



# Municipality of Brighton Development Charges Background Study

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Council Meeting  
February 18, 2025

# Introduction and Purpose



- Watson & Associates Economists Ltd. (Watson) was retained by the Municipality of Brighton (Municipality) to update the Municipality's Development Charge (D.C.) by-law
- Purpose of today's presentation is to provide an overview of the D.C. Background Study Addendum and proposed amendments to the draft D.C. by-law

# D.C. Study Process Recap



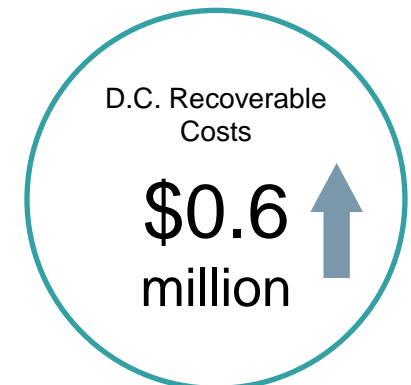
- Jun. 13, 2024 ○ Development Charges Background Study published on the Municipality's website
- Jul. 3, 2024 ○ Developer Consultation Session #1
- Jul. 15, 2024 ○ Statutory public meeting
- Aug. 12, 2024 ○ Expiry date of By-law 089-2019 extended to December 2, 2024 (via By-law 064-2024)
- Nov. 18, 2024 ○ Expiry date of By-law 089-2019 extended to March 3, 2025 (via By-law 096-2024)
- Feb. 4, 2025 ○ Developer Consultation Session #2
- Feb. 13, 2025 ○ D.C. Addendum published on the Municipality's website

# Summary of Changes

## Services Related to a Highway



- Cost estimates for all road urbanization projects updated based on costing from projects completed in the Municipality over the past 3 years.
- Incorporated a 10% benefit-to-existing (BTE) deduction for Presqu'île Parkway Paved Shoulder project.
- Removed Mechanical Sweeper from the capital needs listing.
- Added new Pick-up Truck to the capital needs listing based on the Municipality's 2025 Capital Budget.



# Summary of Changes

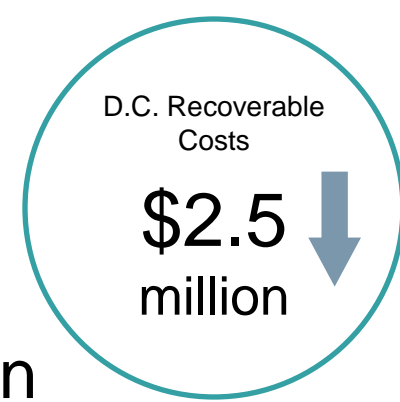
## Fire Protection Services



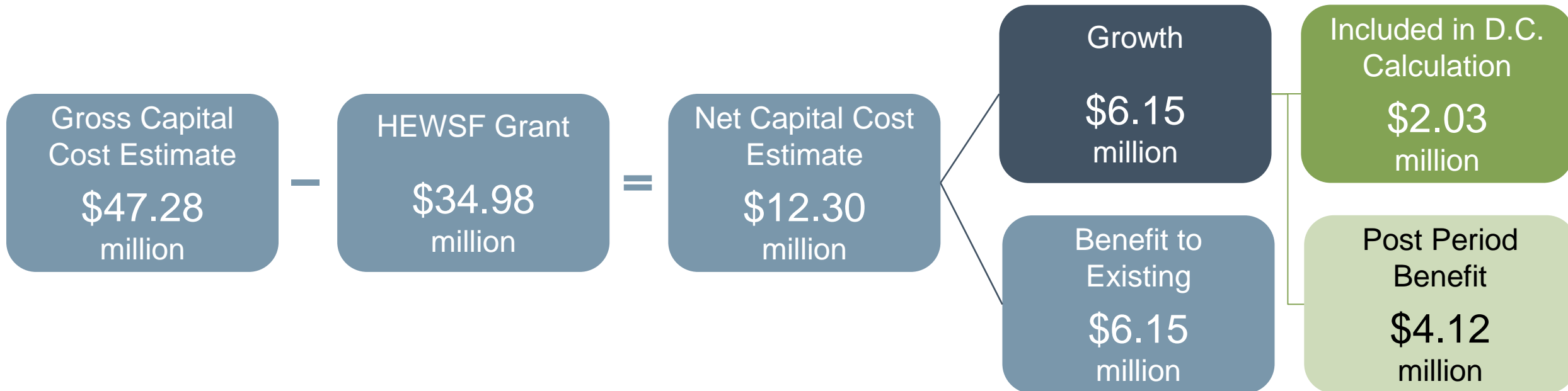
- Added a new truck to the capital needs listing based on the Municipality's 2025 Capital Budget
- Revised capital cost estimate for Urban (South) Fire Station expansion project to exclude land acquisition costs
- Increased the post period benefit deduction for the expansion to the Urban (South) Fire Station
- Note: these changes have zero net impact on the calculated D.C. rates

# Summary of Changes

## Wastewater Services



- Wastewater Treatment System Upgrade & Expansion
  - Updated gross capital cost based on latest cost estimate (\$47.3 million)
  - Incorporated HEWSF funding (approximately \$35.0 million)
  - Updated benefit to existing and post period benefit allocations based on expansion of treatment capacity from 4,600 m<sup>3</sup>/day to 6,000 m<sup>3</sup>/day



# Summary of Changes

## Water Services



- Removed new 150 mm watermain on Applewood as project is no longer required
- Incorporated a 50% benefit-to-existing deduction for Water Main Twinning project
- Updated cost estimate for the Harbour Street watermain upsizing
- Updated description and cost estimate for new booster station
- Minor revision to outstanding debt on the Water Plant



# Comparison of Charges

## Residential (per Single Detached Dwelling)

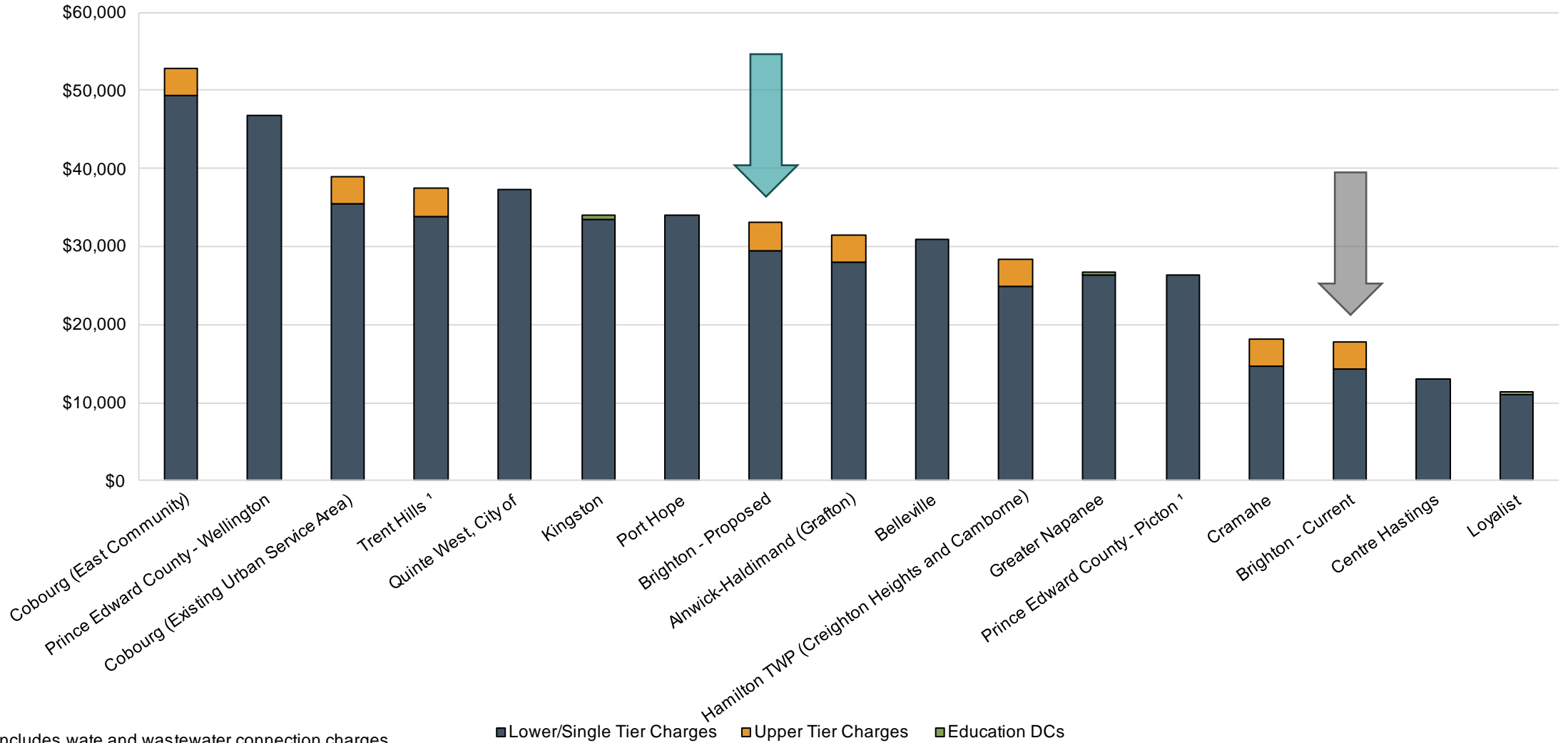


Service/Class of Service	Current	Calculated as per D.C. Background Study (June 13, 2024)	Calculated as per Addendum Report	Difference
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	\$ 6,606	\$ 5,841	\$ 6,639	\$ 798
Fire Protection Services	\$ 770	\$ 3,076	\$ 3,076	\$ -
Parks and Recreation Services	\$ 2,003	\$ 5,247	\$ 5,247	\$ -
Library Services	\$ 1,234	\$ 432	\$ 432	\$ -
Services Related to Public Health	\$ 698	\$ 1,012	\$ 1,012	\$ -
Growth-related Studies	\$ 310	\$ 1,411	\$ 1,411	\$ -
<b>Total Municipal Wide Services/Classes</b>	<b>\$ 11,621</b>	<b>\$ 17,019</b>	<b>\$ 17,817</b>	<b>\$ 798</b>
<b>Area Specific Services:</b>				
Wastewater Services	\$ 1,027	\$ 7,911	\$ 3,427	\$ (4,484)
Water Services	\$ 1,687	\$ 10,952	\$ 8,261	\$ (2,691)
<b>Total Area Specific Services</b>	<b>\$ 2,714</b>	<b>\$ 18,863</b>	<b>\$ 11,688</b>	<b>\$ (7,175)</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 11,621</b>	<b>\$ 17,019</b>	<b>\$ 17,817</b>	<b>\$ 798</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 14,335</b>	<b>\$ 35,882</b>	<b>\$ 29,505</b>	<b>\$ (6,377)</b>

# Survey of D.C.s



Residential Development Charges (per Single Detached Dwelling)



# Comparison of Charges

Non-residential (per ft<sup>2</sup> of Gross Floor Area)

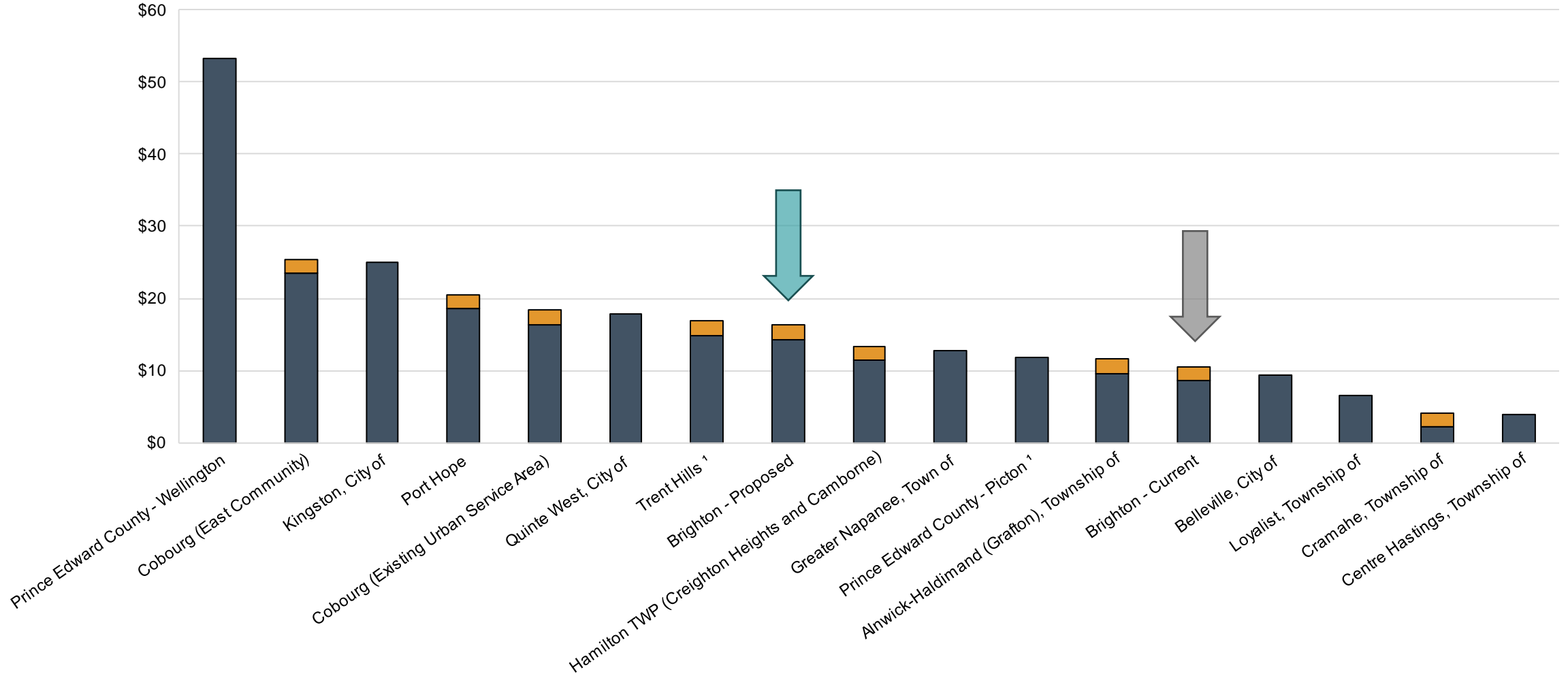


Service/Class of Service	Current	Calculated as per D.C. Background Study (June 13, 2024)	Calculated as per Addendum Report	Difference
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	\$ 5.37	\$ 3.41	\$ 3.87	\$ 0.46
Fire Protection Services	\$ 0.64	\$ 1.47	\$ 1.47	\$ -
Parks and Recreation Services	\$ 0.32	\$ 1.18	\$ 1.18	\$ -
Library Services	\$ 0.19	\$ 0.10	\$ 0.10	\$ -
Services Related to Public Health	\$ 0.11	\$ 0.23	\$ 0.23	\$ -
Growth-related Studies	\$ 0.24	\$ 0.83	\$ 0.83	\$ -
<b>Total Municipal Wide Services/Classes</b>	<b>\$ 6.87</b>	<b>\$ 7.22</b>	<b>\$ 7.68</b>	<b>\$ 0.46</b>
<b>Area Specific Services:</b>				
Wastewater Services	\$ 0.66	\$ 4.50	\$ 1.95	\$ (2.55)
Water Services	\$ 1.09	\$ 6.23	\$ 4.70	\$ (1.53)
<b>Total Area Specific Services</b>	<b>\$ 1.75</b>	<b>\$ 10.73</b>	<b>\$ 6.65</b>	<b>\$ (4.08)</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 6.87</b>	<b>\$ 7.22</b>	<b>\$ 7.68</b>	<b>\$ 0.46</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 8.62</b>	<b>\$ 17.95</b>	<b>\$ 14.33</b>	<b>\$ (3.62)</b>

# Survey of D.C.s



Commercial Development Charges (per sq.ft. of GFA)



1. Includes water and wastewater connection charges

■ Lower/Single Tier Charges ■ Upper Tier Charges ■ Education DCs

# Next Steps



The following steps must be taken to enact the new development charges by-law:

- Approve Development Charges Background Study, as amended
- Determine that no further public meetings are required on the matter
- Approve the new development charges by-law



# Addendum to 2024 Development Charges Background Study

## Municipality of Brighton

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For Public Circulation and Comment

February 13, 2025

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# 1. Background

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

- June 13, 2024 – Release D.C.B.S. and draft by-law;
- July 3, 2024 – Development industry consultation #1;
- July 15, 2024 – Public Meeting of Council;
- August 12, 2024 – Expiry date of By-law 09-2019 extended to December 2, 2024;
- November 18, 2024 – Expiry date of By-law 09-2019 extended to March 3, 2025;
- February 4, 2025 – Development industry consultation #2; and
- February 18, 2025 – Anticipated Council adoption of the D.C.B.S., passage of the new D.C. By-law, and commencement of the new D.C. By-law.

The purpose of this addendum to the June 13, 2024, D.C.B.S. is to provide refinements to the capital needs that have included in the D.C. calculation for Services Related to a Highway, Fire Protection Services, Wastewater Services, and Water Services, as well as other housekeeping changes.

The refinements are detailed in the subsequent sections of this report and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the new D.C by-law. A revised draft of the proposed by-law is included herein, which embraces the updates to the calculated charges.

## 2. Revisions to the June 13, 2024 Development Charges Background Study

### 2.1 Services Related to a Highway

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Through discussions with the Municipality's staff, the scope and gross capital costs of all road urbanization projects were reviewed and updated, as detailed below.

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## Road Urbanization

- Platt Street (Sanford Street to Main Street): Updated the gross capital cost estimate and re-classified the project as urbanization from a semi-urban to urban standard (in the June 13, 2024, D.C.B.S. it was classified as urbanization from a rural to semi-urban standard);
- Kingsley Avenue: Updated the gross capital cost estimate and re-classified the project as urbanization from a semi-urban to urban standard (in the June 13, 2024, D.C.B.S. it was classified as urbanization from a rural to semi-urban standard). Updated the project description by removing reference to road length and clarifying the extent (Dean Drive to Proctor Park);
- Pinnacle Street South: Updated the gross capital cost estimate and re-classified the project as urbanization from a semi-urban to urban standard (in the June 13, 2024, D.C.B.S. it was classified as urbanization from a rural to semi-urban standard). Updated the project description by removing reference to road length and clarifying the extent (i.e., Elizabeth Street to Railway);
- North Drive: Updated the gross capital cost and removed reference to road length from project description;
- Harbour Street: redefined project segmentation and updated the respective gross capital cost estimates
- Marina Drive: Updated the gross capital cost estimate for the project and increased B.T.E. deduction to reflect a larger benefit to existing development related to the stormwater component of the urbanization; and
- Walas Street: Updated the gross capital cost of the project and increased B.T.E. deduction to reflect a larger benefit to existing development related to the stormwater component of the urbanization.

Additional changes to the capital project listing for Services Related to a Highway include the addition of a 10% B.T.E. deduction for the Presqu'île Parkway Paved Shoulder project, as well as the removal of a mechanical sweeper and addition of a new pick-up truck.

As a result of the changes identified above, the total D.C. recoverable costs included in the calculation of the charge have increased by \$551,400.



## 2.2 Fire Protection Services

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An additional truck has been added to the capital project listing for Fire Protection Services. Additionally, the gross capital cost of the Urban (South) Fire Station expansion has been revised to remove costs of land acquisition as the Municipality does not require additional land for this expansion. Furthermore, the post-period benefit deduction for the fire station expansion project has been increased in recognition of the historical service level cap.

There is no change in the total D.C. recoverable amount for Fire Protection Services as a result of these changes.

## 2.3 Wastewater Services

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Within Wastewater Service, the June 13, 2024, D.C.B.S. included a project titled “Treatment Quality Improvements”. Since the publication of the June 13, 2024, D.C.B.S., the scope of this project has changed and now includes an expansion of wastewater treatment capacity from 4,600 m<sup>3</sup>/day to 6,000 m<sup>3</sup>/day. This scope change has resulted in adjustments to the gross capital cost estimate and the B.T.E. and post-period benefit deductions. Additionally, recently secured grant funding from the Housing Enabling Water Systems Fund has been incorporated into the calculations.

As a result of the changes identified above, the total D.C. recoverable costs included in the calculation of the charge have decreased by approximately \$2.5 million.

## 2.4 Water Services

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Based on discussions with the Municipality’s staff, the following Water Service capital projects have been updated:

- New 150mm watermain on Applewood: This project has been deemed to no longer be required and has been removed from the capital project listing;
- Watermain Twinning (Treatment Plant to North Town Limit): A 50% B.T.E. deduction has been made to reflect that although the twinning is required to service development in the Northeast of the Municipality, it will also partially address existing service and redundancy issues;



- Harbour Street Watermain Upsizing: Updated the gross capital cost estimate for the project;
- New Booster Station (Dundas & Georgina): Updated project name (this project appeared as “NE Quadrant (MoB - OMNI - LT Care Dev't) - Booster Pump” in the June 13, 2024, D.C.B.S.) and gross capital cost estimate. Additionally, a B.T.E. deduction has been observed to recognize that the new booster pump will be replacing an existing one; and
- Water Plant Outstanding Debt: Corrected the balance of outstanding debt servicing costs associated with the water plant.

As a result of the changes identified above, the total D.C. recoverable costs included in the calculation of the charge have decreased by approximately \$1.5 million.

## 2.5 Other Matters

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Figure 3-2 and Figure 1 of Appendix A have been updated to correct the historical average of new development units per year depicted, from 80 units per year to 86 units per year.

## 2.6 Impacts on the Calculated D.C.

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Based on the changes identified above, the D.C.B.S. and D.C. calculations have been revised. The amended schedule of D.C.s is presented in Table 1.

Table 2 and Table 3 below provide a comparison of the Municipality’s current development charges, charges presented in the June 13, 2024, D.C.B.S., and the updated charges resulting from the changes identified in this addendum report for residential and non-residential development, respectively.

As a result, the total calculated D.C. for a single-detached dwelling has increased by \$798 in the rural area and decreased by \$6,377 in the urban area.

For non-residential development, the total calculated D.C. has increased by \$0.46 per square foot of gross floor area in the rural area and decreased by \$3.62 per square foot of gross floor area in the urban area.



Table 1  
Amended Schedule of D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>					
Services Related to a Highway	\$ 6,639	\$ 4,932	\$ 4,780	\$ 3,837	\$ 3.87
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>\$ 17,817</b>	<b>\$ 13,236</b>	<b>\$ 12,828</b>	<b>\$ 10,299</b>	<b>\$ 7.68</b>
<b>Urban Services</b>					
Wastewater Services	\$ 3,427	\$ 2,546	\$ 2,467	\$ 1,981	\$ 1.95
Water Services	\$ 8,261	\$ 6,137	\$ 5,947	\$ 4,775	\$ 4.70
<b>Total Urban Services</b>	<b>\$ 11,688</b>	<b>\$ 8,683</b>	<b>\$ 8,414</b>	<b>\$ 6,756</b>	<b>\$ 6.65</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 17,817</b>	<b>\$ 13,236</b>	<b>\$ 12,828</b>	<b>\$ 10,299</b>	<b>\$ 7.68</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 29,505</b>	<b>\$ 21,919</b>	<b>\$ 21,242</b>	<b>\$ 17,055</b>	<b>\$ 14.33</b>



Table 2  
Comparison of Current and Calculated Residential (Single Detached) D.C.s

Service/Class of Service	Current	Calculated as per D.C. Background Study (June 13, 2024)	Calculated as per Addendum Report	Difference
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	\$ 6,606	\$ 5,841	\$ 6,639	\$ 798
Fire Protection Services	\$ 770	\$ 3,076	\$ 3,076	\$ -
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<b>Area Specific Services:</b>				
Wastewater Services	\$ 1,027	\$ 7,911	\$ 3,427	\$ (4,484)
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<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 14,335</b>	<b>\$ 35,882</b>	<b>\$ 29,505</b>	<b>\$ (6,377)</b>



Table 3  
Comparison of Current and Calculated Non-Residential D.C.s (per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated as per D.C. Background Study (June 13, 2024)	Calculated as per Addendum Report	Difference
<b>Municipal Wide Services/Classes:</b>				
Services Related to a Highway	\$ 5.37	\$ 3.41	\$ 3.87	\$ 0.46
Fire Protection Services	\$ 0.64	\$ 1.47	\$ 1.47	\$ -
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Wastewater Services	\$ 0.66	\$ 4.50	\$ 1.95	\$ (2.55)
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<b>Total Area Specific Services</b>	<b>\$ 1.75</b>	<b>\$ 10.73</b>	<b>\$ 6.65</b>	<b>\$ (4.08)</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 6.87</b>	<b>\$ 7.22</b>	<b>\$ 7.68</b>	<b>\$ 0.46</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 8.62</b>	<b>\$ 17.95</b>	<b>\$ 14.33</b>	<b>\$ (3.62)</b>



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

Based on the foregoing, the following revisions are made to the June 13, 2024 D.C.B.S. Accordingly, the amended pages are appended to this report.

Page Reference	Description of Revisions
1-2 to 1-3	Updated text and Figure 1-1 to include the release of this addendum and updated date of Council consideration of adopting the new D.C. by-law.
3-5	Corrected Figure 3-2.
Chapter 5	Re-issued chapter to account for the D.C. calculation changes as a result of this addendum.
Chapter 6	Re-issued chapter to account for the D.C. calculation changes as a result of this addendum.
7-5	Updated text to reflect new Statistics Canada table for indexation purposes.
7-6	Updated text to reflect updated date of Council consideration of adopting the new D.C. by-law.
7-7	Updated text to reflect the issuance of this addendum.
A-3	Corrected Figure 1.
C-3	Revised to reflect the operating and capital expenditure impact changes as a result of this addendum.
E-4 to E-5	Revised to reflect changes to the Asset Management Plan as a result of this addendum.
Appendix F	Re-issued the draft by-law as a result of this addendum.

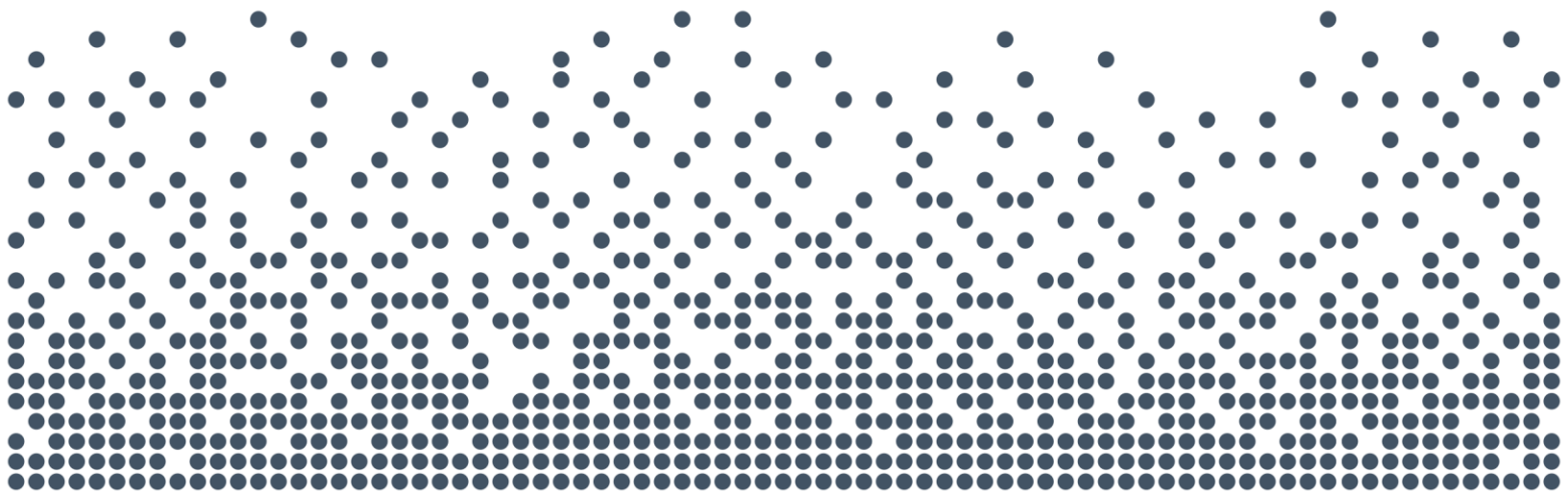


## 4. Process for Adoption of the D.C. By-law

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

If Council is satisfied with the above noted changes to the D.C.B.S. and proposed D.C. by-law, then the following steps must be taken to enact the new D.C. by-law:

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



# Appendices



# Appendix A

## Amended Pages



## 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 February 18, 2025.

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 February 18, 2025.

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	July 3, 2024
6. Public meeting of Council	July 15, 2024
7. Development industry consultation meeting	February 4, 2025
8. Public release of D.C. Addendum Study	February 13, 2025
9. Council considers adoption of background study and passage of by-law	February 18, 2025
10. Newspaper notice given of by-law(s) passage	By 20 days after passage
11. Last day for by-law(s) appeal	40 days after passage
12. Municipality makes pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

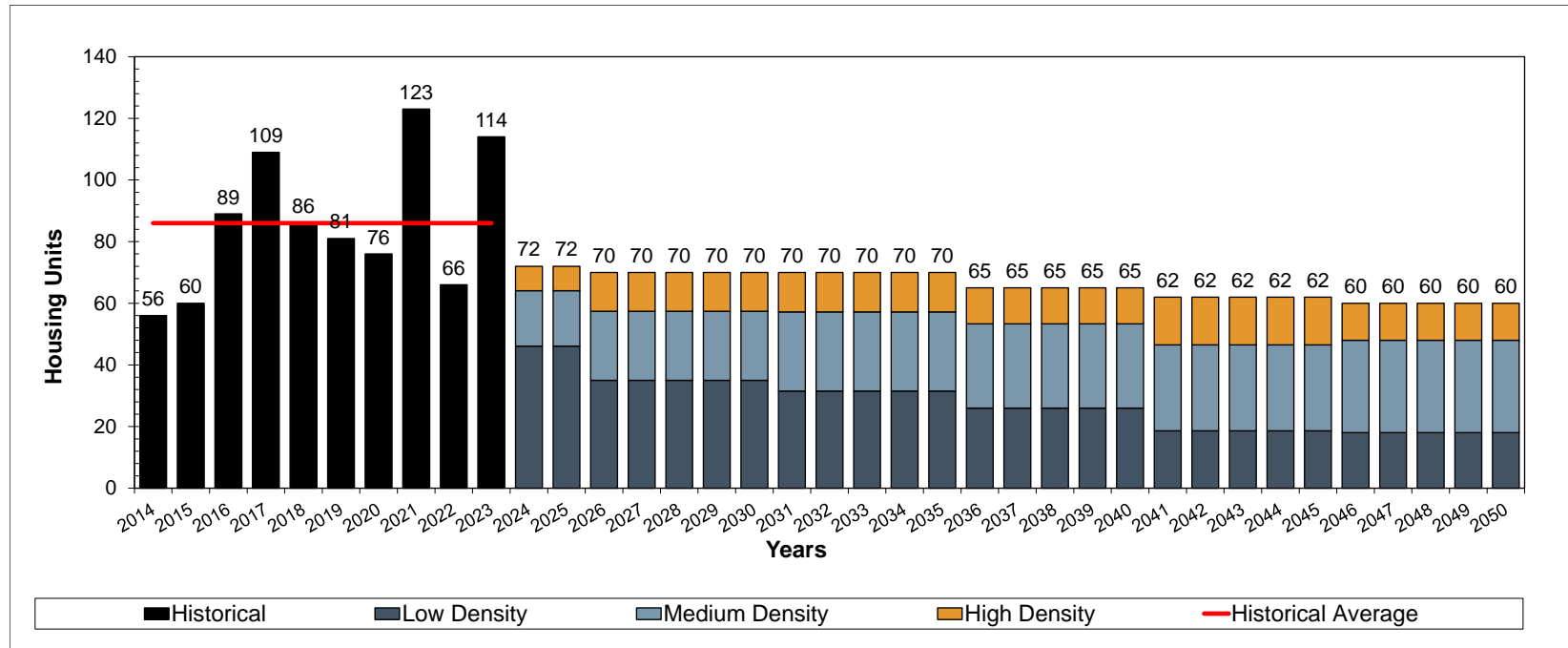
### 1.3 Changes to the Development Charges Act, 1997

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;*



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.



# 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 \$11.9 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 \$6.6 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 \$4.6 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%
1	<b>Road Urbanization (Rural to Semi-Urban)</b> North Drive		209,000	-		209,000	132,500		76,500	67,320	9,180
2	<b>Road Urbanization (Semi-Urban to Urban)</b> Harbour Street (Walas Street to Edgewater Drive)	2025-2028	1,279,000	-		1,279,000	674,900		604,100	531,608	72,492
3	Harbour Street (Edgewater Drive to Ontario Street)		2,488,000	-		2,488,000	1,312,900		1,175,100	1,034,088	141,012
4	Harbour Street (Walas Street to Prince Edward Street)		2,923,000	-		2,923,000	1,542,400		1,380,600	1,214,928	165,672
5	Marina Drive (Raglan Street to Harbour Street)	2024	858,000	-		858,000	540,700		317,300	279,224	38,076
6	Walas Street (Raglan Street to Harbour Street)	2025	732,500	-		732,500	461,600		270,900	238,392	32,508
7	Kingsley Avenue (Dean Drive to Proctor Park)		414,000	-		414,000	218,500		195,500	172,040	23,460
8	Pinnacle Street South (Elizabeth Street to Railway)		977,000	-		977,000	515,500		461,500	406,120	55,380
9	Platt Street (Sanford Street to Main Street)		229,000	-		229,000	120,800		108,200	95,216	12,984
10	<b>Road Upgrades</b> Presqu'ile Parkway Paved Shoulder		462,000	-		462,000	46,200		415,800	365,904	49,896
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		-	-	-
13	<b>Vehicles &amp; Equipment</b> New 3/4 Ton Pick-up	2024	95,700	-		95,700	-		95,700	84,216	11,484
14	New Flat-bed Trailer		68,000	-		68,000	-		68,000	59,840	8,160
15	Pick-up Truck, Electric Vehicle	2025	75,000	-		75,000	-		75,000	66,000	9,000
	Reserve Fund Adjustment								(658,954)	(579,880)	(79,075)
	<b>Total</b>		<b>11,850,200</b>	<b>-</b>	<b>-</b>	<b>11,850,200</b>	<b>6,606,000</b>	<b>-</b>	<b>4,585,246</b>	<b>4,035,016</b>	<b>550,229</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  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	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 and an expansion of 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 \$51.3 million. Deductions of approximately \$15.8 million in recognition of post period benefits and \$27.1 million recognizing the benefit to existing population have been made. A deduction of approximately \$5.8 million has been made to recognize 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 \$1.9 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 \$15.2 million. A deduction of approximately \$8.2 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 \$4.6 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> Wastewater Treatment System Upgrade & Expansion	2025-2026	47,281,108	15,839,200		31,441,908	23,640,600	5,771,436	2,029,872	1,765,989	263,883
2	<b>Wastewater Collection</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>51,333,108</b>	<b>15,839,200</b>	<b>-</b>	<b>35,493,908</b>	<b>27,113,900</b>	<b>5,771,436</b>	<b>1,922,066</b>	<b>1,672,197</b>	<b>249,869</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> 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
2	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
3	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
4	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
5	Watermain Twinning (Supply Line - 3.2km - from Treatment Plant to North Town limit)	2026	3,500,000	-		3,500,000	1,750,000		1,750,000	1,522,500	227,500
6	Prince Edward Street Reconstruction and Upsizing	2024-2025	2,829,000	-		2,829,000	2,357,500		471,500	410,205	61,295
7	Harbour Street Watermain Upsizing (200mm to 250mm)	2026-2029	1,767,000	-		1,767,000	1,413,600		353,400	307,458	45,942
8	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
9	New Booster Station (Dundas & Georgina)	2025	1,000,000	-		1,000,000	50,000		950,000	826,500	123,500
	<b>Vehicles &amp; Equipment</b>										
10	New 1/2 Ton Pick-up Truck	2025	100,000	-		100,000	-		100,000	87,000	13,000
11	Pressure Reducing Valve		100,000	-		100,000	-		100,000	87,000	13,000
12	New Skid-steer (Previously Unfunded)		113,000	-		113,000	-		113,000	98,310	14,690
	<b>Debt</b>										
13	Water Plant Outstanding Debt		909,430	-		909,430	591,100		318,330	276,947	41,383
	Reserve Fund Adjustment								(878,615)	(764,395)	(114,220)
	<b>Total</b>		<b>15,163,816</b>	<b>-</b>	<b>-</b>	<b>15,163,816</b>	<b>8,217,800</b>	<b>1,435,012</b>	<b>4,632,389</b>	<b>4,030,178</b>	<b>602,211</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	12,743,300	5,972,366		6,770,934	4,529,800		2,241,134	2,017,021	224,113
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	Additional Truck	2025	90,000	-		90,000	-		90,000	81,000	9,000
8	<b>Equipment</b> Provision for Additional Firefighters (12)		122,400	-		122,400	-		122,400	110,160	12,240
9	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>25,018,700</b>	<b>15,125,366</b>	<b>-</b>	<b>9,893,334</b>	<b>4,529,800</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 53% (+ \$6,196) in the rural area and would increase by 106% (+ \$15,170) in the urban area.

For non-residential development, the proposed D.C. in the rural area would increase by 12% (+ \$0.81 per sq.ft. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would increase by 66% (+ \$5.71 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	4,035,016	550,229	6,639	3.87
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	208,165	28,386		
8.2 Parks and Recreation Services	79,508	8,853		
8.3 Library Services	4,592	626		
8.4 Services Related to Public Health	10,757	1,467		
8.5 Wastewater Services	188,527	27,754		
8.6 Water Services	233,548	33,893		
8.7 Fire Protection Services	132,587	16,864		
<b>TOTAL</b>	<b>\$8,959,449</b>	<b>\$882,112</b>	<b>\$14,741</b>	<b>\$6.21</b>
D.C.-Eligible Capital Cost	\$8,959,449	\$882,112		
10-Year Gross Population/GFA Growth (sq.ft.)	1,430	142,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$6,265.35</b>	<b>\$6.21</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.353	\$14,742		
Other Multiples	1.748	\$10,952		
Apartments - 2 Bedrooms +	1.694	\$10,614		
Apartments - Bachelor and 1 Bedroom	1.360	\$8,521		



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	1,672,197	249,869	3,427	1.95
7. Water Services	4,030,178	602,211	8,261	4.70
<b>TOTAL</b>	<b>\$5,702,375</b>	<b>\$852,079</b>	<b>\$11,688</b>	<b>\$6.65</b>
D.C.-Eligible Capital Cost	\$5,702,375	\$852,079		
10-Year Urban Gross Population/GFA Growth (sq.ft.)	1,148	128,100		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$4,967.23</b>	<b>\$6.65</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.353	\$11,688		
Other Multiples	1.748	\$8,683		
Apartments - 2 Bedrooms +	1.694	\$8,414		
Apartments - Bachelor and 1 Bedroom	1.360	\$6,755		

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	\$ 6,639	\$ 4,932	\$ 4,780	\$ 3,837	\$ 3.87
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>\$ 17,817</b>	<b>\$ 13,236</b>	<b>\$ 12,828</b>	<b>\$ 10,299</b>	<b>\$ 7.68</b>
<b>Urban Services</b>					
Wastewater Services	\$ 3,427	\$ 2,546	\$ 2,467	\$ 1,981	\$ 1.95
Water Services	\$ 8,261	\$ 6,137	\$ 5,947	\$ 4,775	\$ 4.70
<b>Total Urban Services</b>	<b>\$ 11,688</b>	<b>\$ 8,683</b>	<b>\$ 8,414</b>	<b>\$ 6,756</b>	<b>\$ 6.65</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 17,817</b>	<b>\$ 13,236</b>	<b>\$ 12,828</b>	<b>\$ 10,299</b>	<b>\$ 7.68</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 29,505</b>	<b>\$ 21,919</b>	<b>\$ 21,242</b>	<b>\$ 17,055</b>	<b>\$ 14.33</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	\$ 6,639	\$ 33
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>\$ 17,817</b>	<b>\$ 6,196</b>
<b>Area Specific Services:</b>			
Wastewater Services	\$ 1,027	\$ 3,427	\$ 2,400
Water Services	\$ 1,687	\$ 8,261	\$ 6,574
<b>Total Area Specific Services</b>	<b>\$ 2,714</b>	<b>\$ 11,688</b>	<b>\$ 8,974</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 11,621</b>	<b>\$ 17,817</b>	<b>\$ 6,196</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 14,335</b>	<b>\$ 29,505</b>	<b>\$ 15,170</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	\$ 3.87	\$ (1.50)
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>\$ 7.68</b>	<b>\$ 0.81</b>
<b>Area Specific Services:</b>			
Wastewater Services	\$ 0.66	\$ 1.95	\$ 1.29
Water Services	\$ 1.09	\$ 4.70	\$ 3.61
<b>Total Area Specific Services</b>	<b>\$ 1.75</b>	<b>\$ 6.65</b>	<b>\$ 4.90</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$ 6.87</b>	<b>\$ 7.68</b>	<b>\$ 0.81</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$ 8.62</b>	<b>\$ 14.33</b>	<b>\$ 5.71</b>



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 18-10-0289-01) 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 February 18, 2025 (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, as amended, subject to further annual review during the capital budget process;”

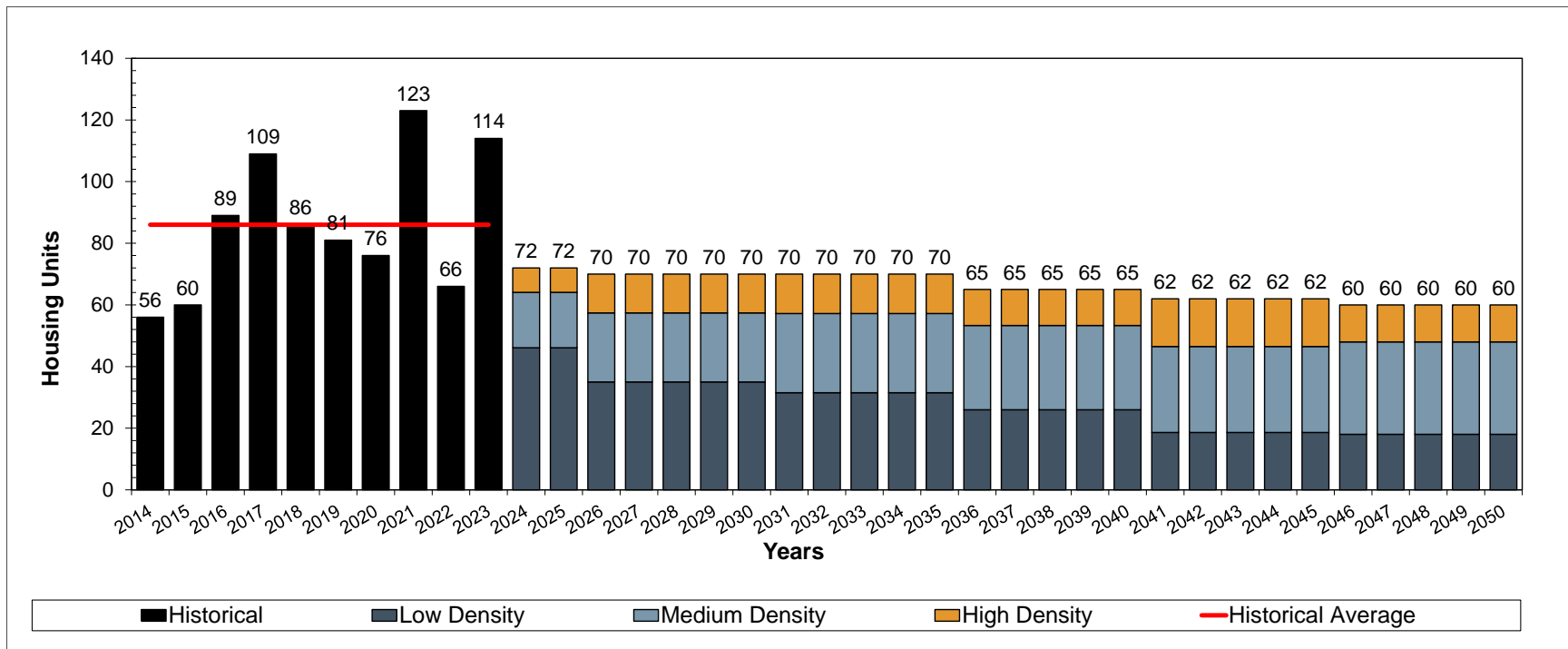
“Approve the D.C. Background Study dated June 13, 2024, as amended;”

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

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



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.



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	115,981	6,395	122,376
Fire Protection Services	587,630	81,366	668,996
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	1,195,075	13,429	1,208,503
Water Services	105,062	8,105	113,168
<b>Total</b>	<b>2,131,377</b>	<b>119,114</b>	<b>2,250,490</b>



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 \$9.4 million. The share of these expenditures related to the growth component of the infrastructure is approximately \$4.5 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>	\$ 4,814,167
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$ 2,333,483
Annual Lifecycle - Municipal-wide Services	\$ 831,239
Annual Lifecycle - Area-specific Services <sup>3</sup>	\$ 1,300,137
<b>Incremental Operating Costs (for D.C. Services)</b>	\$ 119,114
<b>Total Expenditures</b>	<b>\$ 9,398,140</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-2025

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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, as amended 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 February 18, 2025 approved the Development Charge Background Study dated June 13, 2024, as amended 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 18-10-0289-01).

## **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 February 19, 2025.

**17. DATE BY-LAW EXPIRES**

17.1 This By-law will expire at 12:01 AM on February 19, 2035 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 18<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW \_\_\_-2025**

**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	\$6,639	\$4,932	\$4,780	\$3,837	\$3.87
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>\$17,817</b>	<b>\$13,236</b>	<b>\$12,828</b>	<b>\$10,299</b>	<b>\$7.68</b>
<b>Urban Services</b>					
Wastewater Services	\$3,427	\$2,546	\$2,467	\$1,981	\$1.95
Water Services	\$8,261	\$6,137	\$5,947	\$4,775	\$4.70
<b>Total Urban Services</b>	<b>\$11,688</b>	<b>\$8,683</b>	<b>\$8,414</b>	<b>\$6,756</b>	<b>\$6.65</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$17,817</b>	<b>\$13,236</b>	<b>\$12,828</b>	<b>\$10,299</b>	<b>\$7.68</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$29,505</b>	<b>\$21,919</b>	<b>\$21,242</b>	<b>\$17,055</b>	<b>\$14.33</b>