codrington Trail	-	-	-	682	682	682	682	682	682	682	682	682	682	682	682	\$100
Castleridge Trail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	504	\$100
<b>Total</b>	<b>20,500</b>	<b>20,500</b>	<b>20,500</b>	<b>21,182</b>	<b>22,747</b>	<b>22,747</b>	<b>22,747</b>	<b>23,492</b>	<b>23,492</b>	<b>23,492</b>	<b>23,492</b>	<b>23,492</b>	<b>23,492</b>	<b>23,492</b>	<b>23,996</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	2.03	2.01	1.99	2.02	2.13	2.10	2.07	2.11	2.09	2.07	2.06	2.05	2.04	2.00	2.03

15 Year Average	2009 to 2023
Quantity Standard	2.0537
Quality Standard	\$138
Service Standard	\$283

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$283
Eligible Amount	\$352,244



**Table B-9**  
**Historical Level of Service Calculation**  
**Parks and Recreation Services – Recreation Facilities**  
**Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
King Edward Arena and Community Centre	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	34,459	\$915	\$1,012
Codrington Community Centre	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	4,023	\$915	\$1,012
Parks Garage	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$450	\$500
Brighton Curling Club	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	13,850	\$403	\$450
Hilton Hall	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$915	\$1,012
<b>Total</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>	<b>57,232</b>		

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	5.6682	5.6237	5.5646	5.4538	5.3578	5.2792	5.2048	5.1283	5.0954	5.0416	5.0129	4.9923	4.9767	4.8824	4.8477

15 Year Average	2009 to 2023
Quantity Standard	5.2086
Quality Standard	\$847
Service Standard	\$4,414

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$4,414
Eligible Amount	\$5,499,395



Table B-10  
 Historical Level of Service Calculation  
 Parks and Recreation Services – Parks & Recreation Vehicles and Equipment  
 Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pick Ups	4	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$54,500
Riding Mowers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$21,600
Tractors	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$48,300
Zamboni	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$133,700
Ball Diamond Groomer	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$10,100
Floor Scrubber	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$10,100
Trailers	-	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$7,600
ATVs	-	-	-	-	-	-	-	-	-	-	-	1	1	1	2	\$68,000
Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
<b>Total</b>	<b>14</b>	<b>16</b>	<b>16</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>21</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.0014	0.0016	0.0016	0.0017	0.0017	0.0017	0.0016	0.0016	0.0016	0.0017	0.0017	0.0017	0.0017	0.0017	0.0018

15 Year Average	2009 to 2023
Quantity Standard	0.0017
Quality Standard	\$35,471
Service Standard	\$60

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$60
Eligible Amount	\$75,134







**Table B-12**  
**Historical Level of Service Calculation**  
**Library Services – Library Collection Materials**  
**Number of Library Collection Materials**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Books	32,187	31,966	32,995	32,995	33,606	33,690	33,554	27,474	26,552	26,609	27,770	27,483	27,153	33,467	27,621	\$36
Periodicals	86	88	88	90	90	90	90	30	30	30	259	216	160	151	174	\$68
CDs, Video Tapes	609	625	641	648	659	700	750	760	888	1,086	-	-	-	-	-	\$37
DVDs	2,789	2,843	3,308	3,488	3,502	3,265	3,911	4,914	4,050	4,367	-	-	-	-	-	\$43
CDs, DVDs, and Video Tapes	-	-	-	-	-	-	-	-	-	-	5,395	5,441	5,229	5,284	5,316	\$42
Microfilms	69	71	73	75	79	81	83	85	87	89	87	89	91	94	94	\$220
Electronic Periodicals	18,460	18,483	23,543	42,917	42,917	51,595	51,858	10,856	11,230	11,864	10,617	10,244	19,069	22,653	21,406	\$91
Database Subscriptions	27	27	13	10	10	18	16	20	15	15	13	14	19	19	20	\$260
E-Resources	-	7,219	25,596	67,772	67,772	73,241	79,025	70,437	78,326	78,657	108,452	115,685	122,630	134,914	146,775	\$0.15
<b>Total</b>	<b>54,227</b>	<b>61,322</b>	<b>86,257</b>	<b>147,995</b>	<b>148,635</b>	<b>162,680</b>	<b>169,287</b>	<b>114,576</b>	<b>121,178</b>	<b>122,717</b>	<b>152,593</b>	<b>159,172</b>	<b>174,351</b>	<b>196,582</b>	<b>201,406</b>	

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	5.37	6.03	8.39	14.10	13.91	15.01	15.40	10.27	10.79	10.81	13.37	13.88	15.16	16.77	17.06

15 Year Average	2009 to 2023
Quantity Standard	12.4205
Quality Standard	\$26
Service Standard	\$326

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$326
Eligible Amount	\$406,358



**Table B-13**  
**Historical Level of Service Calculation**  
**Services Related to Public Health – Public Health Facilities**  
**Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Brighton Health Services Centre	8,835	8,835	8,835	8,835	8,835	8,835	8,835	8,835	8,835	8,835	8,835	11,335	11,335	11,335	11,335	\$539	\$597
Medical Centre - 22 Dundas St	-	-	-	-	-	-	-	-	-	-	-	-	1,200	1,200	1,200	\$267	\$267
<b>Total</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>8,835</b>	<b>11,335</b>	<b>12,535</b>	<b>12,535</b>	<b>12,535</b>		

Population	10,097	10,177	10,285	10,494	10,682	10,841	10,996	11,160	11,232	11,352	11,417	11,464	11,500	11,722	11,806
Per Capita Standard	0.8750	0.8681	0.8590	0.8419	0.8271	0.8150	0.8035	0.7917	0.7866	0.7783	0.7738	0.9887	1.0900	1.0693	1.0617

15 Year Average	2009 to 2023
Quantity Standard	0.8820
Quality Standard	\$589
Service Standard	\$520

D.C. Amount (before deductions)	10 Year
Forecast Population	1,246
\$ per Capita	\$520
Eligible Amount	\$647,609



# Appendix C

## Long-Term Capital and Operating Cost Examination



## Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's 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 C-1  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	103,241	5,723	108,963
Fire Protection Services	583,796	81,366	665,162
Parks and Recreation Services	80,538	6,999	87,537
Library Services	27,091	2,178	29,269
Services Related to Public Health	20,000	642	20,642
Growth-related Studies	-	-	-
Wastewater Services	598,214	15,492	613,706
Water Services	125,132	9,946	135,078
<b>Total</b>	<b>1,538,011</b>	<b>122,345</b>	<b>1,660,357</b>



# Appendix D

## Local Service Policy



# Appendix D: Local Service Policy

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59 (2) of *the Development Charges Act, 1997*, as amended (D.C.A.) on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

## 1. Collector and Internal Roads

- Roads Internal to development up to 8.5m width plus one sidewalk and two lifts of asphalt - Direct developer responsibility under s.59 of the D.C.A. (as a local service)
- 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)

## 2. Traffic Signals

- 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

- 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.
- 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).

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

#### 4. Streetlights

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

#### 5. Sidewalks

- Sidewalks on Municipal roads - Linked to collector road funding source in item 1.
- 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

- 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).
- 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).
- 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

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

#### 8. Traffic Control Systems

- Include in DC calculation.



## 9. Land Acquisition for Road Allowances

- 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).
- 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).
- Land Acquisition for grade separations (beyond normal dedication requirements) – Include in the Municipal D.C. to the extent eligible.

## 10. Land Acquisition for Easements

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

## 11. Storm Water Management

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

## 12. Water

- Supply, treatment, pumping stations and works associated with Zone boundaries, external to plan of subdivision, to be included within the D.C.
- Watermains external to subdivisions included in the D.C.
- Marginal costs of waterworks within the subdivision included in D.C. at 300 mm nominal diameter or above.
- Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

## 13. Wastewater

- Treatment, and pumping stations shall be included in the D.C.
- Sanitary sewers external to subdivisions included in the D.C.
- Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.



- Marginal costs of sanitary sewer works within the subdivision included in D.C. at 200mm nominal diameter and above and extra depth to accommodate external lands.



# Appendix E

## Asset Management Plan



## Appendix E: Asset Management Plan

The *Development Charges Act, 1997*, as amended (D.C.A.) (clause (c.2) of subsection 10 (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:

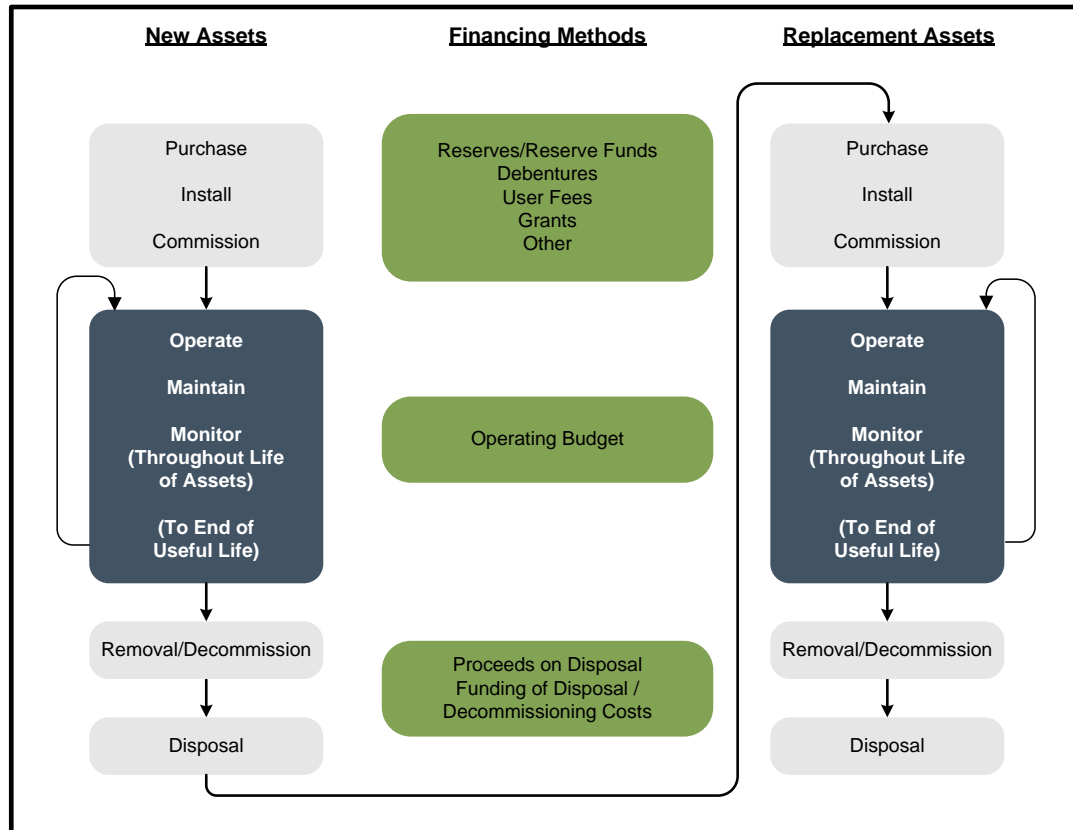
“The asset management plan shall,

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

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

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

It should be noted that with the passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

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

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

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

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



Commensurate with the above, the Municipality prepared an A.M.P. in 2022 for its existing infrastructure assets.

In recognition to the schematic above, the following table (presented in 2024 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. While the analysis presented herein does not represent a fiscal impact assessment (including future tax/rate increases), it is intended to provide insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented as an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works 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 incremental annualized expenditures are approximately \$7.6 million. The share of these expenditures related to the growth component of the infrastructure is approximately \$3.0 million.
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 estimated at approximately \$5.0 million. This amount, totalled with the existing operating revenues of \$21.5 million, will provide annual revenues of \$26.4 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table E-1  
Asset Management – Future Expenditures and Associated Revenues  
2024\$

	2051 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$ 4,560,545
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$ 1,356,222
Annual Lifecycle - Municipal-wide Services	\$ 814,665
Annual Lifecycle - Area-specific Services <sup>3</sup>	\$ 723,346
<b>Incremental Operating Costs (for D.C. Services)</b>	\$ 122,345
<b>Total Expenditures</b>	<b>\$ 7,577,124</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$ 21,479,179
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 4,967,551
<b>Total Revenues</b>	<b>\$ 26,446,730</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> All infrastructure costs included in Area Specific by-laws have been included

<sup>4</sup> As per Sch. 10 of FIR





# Appendix F

## Proposed D.C. By-law



## THE CORPORATION OF THE MUNICIPALITY OF BRIGHTON

### BY-LAW NO. XX-2024

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#### Being a by-law for the imposition of Development Charges

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

**And whereas** the Council of the Municipality of Brighton has given Notice in accordance with section 12 of the Act of its intention to pass a by-law under section 2 of the Act;

**And whereas** the Council of the Municipality of Brighton has heard all persons who applied to be heard either in objection to, or in support of, the development charge proposal at a public meeting held on July 15, 2024;

**And whereas** the Council of the Municipality of Brighton had before it a report entitled 2024 Development Charge Background Study dated June 13, 2024, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality of Brighton will increase the need for services as defined herein;

**And whereas** the Council of the Municipality of Brighton on August 12, 2024 approved the Development Charge Background Study dated June 13, 2024, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Brighton pursuant to the Act;

**And whereas** the Council of the Municipality of Brighton has determined that no further public meeting is required in accordance with subsection 12 (3) of the Act;

**Now, therefore**, the Council of the Corporation of the Municipality of Brighton **enacts as follows:**



## 1. DEFINITIONS

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 sections 60 or 68 of the Act, both as amended from time to time.

1.2 In this by-law:

"Act" means the *Development Charges Act, 1997*, as amended, or any successor thereof.

"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.

"Additional dwelling unit" means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

"Affordable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

"Apartment dwelling" means any dwelling unit within a building containing more than two dwelling units where the residential units are connected by an interior corridor.

"Attainable Residential Unit" means a residential unit that meets the criteria set out in section 4.1 of the Act.

"Bank of Canada rate" means the policy interest rate established by the Bank of Canada.



"Bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen.

"Benefitting area" means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service.

"Board of education" has the same meaning as set out in the *Education Act*, as amended, or any successor thereof.

"Building Code Act" means the *Building Code Act, 1992*, as amended, or any successor thereof.

"Capital cost" means capital costs as defined in subsection 5 (3) of the Act.

"Commercial use" means the use of land, structures or buildings for the purpose of buying or selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard.

"Council" means the Council of the Municipality of Brighton.

"Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure with the effect of increasing the size of usability thereof, and includes redevelopment.

"Development charge" means a charge imposed with respect to this by-law.

"Dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use.

"Existing" means the number, use and size that existed as of the date this by-law was passed.



"Front-end payment" means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed.

"Front-ending agreement" means an agreement made under section 44 of the Act between the Municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof.

"Grade" means the average level of finished ground adjoining a building or structure at all exterior walls.

"Gross floor area" means the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of a building;

1. in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
2. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
  - a. a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;



- b. loading facilities above or below grade; and
- c. a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use.

"Inclusionary zoning residential unit" means 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.

"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 an agricultural use.

"Institutional" means development of a building or structure intended for use:

1. as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
2. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*.
3. By any institution of the following post-secondary institutions for the objects of the institution:
  - a. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
  - b. a college or university federated or affiliated with a university described in subclause a; or
  - c. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
4. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or



5. as a hospice to provide end of life care.

"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 Brighton or any part or parts thereof.

"Mixed use building" means a building, structure or development with portions which are to be used for residential development and other portions for non-residential development.

"Multiple dwellings" means all dwellings other than an apartment dwelling, a semi-detached dwelling, and a single detached dwelling.

"Non-profit housing" means a development of a building or structure intended for use as residential premises by:

1. a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
2. a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
3. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

"Non-residential development" means development other than residential development as defined below, and includes development for agricultural, commercial, industrial and institutional uses.

"Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.



"Planning Act" means *the Planning Act, 1990*, as amended, or any successor thereof.

"Regulation" means any regulation made pursuant to the Act.

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

"Residential use" means land, buildings, or structures of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals.

"Residential unit" means the same as dwelling unit as defined in this by-law.

"Row dwelling" means a residential building containing not less than three dwelling units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling.

"Semi-detached dwelling" means a residential building that is divided vertically into two dwelling units. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling.

"Service" means a service designated in section 2.1 to this by-law, and "services" shall have a corresponding meaning.

"Services in lieu" means those services specified in an agreement made under section 6 of this by-law.

"Service standards" means the prescribed level of services on which the schedule of charges in Schedule "A" are based.

"Servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified lands within the Municipality.





"Single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling.

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services/classes of service for which development charges are imposed under this by-law are as follows:

1. Services Related to a Highway;
2. Fire Protection Services;
3. Parks and Recreation Services;
4. Library Services;
5. Services Related to Public Health;
6. Growth-related Studies;
7. Wastewater Services (within the wastewater serviced area only); and
8. Water Services (within the water serviced area only).

## **3. APPLICATION OF BY-LAW RULES**

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

1. the lands are located in the area described in section 3.2; and
2. the development of the lands requires any of the approvals set out in subsection 3.4 (1).

### **Area to Which By-law Applies**

3.2 Subject to section 3.3, this by-law applies to all lands in the Municipality Brighton whether or not the land or use thereof is exempt from taxation under section 13 of the *Assessment Act*.

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

1. the Municipality or a local board thereof;



2. a board of education;
3. the Corporation of the County of Northumberland or a local board thereof;  
or
4. a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

### **Approvals for Development**

- 3.4 1. Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- a. the passing of a zoning by-law or 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 any successor thereof; or
  - g. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
2. No more than one development charge for each service designated in section 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 (1) are required before the lands, buildings or structures can be developed.



3. Despite subsection (2), if two or more of the actions described in subsection (1) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.
4. Subsection (1) shall not apply in respect of:
  - a. local services installed at the expense of the owner within a plan of subdivision as a condition of approval under section 52 of the *Planning Act*; or
  - (b) local services installed at the expense of the owner as a condition of approval under section 53 of the *Planning Act*.

## **Exemptions**

### **Residential Units in Existing Residential**

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2 (3), 2 (3.1), and 2 (3.2) of the Act, namely:
1. An enlargement to an existing dwelling unit;
  2. 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;
  3. 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;
  4. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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

5. 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.

### Residential Units in New Residential

3.6 This by-law shall not apply to that category of exempt development described in subsection 2 (3.3) of the Act, namely:

1. 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;
2. 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
3. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

### Enlargement of an Existing Industrial Development

3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:



1. the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
2. for the purpose of subsection (1) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 made under the Act.
3. Notwithstanding subsection (1), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
4. For the purpose of the application of section 4 of the Act to the operation of this by-law:
  - a. the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought; and
  - b. the enlargement of the gross floor area of the existing building must:
    - i. be attached to the existing industrial building;
    - ii. not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
    - iii. be for use or in connection with an industrial purpose as set out in this by-law; and
    - iv. constitute a bona fide increase in the size of the existing building.



### Non-Profit, Inclusionary Zoning, Affordable, and Attainable

- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 This by-law shall not apply to that category of exempt development described in section 4.1 of the Act, namely that development charges shall not be imposed with respect to affordable residential units and attainable residential units.

### Other Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
1. A place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under section 3 of the *Assessment Act*; and
  2. Industrial development.

### Amount of Charges

#### Residential

- 3.12 The development charges set out in Schedule “A” to this by-law 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

- 3.13 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 total floor area of the non-residential use.

## Reduction of Development Charges for Redevelopment

- 3.14 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 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

1. 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 section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
2. 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 section 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;

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

## Timing of Payment of Development Charges

- 3.15 Development charges imposed under this by-law are calculated, payable, and collected on the date a building permit is issued in relation to the development.



- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding section 3.15 and 3.16, 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 as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the development charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Municipality's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.

### **Development Charge Reductions**

- 3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:
1. Three or more bedrooms – 25% reduction;
  2. Two bedrooms – 20% reduction; and





3. All other bedroom quantities – 15% reduction.

#### **4. EXISTING AGREEMENTS**

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

#### **5. SERVICE STANDARDS**

5.1 The approved service standards for the Municipality are those contained in the Development Charges Background Study.

#### **6. SERVICE IN LIEU**

6.1 Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the Municipality.

6.2 In any agreement under section 6.1, Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.

6.3 The credit provided for in section 6.2 shall not exceed the service standards referenced in section 5 and used in the calculation of the charges in Schedule "A" and no credit shall be charged to any development charges reserve fund prescribed in this by-law.

#### **7. FRONT-ENDING AGREEMENTS**

7.1 Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to section 21 of the Act, providing for the payment by the owner or owners of a front-end payment or for the installation of services by



the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.

- 7.2 Front-end payments made by benefitting owners under a front-ending agreement relating to the provision of services for which a development charge is payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedule "A" of this by-law.
- 7.3 No credit given pursuant to section 7.1 shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedule "A" and referenced in section 5.
- 7.4 The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

## **8. BY-LAW REGISTRATION**

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

## **9. RESERVE FUND(S)**

- 9.1 Monies received from payment of development charges shall be maintained in a separate reserve fund or funds, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- 9.2 Council directs the Municipal Treasurer to divide the reserve fund(s) created hereunder into the separate subaccounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- 9.3 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.



9.4 Where any unpaid development charges are collected as taxes under section 9.3, the monies so collected shall be credited to the development charge reserve fund or funds referred to in section 9.1.

## **10. INDEXING**

10.1 Development charges imposed pursuant to this by-law shall be adjusted annually on the anniversary date of this by-law, without amendment to this by-law, in accordance with the most recent available twelve month change in the Toronto series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

## **11 CONFLICTS**

11.1 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.

11.2 Notwithstanding section 11.1, where a development which is the subject of an agreement to which section 11.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4 (1), 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.

## **12. BY-LAW AMENDMENT OR REPEAL**

12.1 Where this by-law or any development charge prescribed there under is amended or repealed by order of the Ontario Land Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

12.2 Refunds that are required to be paid under section 12.1 shall be paid to the registered owner of the land on the date on which the refund is paid.



12.3 Refunds that are required to be paid under section 12.1 shall be paid with interest to be calculated as follows:

1. interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
2. the refund shall include the interest owed under this section;
3. interest shall be paid at the Bank of Canada rate in effect on the later of:
  - a. the date of enactment of this by-law, or
  - b. the date of the last quarterly adjustment, in accordance with the provisions of subsection (4).
4. The Bank of Canada rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarter-yearly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.

### **13. SEVERABILITY**

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

### **14. HEADINGS FOR REFERENCE ONLY**

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

### **15. SCHEDULES**

15.1 The following schedules shall form part of this by-law:

Schedule “A” – Schedule of Development Charges



**16. DATE BY-LAW IN FORCE**

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

**17. DATE BY-LAW EXPIRES**

17.1 This By-law will expire at 12:01 AM on August 13, 2034 unless it is repealed by Council at an earlier date.

**18. REPEAL FORMER DEVELOPMENT CHARGES BY-LAW**

18.1 Upon the passing of this by-law, By-law 089-2019 being a By-law for the Imposition of Development Charges is hereby repealed.

**19. SHORT TITLE**

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

READ a FIRST, SECOND and THIRD time and finally passed on this 12<sup>th</sup> day of August, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW \_\_\_-2024**

**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
<b>Municipal-wide Services/Class of Service</b>					
Services Related to a Highway	\$5,841	\$4,339	\$4,205	\$3,376	\$3.41
Fire Protection Services	\$3,076	\$2,285	\$2,215	\$1,778	\$1.47
Parks and Recreation Services	\$5,247	\$3,898	\$3,777	\$3,033	\$1.18
Library Services	\$432	\$321	\$311	\$250	\$0.10
Services Related to Public Health	\$1,012	\$752	\$729	\$585	\$0.23
Growth-related Studies	\$1,411	\$1,048	\$1,016	\$816	\$0.83
<b>Total Municipal-wide Services/Class of Services</b>	<b>\$17,019</b>	<b>\$12,643</b>	<b>\$12,253</b>	<b>\$9,838</b>	<b>\$7.22</b>
<b>Urban Services</b>					
Wastewater Services	\$7,911	\$5,877	\$5,695	\$4,572	\$4.50
Water Services	\$10,952	\$8,136	\$7,885	\$6,330	\$6.23
<b>Total Urban Services</b>	<b>\$18,863</b>	<b>\$14,013</b>	<b>\$13,580</b>	<b>\$10,902</b>	<b>\$10.73</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$17,019</b>	<b>\$12,643</b>	<b>\$12,253</b>	<b>\$9,838</b>	<b>\$7.22</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$35,882</b>	<b>\$26,656</b>	<b>\$25,833</b>	<b>\$20,740</b>	<b>\$17.95</b>