



Development Charges Background Study

Township of Selwyn

This report consolidates the June 9, 2023 Background Study and the June 23, 2023 Addendum Report

June 23, 2023

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List of Acronyms and Abbreviations

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



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process in 2023. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-laws, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-laws, to be made available to the public, as part of the approval process are included as Appendices G through N.

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



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled for June 27, 2023. 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-laws will be available for public review on June 9, 2023. This timing of release also complies with the legislative requirement that the background study will be available for public review at least 60 days prior to by-law passage. The Township anticipates Council consideration of the D.C. By-law for adoption on August 8, 2023.

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

- Township 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-laws, anticipated to occur on August 8, 2023.

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	March 2023 to May 2023
2. Public release of final D.C. Background Study and proposed by-law	June 9, 2023
3. Public release of addendum to D.C. Background Study	June 23, 2023
4. Public meeting advertisement placed in newspaper(s)	By June 6, 2023
5. Public meeting of Council	June 27, 2023
6. Council considers adoption of background study and passage of by-laws	August 8, 2023
7. Newspaper notice given of by-law(s) passage	By 20 days after passage
8. Last day for by-law(s) appeal	40 days after passage
9. Township makes pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

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

- More Homes, More Choice Act, 2019;
- Plan to Build Ontario Together Act, 2019;
- COVID-19 Economic Recovery Act, 2020;
- Better for People, Smarter for Business Act, 2020;
- More Homes for Everyone Act, 2022; and
- More Homes Built Faster Act, 2022.



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

1.3.1 *More Homes, More Choice Act, 2019*

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

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

1.3.2 *Plan to Build Ontario Together Act, 2019*

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



1.3.3 COVID-19 Economic Recovery Act, 2020

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

1.3.3.1 List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- Provincial Offences Act services;



- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

1.3.3.2 *Classes of D.C. Services*

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

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

1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional residential units have been made under the *More Homes Built Faster Act*, as summarized in subsection 1.3.6 below.

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

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the developments of land intended for use by a university that receives operating funds from the Government from the payment of



D.C.s. As a result, this mandatory exemption is included in the Township's draft D.C. by-laws.

1.3.5 *More Homes for Everyone Act, 2022*

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

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

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

1.3.6 *More Homes Built Faster Act, 2022*

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

1.3.6.1 *Additional Residential Unit Exemption*

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

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



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

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

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

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

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.



- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

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

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

1.3.6.5 Revised Definition of Capital Costs

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

1.3.6.6 Mandatory Phase-in of a D.C.

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

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

1.3.6.7 D.C. By-law Expiry

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



1.3.6.8 Installment Payments

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

1.3.6.9 Rental Housing Discount

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

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

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

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per the *More Homes Built Faster Act, 2022*, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.6.11 Requirement to Allocate Funds Received

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



Chapter 2

Current Township of Selwyn Development Charges Policies

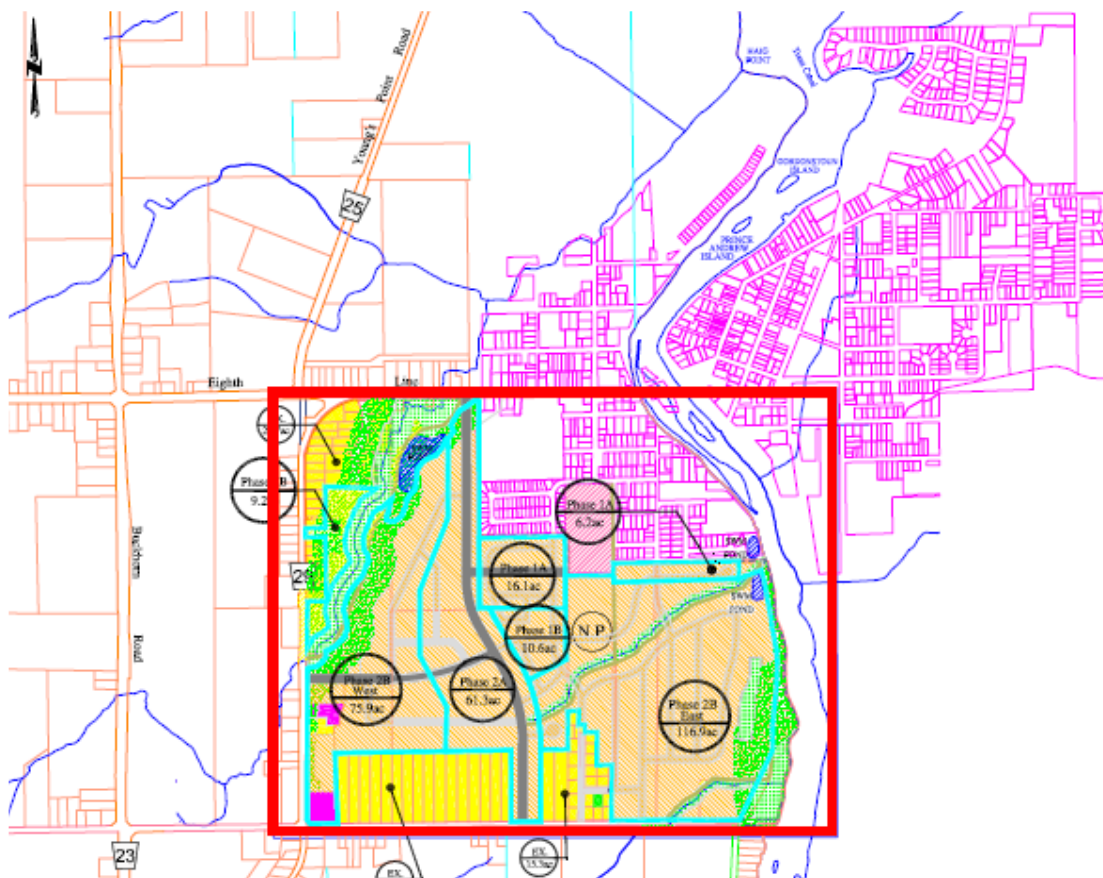


2. Current Township of Selwyn Development Charges Policies

2.1 By-law Enactment

On June 26, 2018, the Township of Selwyn passed By-law 2018-044 under the D.C.A., 1997, as amended. The by-law came into effect September 11, 2018 and imposes development charges by service for Township-wide services, as well as area-specific charges by service for the Lakefield South Development Area. Figure 2-1 provides a map of the Lakefield South Development Area.

Figure 2-1
Map of Lakefield South Development Area





2.2 Services Covered

The following services are included under By-law 2018-044:

Township-wide Services

- Roads and Related;
- Fire Services;
- Parks & Recreation Services;
- Library Services; and
- Administration Studies.

Area-specific Services – Lakefield South Development Area

- Sanitary Collection;
- Sanitary Treatment;
- Water Distribution;
- Water Treatment;
- Collector Road;
- Stormwater Facility; and
- Administration Studies

The by-law provides for mandatory annual indexing of the charges on the anniversary date of by-law passage. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

2.3 Timing of D.C. Calculation and Payment

Development charges are due and payable in full to the Township on the date a building permit is issued for any land, buildings or structures affected by the applicable development charge. The by-law also allows the Township to enter into alternative payment agreements with owners.



**Table 2-1
Township of Selwyn Current Development Charges**

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Township-wide Services/Class of Service:					
Roads and Related	2,056	1,487	1,436	882	1.30
Fire Services	158	113	110	67	0.13
Parks and Recreation Services	1,005	728	702	432	0.19
Library Services	509	367	357	219	0.09
Administration Studies	215	156	150	94	0.14
Total Township Wide Services/Class of Services	3,943	2,851	2,755	1,694	1.85
Lakefield South Development Area:					
Sanitary Collection	3,769	2,727	2,630	1,616	2.15
Sanitary Treatment	571	413	399	245	0.33
Water Distribution	2,487	1,799	1,736	1,067	1.43
Water Treatment	3,282	2,375	2,291	1,406	1.87
Stormwater Facility	1,492	1,080	1,041	640	0.84
Collector Road	328	236	229	139	0.19
Administration Studies	198	143	138	85	0.12
Total Lakefield South Development Area	12,127	8,773	8,464	5,198	6.93
GRAND TOTAL - TOWNSHIP-WIDE	3,943	2,851	2,755	1,694	1.85
GRAND TOTAL - LAKEFIELD SOUTH DEVELOPMENT AREA	16,070	11,624	11,219	6,892	8.78

2.4 Redevelopment Credit

Where, as a result of the redevelopment of land, where a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, or converted from one principal use to another principal use will be reduced.

In the case of a residential building or structure, or the residential uses in a mixed-use building or structure, the reduction in charge will be based on the dwelling units that have been or will be demolished or converted to another principal use multiplied by the prevailing applicable development charge.

In the case of a non-residential building or structure, or the non-residential uses in a mixed-use building or structure, the reduction in charge will be based on the gross floor area that has been or will be demolished or converted to another principal use multiplied by the prevailing applicable development charge.

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



2.5 Exemptions

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

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

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

- Hospitals under the *Public Hospitals Act*;
- Non-residential farm buildings;
- Industrial buildings;
- Not-for-profit housing;
- Lot levies paid prior to 1991, and where proof of payment can be verified;
- Stand-alone accessory dwelling units, separate from existing residential dwelling units on the same lot; and
- Affordable housing.



Chapter 3

Anticipated Development in the Township of Selwyn



3. Anticipated Development in the Township of Selwyn

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2023 to 2033) and a longer-term (2023 to 2051) time horizon. Moreover, the anticipated development over the build-out period for the Lakefield South Development Area is contained herein.

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

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

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

- County of Peterborough Growth Analysis Report (March 28, 2022), by Hemson Consulting Ltd.;
- Township of Selwyn 2018 Development Charges Background Study, April 26, 2018, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;
- Residential and non-residential supply opportunities as identified by Township of Selwyn staff; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Selwyn.



3.3 Summary of Growth Forecast

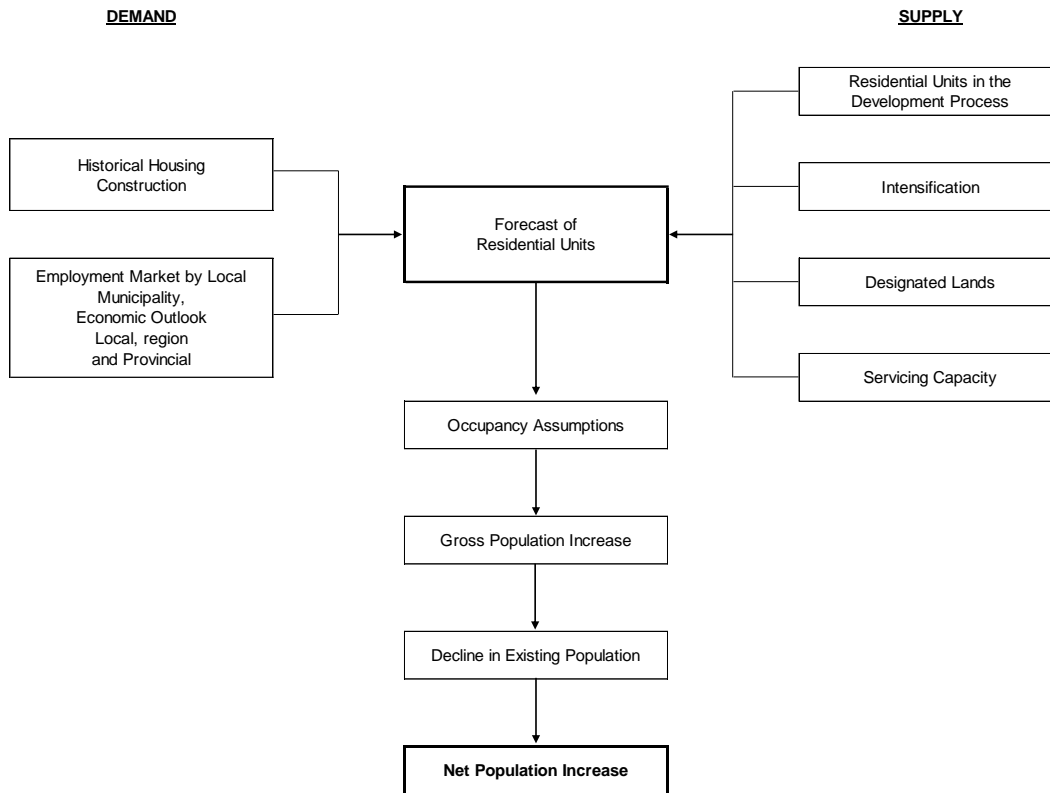
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, the permanent population in the Township is anticipated to reach approximately 20,000 by mid-2033, and 21,570 by mid-2051, resulting in an increase of approximately 1,050 for the 10-year forecast period, and 2,620 persons for the longer-term forecast period respectively.^[1] The Township's seasonal population is forecast to increase to 3,180 persons in 2033, and 3,720 persons in 2051. The Township's total population (permanent and seasonal population) is forecast to reach 23,180 by 2033, and 25,290 by 2051.

^[1] The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.5%.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Township of Selwyn
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount						Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)	
		Permanent Population ^[1]	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Conversions	Singles & Semi Detached Family With Conversions	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	17,269	16,846	116	16,730	3,750	20,596	6,288		6,288	192	158	22	6,660	6,660	1,389	8,049	105	2,529	2,559
	Mid 2016	17,488	17,060	155	16,905	4,175	21,235	6,395		6,395	200	220	40	6,855	6,855	1,547	8,402	141	2,489	2,527
	Mid 2021	19,121	18,653	193	18,460	2,855	21,508	7,025		7,025	190	225	45	7,485	7,485	1,057	8,542	175	2,492	2,518
Forecast	Mid 2023	19,421	18,945	196	18,749	2,910	21,855	7,119	10	7,129	190	245	45	7,599	7,609	1,077	8,686	178	2,493	2,519
	Mid 2033	20,500	19,998	208	19,790	3,180	23,178	7,412	60	7,472	224	488	45	8,169	8,229	1,177	9,406	189	2,448	2,480
	Mid 2051	22,110	21,568	217	21,351	3,720	25,288	7,855	160	8,015	447	927	45	9,274	9,434	1,377	10,811	197	2,326	2,374
Incremental	Mid 2006 - Mid 2011	-581	-567	-12	16,730	20	-547	-67	0	-67	32	18	-53	-70	-70	7	-63	105		
	Mid 2011 - Mid 2016	219	214	39	175	425	639	107	0	107	8	62	18	195	195	158	353	36		
	Mid 2016 - Mid 2021	1,633	1,593	38	1,555	-1,320	273	630	0	630	-10	5	5	630	630	-490	140	34		
	Mid 2021 - Mid 2023	299	292	3	289	55	347	94	10	104	0	20	0	114	124	20	144	3		
	Mid 2023 - Mid 2033	1,079	1,053	12	1,041	270	1,323	293	50	343	34	243	0	570	620	100	720	11		
	Mid 2023 - Mid 2051	2,689	2,623	21	2,602	810	3,433	736	150	886	257	682	0	1,675	1,825	300	2,125	19		

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

[2] Includes townhouses and apartments in duplexes.

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

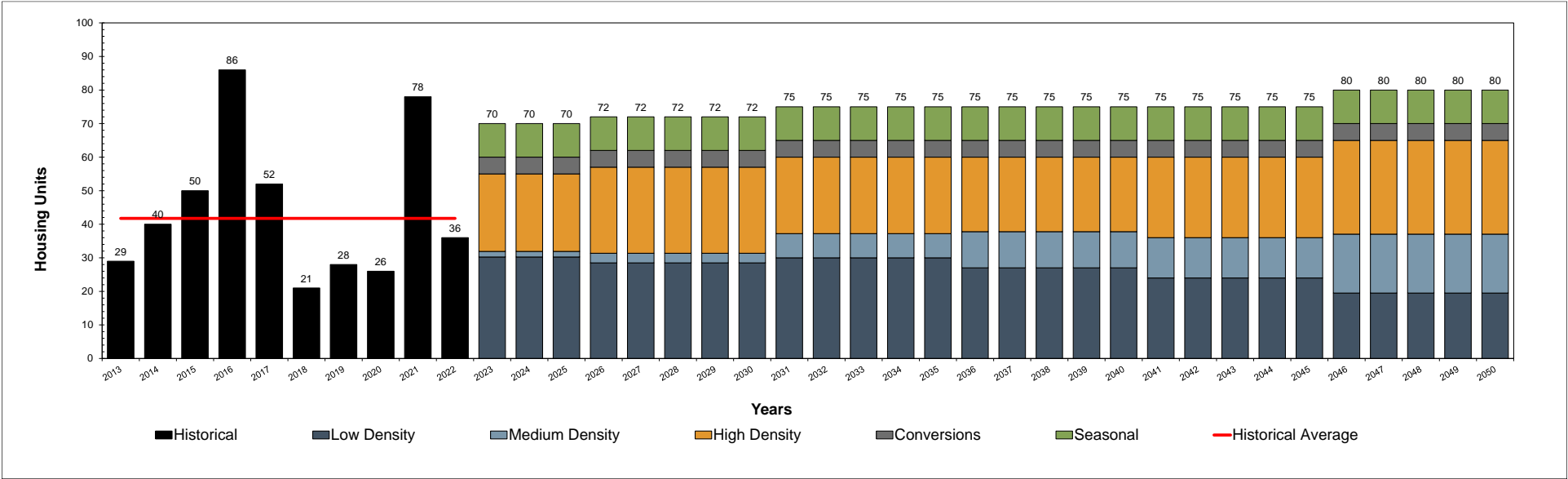
Notes:

Numbers may not add due to rounding.

Source: Derived from Growth Analysis Report for the County of Peterborough (2022) forecast for the Township of Selwyn and discussions with municipal staff regarding land supply by Watson & Associates Economists Ltd.



Figure 3-2
Township of Selwyn
Annual Housing Forecast^[1]



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



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Township staff regarding anticipated development trends for the Township of Selwyn.
- Based on the above indicators, the 2023 to 2051 household growth forecast for the Township is comprised of a unit mix of 42% low density units (single detached, semi-detached and conversions), 12% medium density (multiples except apartments), 32% high density (bachelor, 1-bedroom and 2-bedroom apartments) and 14% seasonal units.

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of Selwyn
- As previously mentioned, a buildout forecast has also been provided for the Lakefield South Development Area and remaining Lakefield community, which is also summarized in Schedule 2
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2051 by development location is summarized below.



Table 3-2
Township of Selwyn
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2051	Percentage of Housing Growth, 2023 to 2051
Lakefield South Development Area (L.S.D.A.)	960	45%
Lakefield (Other and Intensification)	410	19%
Rural Area	750	35%
Township of Selwyn	2,130	100%

Note: Figures may not sum precisely due to rounding.

3. Lakefield South Development Area

- Table 3-3 below identifies anticipated development for Lakefield South Development Area between 2023 and buildout. The anticipated development that will occur within this area over the 10-year, 2023 to 2051 and 2023 to buildout time period as identified in Schedule 2. Figure 3-4 provides a map referencing the Lakefield South Development Area and downtown Lakefield.



Table 3-3
Lakefield South Development Area
Anticipated Development 2023 to buildout

Growth Period	Singles & Semi-Detached	Multiples^[1]	Apartments^[2]	Total Residential Units	Total Non-Residential Gross Floor Area (sq.ft.)
2023 to 2033	177	20	173	370	31,800
2023 to 2051	302	68	592	962	96,600
2023 to Buildout	563	192	1,446	2,201	101,000

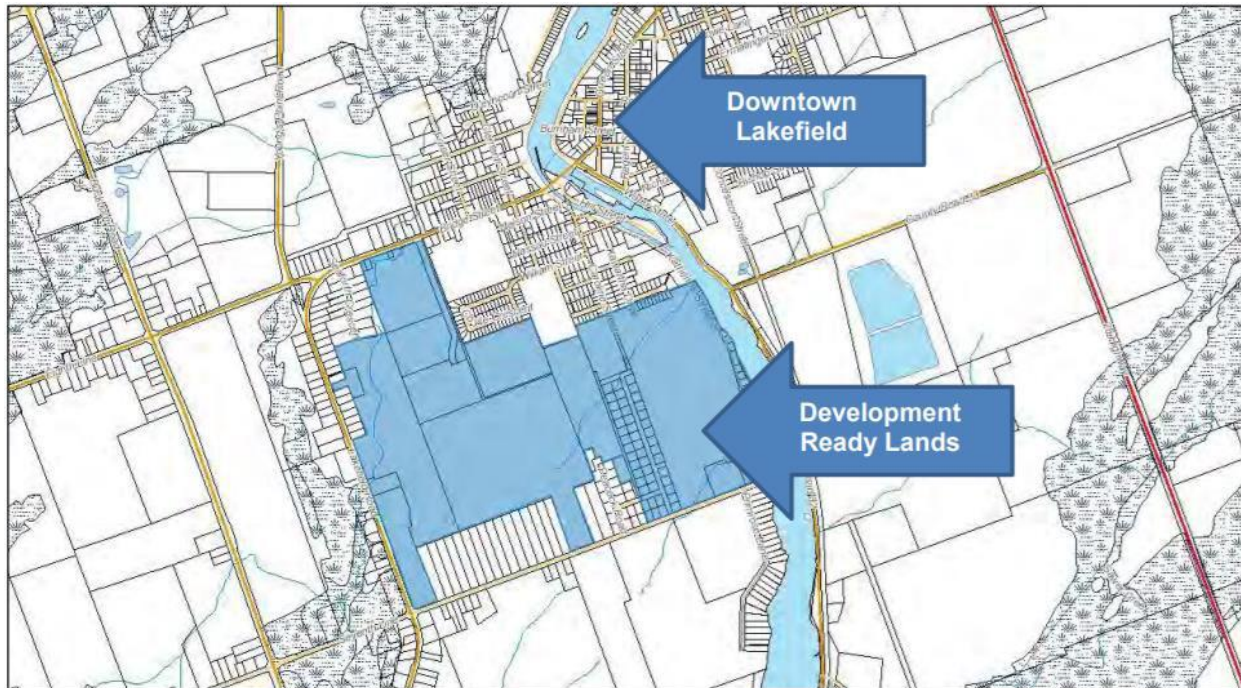
^[1] Includes townhouses and apartments in duplexes.

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

Note: Figures may not sum precisely due to rounding.



Figure 3-4
Map of Lakefield
South Development Area



Source: Township of Selwyn, 2018.

4. Planning Period

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

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

- The number of housing units to be constructed by 2051 in the Township of Selwyn over the forecast period is presented in Table 3-1. Over the 2023 to 2051 forecast period, the Township is anticipated to average approximately 76 new permanent and seasonal housing units per year.



- Institutional population ^[1] is anticipated to increase by approximately 21 people between 2023 to 2051.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Selwyn. Due to data limitations, medium and high density P.P.U. data was derived from the County of Peterborough. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.680
 - Medium density: 2.004
 - High density: 1.815

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

- Existing households for mid-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[2] The forecast population change in existing households over the 2023 to 2051 forecast period is forecast to decline by approximately 1,460.

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

^[2] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[1],[2]} (place of work) for the Township of Selwyn is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 130 primary (3%);
 - 625 work at home employment (14%);
 - 840 industrial (19%);
 - 2,110 commercial/population-related (49%); and
 - 640 institutional (15%).
- The 2016 employment by usual place of work, including work at home, is 4,340. An additional 430 employees have been identified for the Township of Selwyn in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Township of Selwyn is anticipated to reach approximately 6,210 by mid-2033 and 6,630 by mid-2051. This represents an employment increase of approximately 400 for the 10-year forecast period and 830 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which

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

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

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



is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the Township of Selwyn (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 4,580 by mid-2033 and 4,840 by mid-2051. This represents an employment increase of approximately 260 for the 10-year forecast period and 520 for the longer-term forecast period.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 187,000 sq.ft. over the 10-year forecast period and 385,000 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2023 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - Industrial – 37%;
 - commercial/population-related – 44%; and
 - institutional – 19%.

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



- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Selwyn by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2051 by development location is summarized in Table 3-5 below.
- A non-residential buildout forecast has been identified for the Lakefield South Development Area of 101,000 sq.ft. and Lakefield (other and intensification) of 233,600 sq.ft. between 2023 and buildout.

Table 3-5
Township of Selwyn
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2051	Percentage of Non-Residential G.F.A., 2023 to 2051
Lakefield South Development Area	96,600	25%
Lakefield (Other and Intensification)	162,900	42%
Rest of Selwyn	125,600	33%
Township of Selwyn	385,000	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

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

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 3-1B. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

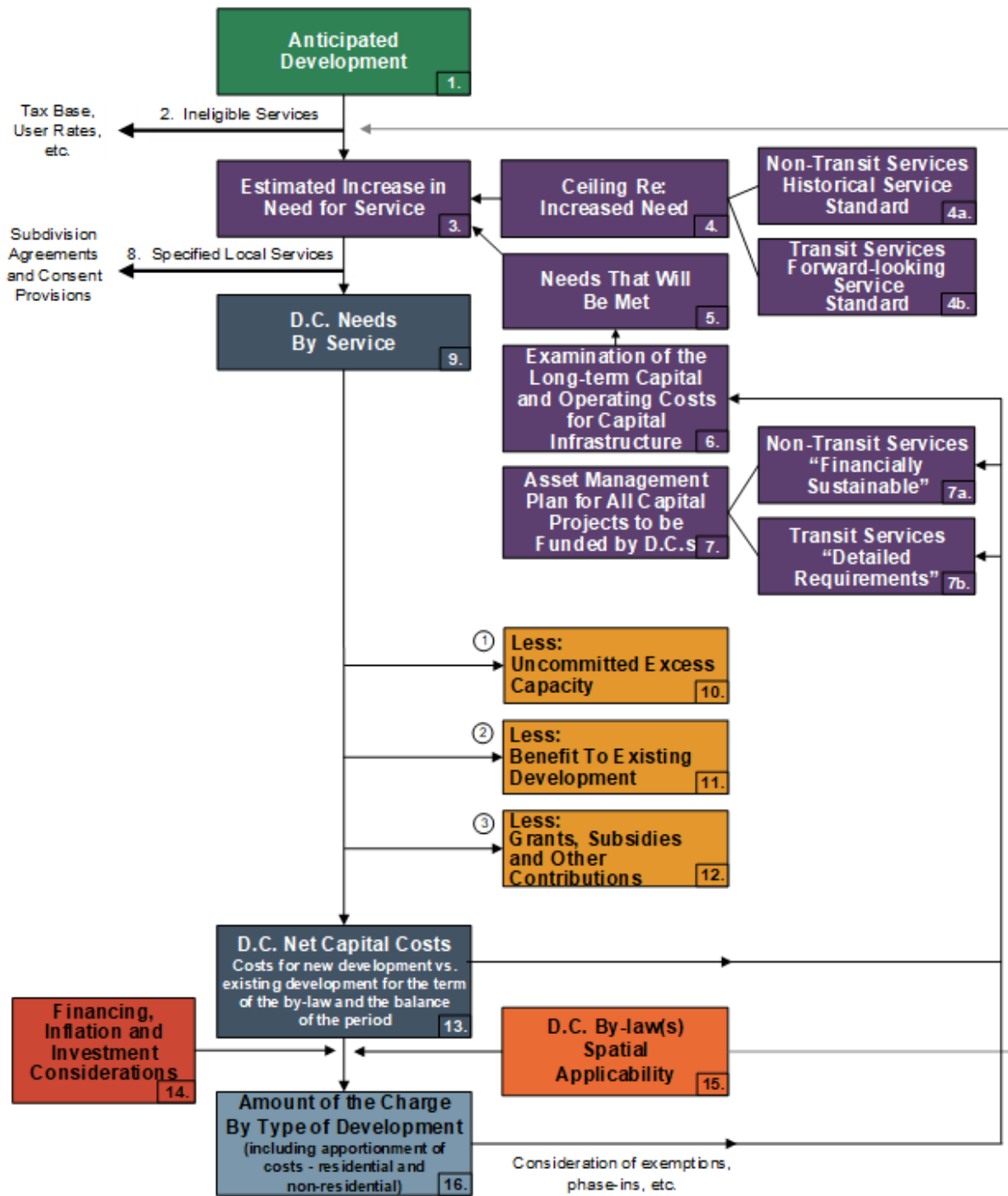




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

¹ with a 7+ year useful life

² with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
17. Services Related to Emergency Preparedness	Yes Yes	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

4.4 Local Service Policy

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

4.5 Capital Forecast

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



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

The capital costs include:

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

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

4.6 Treatment of Credits

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

The Township currently has no outstanding credit obligations.



4.7 Classes of Services

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein do not include a class of service.

4.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.9 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”



There is no explicit requirement under the D.C.A. calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The Township's D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2023 opening reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the first quarter of 2023. Furthermore, the reserve funds have also been adjusted to account for estimated 2023 D.C. revenues and estimated expenditures to the end of the second quarter of 2023. With the exception of existing balances for Administration Studies, these balances have been applied against future spending requirements for all services. D.C. reserve funds for Administration Studies will be transferred to a general capital reserve and utilized for the purposes in which they were collected (i.e., the funding of future growth-related studies).

Table 4-3
Township of Selwyn
Estimated D.C. Reserve Funds Balances

Service	2023 Opening Balance	2023 Estimated Adjustments	2023 Estimated Balance
Roads and Related	\$ 32,885	\$ (16,438)	\$ 16,447
Fire Services	\$ 2,519	\$ (1,259)	\$ 1,260
Parks and Recreation Services	\$ 121,654	\$ (5,958)	\$ 115,696
Library Services	\$ 8,141	\$ (4,069)	\$ 4,072
Lakefield South	\$ -	\$ -	\$ -
Total	\$ 165,199	\$ (27,724)	\$ 137,475

4.10 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.



The requirements behind each of these reductions are addressed as follows:

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 3.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Township over the 15-year period immediately preceding the preparation of the background study...”

O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.10.2 Reduction for Uncommitted Excess Capacity

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

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



4.10.3 Reduction for Benefit to Existing Development

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

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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating), and different time availability for the same service (i.e. leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an



existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.10.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.11 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in section 7.3.8.

4.12 Allocation of Development

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

4.13 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:



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

4.14 Mandatory Discount for Rental Housing Development

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

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



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for all of the Township-wide services assessed over a 10-year planning period (2023-2033).

5.2.1 *Roads and Related*

The Township has a current inventory of 231 kilometres of arterial and collector roads. This historical level of infrastructure investment equates to \$7,046 per capita level of service. When applied to the forecast population growth to 2033, a maximum D.C.-eligible cost of approximately \$9.3 million could be expected to meet the future increase in needs for service.

In addition to roads, the Township's public works department utilizes 38,913 square feet of facility space and operates a fleet of 38 vehicles and equipment. In this regard, a historical average level of service of \$718 per capita has been provided, resulting in a D.C.-eligible cap of approximately \$1.0 million.



The review of the Township's roads and related needs for the forecast period identified \$2.9 million in gross capital costs. These capital needs consist of road surface improvements, including Boundary Road, that would benefit future development, as well as the unfunded capital costs of the Roads Sweeper purchased in 2003 and the Smith Depot that was constructed in 2015. Additionally, costs have been included for the acquisition of an additional sweeper, plow truck, and trackless sidewalk plow. Approximately \$16,400 has been deducted for existing reserve fund balances, accounting for funds already secured towards these future needs. Recognizing the benefit to existing development, approximately \$0.8 million has been deducted. As a result, approximately \$2.1 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period (i.e., 84% residential/16% non-residential).

5.2.2 Fire Services

The Township currently owns and operates five fire stations and a storage hall, which provides a combined 23,109 square feet of floor space. The fire department also has a current inventory of 21 vehicles and provides 1,495 items of small equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$1,221 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$1.6 million.

In 2008, Station #3 at Young's Point was replaced by a larger fire station in order to provide additional capacity to serve new growth and to provide this location with a full-service fire facility. While the facility was completed in 2008, anticipated growth and the corresponding D.C. revenues did not materialize over the previous D.C. by-law period to fully fund the growth-related cost share. As such, the unfunded portion of the facility costs has been included in the D.C. calculation so that the funds can be collected from future development as intended. This unfunded amount totals approximately \$133,000. Additionally, based on discussions with Township staff, the anticipated capital needs



include a provision to outfit five new firefighters with necessary equipment and five lithium fire blankets.

The gross capital costs for these needs total approximately \$198,000. A deduction of \$15,100 has been provided to recognize the benefits to the existing community. Furthermore, approximately \$1,300 has been deducted to reflect the existing D.C. reserve fund balance for Fire Services.

These costs are shared between residential and non-residential based on the ratio of incremental growth in population to employment over the forecast period, resulting in 84% being allocated to residential development and 16% being allocated to non-residential development.

5.2.3 Parks and Recreation Services

The Township currently maintains approximately 240 acres of developed parkland within its jurisdiction. Furthermore, the Township operates 89,937 square feet of indoor recreation facility space and operates one marina facility. Additionally, the Township maintains an inventory of 15 vehicles and equipment. The Township's level of service over the historical 15-year period averaged \$2,909 per capita. In total, the maximum D.C. eligible amount for parks and recreation services over the 10-year forecast period is approximately \$3.8 million based on the established level of service standards.

The 10-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$2.8 million. These capital needs include the development of Chemong & District Lions Park and Isabel Morris Park, as well as the development of trails, cycling routes and biking trails, a soccer field, and a multi-use court. Approximately \$278,800 has been deducted to reflect the benefit to the existing population, and a further \$1.2 million has been deducted in recognition of grants, subsidies, and other contributions expected to offset some of the identified capital costs. Lastly, a deduction of approximately \$115,700 has been applied for existing reserve fund balances, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$1.2 million.

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



5.2.4 Library Services

The Township provides library services to its residents, including both facilities and library collections, which covers education software, reference materials, electronic reference materials, e-books, special collection materials, and maker space equipment. The Township provides 12,301 square feet of library facility space across three libraries and approximately 52,172 collection material items. The average level of service provided over the historical 15-year period based on this inventory is \$556 per capita. When applied to anticipated growth over the 2023-2023 period, the per capita level of service produces a maximum D.C. eligible amount for library services of approximately \$0.7 million.

The gross capital cost included in the development charge calculation is \$1.6 million over the 10-year forecast. These capital needs consist of a provision for future collection materials, expansion of the Lakefield library branch, and unfunded capital costs of the Bridgenorth library expansion. A deduction of approximately \$0.9 million has been included in recognition of post period benefits. Additionally, a deduction of approximately \$4,100 for the existing reserve fund balance has been applied. Inclusive of these deductions, a net D.C. recoverable capital cost of approximately \$0.7 million has been included in the calculation of the charge.

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

5.2.5 Emergency Preparedness

The Township currently operates two generators which provide emergency support to municipal facilities. In total, these assets provide a historical average level of service of \$5 per capita. This level of investment provides the Township with approximately \$6,900 for eligible future D.C. funding over the 10-year forecast period.

Based on discussions with Township staff, gross capital costs totaling \$402,000 for five additional generators have been included in the development charge calculation. Deductions of approximately \$16,100 and \$379,000 have been made in recognition of post period benefits and benefits to existing, respectively. A total of approximately \$6,900 in growth-related needs have been included in the calculation of the D.C.



The growth-related costs for Emergency Preparedness have been allocated based on the incremental growth in population to employment for the 10-year forecast period, at 84% residential and 16% non-residential.



Table 5-1
Infrastructure Costs covered in the D.C Calculation – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2023-2033	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 84%	Non-Residential Share 16%
1	Road Surface Improvements	2023-2033	1,072,500	-		1,072,500	653,400		419,100	352,044	67,056
2	Road Sweeper (Unfunded)		37,975	-		37,975	-		37,975	31,899	6,076
3	Smith Depot (Unfunded)		763,619	-		763,619	-		763,619	641,440	122,179
4	New Sweeper		500,000	-		500,000	50,000		450,000	378,000	72,000
5	New Plow Truck		350,000	-		350,000	35,000		315,000	264,600	50,400
6	New Trackless Sidewalk Plow		200,000	-		200,000	20,000		180,000	151,200	28,800
	Reserve Fund Adjustment								(16,447)	(13,816)	(2,632)
	Total		2,924,094	-	-	2,924,094	758,400	-	2,149,247	1,805,368	343,880



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

Prj. No	Increased Service Needs Attributable to Anticipated Development 2023-2033	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 84%	Non- Residential Share 16%
1	Young's Point Station - 3,500 sq. ft (Unfunded)		132,954	-		132,954	-		132,954	111,682	21,273
2	Provision for Fully Equipped Firefighter Equipment (5)		49,000	-		49,000	-		49,000	41,160	7,840
3	Lithium Fire Blankets (5)		16,000	-		16,000	15,100		900	756	144
	Reserve Fund Adjustment								(1,260)	(1,058)	(202)
	Total		197,954	-	-	197,954	15,100	-	181,595	152,539	29,055



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	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
	2023-2033									95%	5%
1	Chemong & District Lions Park (multipurpose/skateboard plan)		220,200	-		220,200	22,000		198,200	188,290	9,910
2	Commuter Cycling Routes - Fairbairn Trail Phase #2		971,000	-		971,000	97,100	699,120	174,780	166,041	8,739
3	Commuter Cycling Routes - Fairbairn Trail Phase #3		416,000	-		416,000	41,600	299,520	74,880	71,136	3,744
4	Isabel Morris Park (construction of park design)		191,500	-		191,500	19,200		172,300	163,685	8,615
5	Lakefield South Parkland & Lakefield Trail Connection (6.0 acres)		314,000	-		314,000	31,400		282,600	268,470	14,130
6	Soccer Field - Lakefield		400,100	-		400,100	40,000		360,100	342,095	18,005
7	1 Multi-Use Court (Bridgenorth)		275,000	-		275,000	27,500	198,000	49,500	47,025	2,475
	Reserve Fund Adjustment								(115,696)	(109,912)	(5,785)
	Total		2,787,800	-	-	2,787,800	278,800	1,196,640	1,196,664	1,136,830	59,833



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	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
	2023-2033									95%	5%
1	Bridgenorth Expansion (unfunded)		133,010	-		133,010	-		133,010	126,359	6,650
2	Additions to Collections	2023-2032	184,651	-		184,651	-		184,651	175,419	9,233
3	Lakefield Branch Expansion	2027	1,310,000	887,644		422,356	-		422,356	401,238	21,118
	Reserve Fund Adjustment								(4,072)	(3,868)	(204)
	Total		1,627,661	887,644	-	740,017	-	-	735,945	699,148	36,797

Table 5-5
Infrastructure Costs covered in the D.C Calculation – Emergency Preparedness

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
	2023-2033									84%	16%
1	New Generators (5)		402,000	16,107		385,893	379,000		6,893	5,790	1,103
	Total		402,000	16,107	-	385,893	379,000	-	6,893	5,790	1,103



5.3 Service Levels and Build Out Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for those area-specific services with build-out capital costs.

5.3.1 *Lakefield South Development Area*

The area-specific charge for recovery of growth-related capital costs applicable to the Lakefield South Development Area include works for water, sanitary sewer, and roads. These capital costs estimates have been updated from the 2018 D.C. Background Study to include capital cost indexing. Additionally, based on discussions with Township staff, additional projects identified as being required have been included. In total, approximately \$24.9 million in capital cost will be required for the development of the area. Grant funding of approximately \$3.8 million is anticipated to be secured by the Township towards these projects. The benefit to the existing community totals approximately \$2.1 million. Lastly, a deduction for post period benefits of \$206,000 has been included, resulting in a net D.C. recoverable amount of approximately \$18.7 million.

The capital costs have been allocated to future residential development and non-residential development based on the relative share of residential population to employment for the Lakefield South Development Area. As a result, 97% of the net growth-related capital costs are attributed to residential development and the remaining 3% is attributable to non-residential development.



Table 5-6
Infrastructure Costs covered in the D.C Calculation – Lakefield South Development Area

Prj.No	Increased Service Needs Attributable to Anticipated Development 2023-Lakefield South Buildout	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 97%	Non-Residential Share 3%
Roads and Related											
2A	Collector Roadway Oversizing	Complete	1,070,500	-		1,070,500	1,400	686,434	382,666	371,186	11,480
3	Tower Road Extension to 7th Line (Oversizing to Collector Standard)	2023-2033	336,000	-		336,000	1,200		334,800	324,756	10,044
4	Updgrade of 7th Line to Collector Standard	2023-2033	276,000	-		276,000	1,000		275,000	266,750	8,250
5	Intersection Improvements to 7th Line	2023-2033	389,000	-		389,000	1,400		387,600	375,972	11,628
Sanitary Collection											
1A	Remove Murray St. Sanitary Pump Station	Complete	141,962	-		141,962	500		141,462	137,218	4,244
1B	Upgrade George St. Sanitary Pump Station	2023-2033	3,813,300	-		3,813,300	1,158,000		2,655,300	2,575,641	79,659
2A	New Sanitary Trunkmain along Ray's Creek	2024	787,600	-		787,600	2,900		784,700	761,159	23,541
2B West	Upgrade Main Sanitary Pump Station	Complete	693,219	-		693,219	1,800	196,270	495,149	480,294	14,854
2B East	New Kingdon Ave. Sanitary Pump Station	2040	1,125,200	-		1,125,200	4,100		1,121,100	1,087,467	33,633
2B East	Forcemain from Kingdon Ave. to Main River Rd. Pump Station	2040	900,200	-		900,200	3,300		896,900	869,993	26,907
6	Upgrade Water Street Sanitary Pump Station	2023	320,000	-		320,000	1,200		318,800	309,236	9,564
7	Tower Road Sanitary Sewer Main Upgrade	2023	370,000	-		370,000	1,400		368,600	357,542	11,058
8	Forcemains from George St. Sanitary Pump Station to Water Street Sanitary Pump Station	2023	900,000	-		900,000	3,300		896,700	869,799	26,901
9	Water Street Pump Station Generator Oversizing (Unfunded)	Complete	57,123	-		57,123	200		56,923	55,215	1,708
Sanitary Treatment											
2B West	Upgrade Sewage Lagoons and Twin the Forcemain from Main P.S. to the Lagoon	Complete	1,302,992	206,000		1,096,992	2,600	330,303	764,089	741,166	22,923
Water Distribution											
2A	Water Storage Tank including Watermain	Complete	5,204,623	-		5,204,623	193,100	2,622,050	2,389,473	2,317,789	71,684
2A	Land Acquisition Water	Complete	33,363	-		33,363	100		33,263	32,265	998
2B West	Existing Watermain Upgrades	2031	1,519,000	-		1,519,000	689,100		829,900	805,003	24,897



Table 5-6 (continued)
Infrastructure Costs covered in the D.C Calculation – Lakefield South Development Area

Prj.No	Increased Service Needs Attributable to Anticipated Development 2023-Lakefield South Buildout	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 97%	Non-Residential Share 3%
	Water Treatment										
2B West	Minor Water Treatment Plant Upgrade	2031	168,800	-		168,800	600		168,200	163,154	5,046
2B East	Major Water Treatment Plant Upgrade	2040	5,400,900	-		5,400,900	19,700		5,381,200	5,219,764	161,436
10	Water Treatment Plant Generator Oversizing (Unfunded)	Complete	45,362	-		45,362	200		45,162	43,807	1,355
	Total		24,855,144	206,000	-	24,649,144	2,087,100	3,835,058	18,726,986	18,165,177	561,810



Chapter 6

D.C. Calculation



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council have been undertaken using a cash-flow approach for the growth-related capital costs related to the Lakefield South Development Area identified in Chapter 5. Table 6-1 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township over the 10-year forecast period. Table 6-2 calculates the proposed area-specific D.C. to be imposed on anticipated development in the Lakefield South Development Area to buildout.

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 commercial, industrial, and institutional 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 “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charge in Table 6-1 and Table 6-2.

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 planning period to calculate a cost per sq.ft. of G.F.A.

The cash-flow calculations of the maximum D.C.s s that could be imposed by Council for the Lakefield South Development Area have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken for each forecast development type (i.e. residential, and non-residential). Cashflow calculations are provided for all services in the Lakefield South Development Area in a single cashflow, reflecting the potential interim finance



D.C. eligible costs between these services. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 3.5% earnings on D.C. reserve fund balances and 5.5% interest charged for reserve fund borrowing).

Table 6-3 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 6-4 and Table 6-5 compare the existing charges to the charges proposed herein (Table 6-3), for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.

In total, the calculated charge for a single detached dwelling unit would increase by 53% (+ \$2,079) for the Township-wide charge and would increase by 5% (+ \$769) for the total Lakefield South Development Area charge. During the first year of the by-law, when only 80% of the charge can be imposed, the charge per single detached dwelling would be \$4,818 (+ 22%) for the Township-wide charge and \$13,472 (- 16%) for the total Lakefield South Development Area charge.

For non-residential development, the Township-wide D.C. would increase by 36% (+ \$0.67 per sq.ft. of G.F.A.) and the total Lakefield South Development Area D.C. would decrease by 8% (- \$0.68 per sq.ft. of G.F.A.), relative to the current charge. During the first year of the by-law the charge imposed at 80% of the fully calculated charge would be \$2.02 per sq.ft. of G.F.A. (9% increase vs. the current charges) for the Township-wide charge and \$6.49 per sq.ft. of G.F.A. (26% decrease vs. the current charges) for the total Lakefield South Development Area charge.



Table 6-1
Township-wide Services D.C Calculation
2023-2033

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Roads and Related	1,805,368	343,880	2,861	\$1.83
2. Fire Services	152,539	29,055	242	0.16
3. Parks and Recreation Services	1,136,830	59,833	1,802	0.32
4. Library Services	699,148	36,797	1,108	0.20
5. Emergency Preparedness	5,790	1,103	9	0.01
TOTAL	3,799,675	470,668	\$6,022	\$2.52
D.C.-Eligible Capital Cost	3,799,675	\$470,668		
10-Year Gross Population/GFA Growth (sq.ft.)	1,691	187,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,247.00	\$2.52		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.680	\$6,022		
Other Multiples	2.004	\$4,503		
Apartments - 2 Bedrooms +	2.094	\$4,705		
Apartments - Bachelor and 1 Bedroom	1.204	\$2,705		

Table 6-2
Area-specific Services D.C Calculation
Lakefield South Development Area
2023-Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Infrastructure Costs for Servicing Lakefield South</u>				
6.1 Sanitary Collection	7,503,565	232,069	4,468	2.30
6.2 Sanitary Treatment	741,166	22,923	441	0.23
6.3 Water Distribution	3,155,057	97,579	1,879	0.97
6.4 Water Treatment	5,426,725	167,837	3,232	1.67
6.5 Roads and Related	1,338,664	41,402	797	0.41
TOTAL	\$18,165,177	\$561,810	\$10,817	\$5.58
Financing Costs	\$69,936	\$2,223		
D.C.-Eligible Capital Cost	\$18,235,113	\$564,032		
Lakefield South Buildout Gross Population/GFA Growth (sq.ft.)	4,518	101,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,036.10	\$5.58		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.680	\$10,817		
Other Multiples	2.004	\$8,088		
Apartments - 2 Bedrooms +	2.094	\$8,452		
Apartments - Bachelor and 1 Bedroom	1.204	\$4,859		



Table 6-3
Proposed 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)
Township-wide Services/Class of Service:					
Roads and Related	2,861	2,139	2,235	1,285	1.83
Fire Services	242	181	189	109	0.16
Parks and Recreation Services	1,802	1,347	1,408	810	0.32
Library Services	1,108	829	866	498	0.20
Emergency Preparedness	9	7	7	4	0.01
Total Township-wide Services/Class of Services	6,022	4,503	4,705	2,706	2.52
Lakefield South Development Area:					
Sanitary Collection	4,468	3,341	3,491	2,007	2.30
Sanitary Treatment	441	330	345	198	0.23
Water Distribution	1,879	1,405	1,468	844	0.97
Water Treatment	3,232	2,417	2,525	1,452	1.67
Roads and Related	797	596	623	358	0.41
Total Lakefield South Development Area	10,817	8,089	8,452	4,859	5.58
GRAND TOTAL - TOWNSHIP-WIDE	6,022	4,503	4,705	2,706	2.52
GRAND TOTAL - LAKEFIELD SOUTH DEVELOPMENT AREA	16,839	12,592	13,157	7,565	8.10



Table 6-4
Comparison of Current and Calculated Residential (Single Detached) D.C.s

Service/Class of Service	Current	Calculated	Year 1 - 80%	Year 2 - 85%	Year 3 - 90%	Year 4 - 95%
Township-wide Services/Class of Service:						
Roads and Related	\$ 2,056	\$ 2,861	\$ 2,289	\$ 2,432	\$ 2,575	\$ 2,718
Fire Services	\$ 158	\$ 242	\$ 194	\$ 206	\$ 218	\$ 230
Parks and Recreation Services	\$ 1,005	\$ 1,802	\$ 1,442	\$ 1,532	\$ 1,622	\$ 1,712
Library Services	\$ 509	\$ 1,108	\$ 886	\$ 942	\$ 997	\$ 1,053
Emergency Preparedness	\$ -	\$ 9	\$ 7	\$ 8	\$ 8	\$ 9
Administration Studies	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ -
Total Township-wide Services/Class of Services	\$ 3,943	\$ 6,022	\$ 4,818	\$ 5,120	\$ 5,420	\$ 5,722
Lakefield South Development Area:						
Sanitary Collection	\$ 3,769	\$ 4,468	\$ 3,574	\$ 3,798	\$ 4,021	\$ 4,245
Sanitary Treatment	\$ 571	\$ 441	\$ 353	\$ 375	\$ 397	\$ 419
Water Distribution	\$ 2,487	\$ 1,879	\$ 1,503	\$ 1,597	\$ 1,691	\$ 1,785
Water Treatment	\$ 3,282	\$ 3,232	\$ 2,586	\$ 2,747	\$ 2,909	\$ 3,070
Stormwater Facility	\$ 1,492	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Related	\$ 328	\$ 797	\$ 638	\$ 677	\$ 717	\$ 757
Administration Studies	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -
Total Lakefield South Development Area	\$ 12,127	\$ 10,817	\$ 8,654	\$ 9,194	\$ 9,735	\$ 10,276
GRAND TOTAL - TOWNSHIP-WIDE	\$ 3,943	\$ 6,022	\$ 4,818	\$ 5,120	\$ 5,420	\$ 5,722
GRAND TOTAL - LAKEFIELD SOUTH DEVELOPMENT AREA	\$ 16,070	\$ 16,839	\$ 13,472	\$ 14,314	\$ 15,155	\$ 15,998



Table 6-5
Comparison of Current and Calculated Non-Residential D.C. (per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated	Year 1 - 80%	Year 2 - 85%	Year 3 - 90%	Year 4 - 95%
Township-wide Services/Class of Service:						
Roads and Related	\$ 1.30	\$ 1.83	\$ 1.46	\$ 1.56	\$ 1.65	\$ 1.74
Fire Services	\$ 0.13	\$ 0.16	\$ 0.13	\$ 0.14	\$ 0.14	\$ 0.15
Parks and Recreation Services	\$ 0.19	\$ 0.32	\$ 0.26	\$ 0.27	\$ 0.29	\$ 0.30
Library Services	\$ 0.09	\$ 0.20	\$ 0.16	\$ 0.17	\$ 0.18	\$ 0.19
Emergency Preparedness	\$ -	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01
Administration Studies	\$ 0.14	\$ -	\$ -	\$ -	\$ -	\$ -
Total Township-wide Services/Class of Services	\$ 1.85	\$ 2.52	\$ 2.02	\$ 2.15	\$ 2.27	\$ 2.39
Lakefield South Development Area:						
Sanitary Collection	\$ 2.15	\$ 2.30	\$ 1.84	\$ 1.96	\$ 2.07	\$ 2.19
Sanitary Treatment	\$ 0.33	\$ 0.23	\$ 0.18	\$ 0.20	\$ 0.21	\$ 0.22
Water Distribution	\$ 1.43	\$ 0.97	\$ 0.78	\$ 0.82	\$ 0.87	\$ 0.92
Water Treatment	\$ 1.87	\$ 1.67	\$ 1.34	\$ 1.42	\$ 1.50	\$ 1.59
Stormwater Facility	\$ 0.84	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Related	\$ 0.19	\$ 0.41	\$ 0.33	\$ 0.35	\$ 0.37	\$ 0.39
Administration Studies	\$ 0.12	\$ -	\$ -	\$ -	\$ -	\$ -
Total Lakefield South Development Area	\$ 6.93	\$ 5.58	\$ 4.47	\$ 4.75	\$ 5.02	\$ 5.31
GRAND TOTAL - TOWNSHIP-WIDE	\$ 1.85	\$ 2.52	\$ 2.02	\$ 2.15	\$ 2.27	\$ 2.39
GRAND TOTAL - LAKEFIELD SOUTH DEVELOPMENT AREA	\$ 8.78	\$ 8.10	\$ 6.49	\$ 6.90	\$ 7.29	\$ 7.70



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Township impose an area-specific D.C. for development within the Lakefield South Development Area;
- the Township impose a Township-wide D.C. calculation for all other municipal services; and
- the Township uses individual D.C. by-laws for each eligible service to be recovered through D.C.s for ease of future updates that may be required prior to the anticipated 10-year expiry date.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance and are summarized in Chapter 5.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.

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



7.3.4 Exemptions (full or partial)

a) Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units and attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e. three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

b) Non-statutory exemptions included for consideration in the draft by-laws include:

- Hospitals under the *Public Hospitals Act*;
- Non-residential farm buildings;
- Industrial buildings;
- Lot levies paid prior to 1991, and where proof of payment can be verified; and
- Affordable housing units.



7.3.5 Phasing in

As required by the *More Homes Built Faster Act*, the calculated D.C. will be phased-in over a five-year period as follows:

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

7.3.6 Timing of Collection

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

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

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 the Township can impose will be governed by the Township's Council approved Development Charges Interest Policy.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2024 and then annually thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

¹ O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation,



7.3.8 D.C Spatial Applicability

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

Based on the foregoing and historical practice in the Township, it is proposed that area-specific D.C.s continue to be imposed for the Lakefield South Development Area. The recommendations are:

- to apply Township-wide D.C.s for Roads and Related, Fire Services, Parks and Recreation Services, Library Services, and Emergency Preparedness; and
- to apply an area-specific D.C. for Sanitary Collection, Sanitary Treatment, Water Distribution, Water Treatment, and Roads and Related within the Lakefield South Development Area.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into six (6) separate reserve funds, including:

- Roads and Related;
- Fire Services;

Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



- Parks and Recreation Services;
- Library Services;
- Emergency Preparedness; and
- Lakefield South Development Area.

7.4.2 By-law In-force Date

It is proposed that the new D.C. by-laws will come into force on September 11, 2023 (i.e., expiry date of the Township'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 s.11 of O. Reg. 82/98).

7.5 Other Recommendations

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 -wide basis for all services, with area-specific charges to be imposed on the Lakefield South Development Area;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated June 9, 2023, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated June 9, 2023, as amended;”

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



“Approve the D.C. By-laws as set out in Appendices G through N.”



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

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

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

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Selwyn Residential Growth Forecast Summary

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount						Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)	
		Permanent Population ^[1]	Institutional Population	Permanent Population Excluding Institutional ^[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Conversions	Singles & Semi Detached Family With Conversions	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	17,269	16,846	116	16,730	3,750	20,596	6,288		6,288	192	158	22	6,660	6,660	1,389	8,049	105	2,529	2,559
	Mid 2016	17,488	17,060	155	16,905	4,175	21,235	6,395		6,395	200	220	40	6,855	6,855	1,547	8,402	141	2,489	2,527
	Mid 2021	19,121	18,653	193	18,460	2,855	21,508	7,025		7,025	190	225	45	7,485	7,485	1,057	8,542	175	2,492	2,518
Forecast	Mid 2023	19,421	18,945	196	18,749	2,910	21,855	7,119	10	7,129	190	245	45	7,599	7,609	1,077	8,686	178	2,493	2,519
	Mid 2033	20,500	19,998	208	19,790	3,180	23,178	7,412	60	7,472	224	488	45	8,169	8,229	1,177	9,406	189	2,448	2,480
	Mid 2051	22,110	21,568	217	21,351	3,720	25,288	7,855	160	8,015	447	927	45	9,274	9,434	1,377	10,811	197	2,326	2,374
Incremental	Mid 2006 - Mid 2011	-581	-567	-12	16,730	20	-547	-67	0	-12	32	18	-53	-70	-70	7	-63	105		
	Mid 2011 - Mid 2016	219	214	39	175	425	639	107	0	107	8	62	18	195	195	158	353	36		
	Mid 2016 - Mid 2021	1,633	1,593	38	1,555	-1,320	273	630	0	630	-10	5	5	630	630	-490	140	34		
	Mid 2021 - Mid 2023	299	292	3	289	55	347	94	10	104	0	20	0	114	124	20	144	3		
	Mid 2023 - Mid 2033	1,079	1,053	12	1,041	270	1,323	293	50	343	34	243	0	570	620	100	720	11		
	Mid 2023 - Mid 2051	2,689	2,623	21	2,602	810	3,433	736	150	886	257	682	0	1,675	1,825	300	2,125	19		

[1] Population includes the Census undercount estimated at approximately 2.2% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add due to rounding.

Source: Derived from Growth Analysis Report for the County of Peterborough (2022) forecast for the Township of Selwyn and discussions with municipal staff regarding land supply by Watson & Associates Economists Ltd.



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

Development Location	Timing	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Seasonal Units	Conversions	Net Seasonal Units	Total Units Including Seasonal and Conversions
		A	B	C	D = (A + B + C)	E	F	G = (E - F)	H = D + F + G
Lakefield South Development Area (L.S.D.A.)	2023 - 2033	177	20	173	370	-	-	-	370
	2023 - 2051	302	68	592	962	-	-	-	962
	2023 - Buildout	563	192	1,446	2,201	-	-	-	2,201
Lakefield (Other and Intensification)	2023 - 2033	6	14	70	90	-	-	-	90
	2023 - 2051	135	189	90	414	-	-	-	414
	2023 - Buildout	139	210	258	607	-	-	-	607
Rest of Selwyn	2023 - 2033	110	-	-	110	150	50	100	260
	2023 - 2051	299	-	-	299	450	150	300	749
Township of Selwyn	2023 - 2033	293	34	243	570	150	50	100	720
	2023 - 2051	736	257	682	1,675	450	150	300	2,125

[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 2 (continued)
Township of Selwyn
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Gross Permanent Population in New Units	Existing Permanent Unit Population Change	Permanent Net Population Increase	Permanent Population Increase from Seasonal-to-Permanent Conversions	Institutional Population	Net Seasonal Population	Net Population Increase (Including Institutional, Conversion, and Seasonal Population)
		I	J	K = I + J	L	M	N	O = K + L + M + N
Lakefield South Development Area (L.S.D.A.)	2023 - 2033	829	-	829	-	-	-	829
	2023 - 2051	2,020	-	2,020	-	-	-	2,020
	2023 - Buildout	4,518	-	4,518	-	-	-	4,518
Lakefield (Other and Intensification)	2023 - 2033	171	(59)	112	-	2	-	114
	2023 - 2051	904	(235)	669	-	3	-	672
	2023 - Buildout	1,262	(633)	629	-	3	-	632
Rest of Selwyn	2023 - 2033	295	(309)	(14)	114	10	270	380
	2023 - 2051	801	(1,222)	(421)	334	18	810	741
Township of Selwyn	2023 - 2033	1,295	(368)	927	114	12	270	1,323
	2023 - 2051	3,725	(1,457)	2,268	334	21	810	3,433

[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 3 Township of Selwyn Current Year Growth Forecast Mid-2021 to Mid-2023

		Population
Mid 2021 Population		21,508
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2023	<i>Units (2)</i>	114
	<i>multiplied by P.P.U. (3)</i>	2,488
	<i>gross population increase</i>	284
		284
Occupants of Converted Units, Mid 2021 to Mid 2023	<i>Conversion Units (2)</i>	10
	<i>multiplied by P.P.U. (3)</i>	2,488
	<i>gross population increase</i>	25
		25
Occupants of New Seasonal Units Mid 2021 to Mid 2023	<i>Net Seasonal Units (2)</i>	20
	<i>multiplied by P.P.U. (3)</i>	2,700
	<i>gross population increase</i>	54
		54
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2023	<i>Units</i>	3
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	3
		3
Total Units (Permanent and Seasonal)	<i>Total Units</i>	144
	<i>Total gross population increase</i>	366
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2023	<i>Units (4)</i>	7,485
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.003
	<i>total decline in population</i>	-19
		-19
Population Estimate to Mid 2023		21,855
<i>Net Population Increase, Mid 2021 to Mid 2023</i>		347

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.672	82%	2.20
<i>Multiples (6)</i>	2.250	0%	0.00
<i>Apartments (7)</i>	1.625	18%	0.29
Total		100%	2.49

^[1] Based on 2021 Census custom database

^[2] Based on building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhouses and apartments in duplexes.
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
 Numbers may not add to totals due to rounding.



Schedule 4 Township of Selwyn 10-Year Growth Forecast Early-2023 to Early-2033

		Population
Mid 2023 Population		21,855
Occupants of Permanent New Housing Units, Mid 2023 to Mid 2033	<i>Units (2)</i>	570
	<i>multiplied by P.P.U. (3)</i>	2,271
	<i>gross population increase</i>	1,295
Occupants of Converted Units, Mid 2023 to Mid 2033	<i>Conversion Units (2)</i>	50
	<i>multiplied by P.P.U. (3)</i>	2,271
	<i>gross population increase</i>	114
Occupants of New Seasonal Units Mid 2023 to Mid 2033	<i>Net Seasonal Units (2)</i>	100
	<i>multiplied by P.P.U. (3)</i>	2,700
	<i>gross population increase</i>	270
Occupants of New Equivalent Institutional Units Mid 2023 to Mid 2033	<i>Units</i>	11
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	12
Total Units (Permanent and Seasonal)	<i>Total Units</i>	720
	<i>Total gross population increase</i>	1,691
Decline in Housing Unit Occupancy, Mid 2023 to Mid 2033	<i>Units (4)</i>	7,599
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,048
	<i>total decline in population</i>	-368
Population Estimate to Mid 2033		23,178
<i>Net Population Increase, Mid 2023 to Mid 2033</i>		1,323

- (1) Mid 2023 Population based on:
2021 Population (21,508) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (114 x 2.49 = 284) + (7,485 x 0.0025 = -19) + Seasonal population (20 x 2.7 = 54) + Conversions (10 x 2.49 = 25) = 21,855
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ⁽¹⁾ (P.P.U.)	% Distribution of Estimated Units ⁽¹⁾	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.680	51%	1.38
<i>Multiples (6)</i>	2.004	6%	0.12
<i>Apartments (7)</i>	1.815	43%	0.77
<i>one bedroom or less</i>	1.204		
<i>two bedrooms or more</i>	2.094		
Total		100%	2.27

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

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

- (4) Mid 2023 households based upon 7,485 (2021 Census) + 114 (Mid 2021 to Mid 2023 unit estimate) = 7,599 units
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
- Numbers may not add to totals due to rounding.



Schedule 5 Township of Selwyn Long-Term Growth Forecast Early-2023 to Mid-2051

Mid 2023 Population		21,855	
Occupants of Permanent New Housing Units, Mid 2023 to Mid 2051	<i>Units (2)</i>	1,675	
	<i>multiplied by P.P.U. (3)</i>	2,224	
	<i>gross population increase</i>	3,725	3,725
Occupants of Converted Units, Mid 2023 to Mid 2051	<i>Conversion Units (2)</i>	150	
	<i>multiplied by P.P.U. (3)</i>	2,224	
	<i>gross population increase</i>	334	334
Occupants of New Seasonal Units Mid 2023 to Mid 2051	<i>Net Seasonal Units (2)</i>	300	
	<i>multiplied by P.P.U. (3)</i>	2,700	
	<i>gross population increase</i>	810	810
Occupants of New Equivalent Institutional Units Mid 2023 to Mid 2051	<i>Units</i>	19	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	21	21
Total Units (Permanent and Seasonal)	<i>Total Units</i>	2,125	
	<i>Total gross population increase</i>		4,890
Decline in Housing Unit Occupancy, Mid 2023 to Mid 2051	<i>Units (4)</i>	7,599	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.192	
	<i>total decline in population</i>	-1,457	-1,457
Population Estimate to Mid 2051		25,288	
<i>Net Population Increase, Mid 2023 to Mid 2051</i>		3,433	

- (1) Mid 2023 Population based on:
2021 Population (21,508) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (114 x 2.49 = 284) + (7,485 x 0.0025 = -19) + Seasonal population (20 x 2.7 = 54) + Conversions (10 x 2.49 = 25) = 21,855
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ⁽¹⁾ (P.P.U.)	% Distribution of Estimated Units ⁽²⁾	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.680	44%	1.18
<i>Multiples (6)</i>	2.004	15%	0.31
<i>Apartments (7)</i>	1.815	41%	0.74
<i>one bedroom or less</i>	1.204		
<i>two bedrooms or more</i>	2.094		
Total		100%	2.22

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

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

- (4) Mid 2023 households based upon 7,485 (2021 Census) + 114 (Mid 2021 to Mid 2023 unit estimate) = 7,599 units
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.
Numbers may not add to totals due to rounding.



Schedule 6a
Township of Selwyn
Summary of Housing Supply Potential as of 2023

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	147	-	60	207
<i>% Breakdown</i>	<i>71%</i>	<i>0%</i>	<i>29%</i>	<i>100%</i>
Draft Plans Approved	-	-	-	-
<i>% Breakdown</i>				
Application Under Review	432	114	954	1,500
<i>% Breakdown</i>	<i>29%</i>	<i>8%</i>	<i>64%</i>	<i>100%</i>
Vacant lands designated for Residential	278	103	540	921
<i>% Breakdown</i>	<i>30%</i>	<i>11%</i>	<i>59%</i>	<i>100%</i>
Additional Intensification	20	185	150	355
<i>% Breakdown</i>	<i>6%</i>	<i>52%</i>	<i>42%</i>	<i>100%</i>
Total	877	402	1,704	2,983
<i>% Breakdown</i>	<i>29%</i>	<i>13%</i>	<i>57%</i>	<i>100%</i>

[1] Includes townhouses and apartments in duplexes.

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

Source: Information provided by the Township of Selwyn summarized by Watson & Associates Economists Ltd.



Schedule 6b
Township of Selwyn
Summary of Housing Supply Potential as of 2023
Lakefield South Development Area

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	-	-	-	-
<i>% Breakdown</i>				
Draft Plans Approved	-	-	-	-
<i>% Breakdown</i>				
Application Under Review	305	100	906	1,311
<i>% Breakdown</i>	87%	0%	0%	100%
Vacant lands designated for Residential	258	92	540	890
<i>% Breakdown</i>	29%	10%	59%	97%
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	563	192	1,446	2,201
<i>% Breakdown</i>	26%	9%	66%	100%

[1] Includes townhouses and apartments in duplexes.

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

Source: Information provided by the Township of Selwyn summarized by Watson & Associates Economists Ltd.



Schedule 6c
Township of Selwyn
Summary of Housing Supply Potential as of 2023
Lakefield Other and Intensification

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	91	-	60	151
<i>% Breakdown</i>	60%	0%	40%	100%
Draft Plans Approved	-	-	-	-
<i>% Breakdown</i>				
Application Under Review	8	14	48	70
<i>% Breakdown</i>	11%	20%	69%	100%
Vacant lands designated for Residential	20	11	-	31
<i>% Breakdown</i>	65%	35%	0%	3%
Additional Intensification	20	185	150	355
<i>% Breakdown</i>	6%	52%	42%	100%
Total	139	210	258	607
<i>% Breakdown</i>	23%	35%	43%	100%

[1] Includes townhouses and apartments in duplexes.

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

Source: Information provided by the Township of Selwyn summarized by Watson & Associates Economists Ltd.



Schedule 6d
Township of Selwyn
Summary of Housing Supply Potential as of 2023
Remainder of Selwyn

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	56	-	-	56
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	-	-	-	-
<i>% Breakdown</i>				
Application Under Review	119	-	-	119
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Vacant lands designated for Residential	-	-	-	-
<i>% Breakdown</i>				
Additional Intensification	-	-	-	-
<i>% Breakdown</i>				
Total	175	-	-	175
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

[1] Includes townhouses and apartments in duplexes.

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

Source: Information provided by the Township of Selwyn summarized by Watson & Associates Economists Ltd.



Schedule 7
Township of Selwyn
Historical Residential Building Permits
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2013	29	0	0	29
2014	40	0	0	40
2015	50	0	0	50
2016	86	0	0	86
2017	52	0	0	52
Sub-total	257	0	0	257
Average (2013 - 2017)	51	0	0	51
% Breakdown	100.0%	0.0%	0.0%	100.0%
2018	21	0	0	21
2019	28	0	0	28
2020	26	0	0	26
2021	58	0	20	78
2022	36	0	0	36
Sub-total	169	0	20	189
Average (2018 - 2022)	34	0	4	38
% Breakdown	89.4%	0.0%	10.6%	100.0%
2013 - 2022				
Total	426	0	20	446
Average	43	0	2	45
% Breakdown	95.5%	0.0%	4.5%	100.0%

[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Township of Selwyn data, by Watson & Associates Economists Ltd.



Schedule 8a
Township of Selwyn
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.857	2.667	-	2.672		
6-10	-	-	-	2.947	-	2.771		
11-15	-	-	-	2.694	-	2.813		
16-20	-	-	-	2.610	3.438	2.716		
20-25	-	-	-	2.473	-	2.616	2.717	2.680
25-35	-	-	-	2.455	-	2.386		
35+	-	2.083	1.728	2.537	3.432	2.478		
Total	-	2.071	1.737	2.560	3.528	2.526		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.938	2.596	-	2.648
6-10	-	-	-	2.947	-	2.625
11-15	-	-	-	2.694	-	2.611
16-20	-	-	-	2.600	3.438	2.647
20-25	-	-	1.571	2.464	-	2.481
25-35	-	-	-	2.455	-	2.333
35+	-	1.406	1.711	2.537	3.421	2.435
Total	-	1.373	1.709	2.556	3.519	2.469

[1] Adjusted based on historical trends.

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

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



Schedule 8b
County of Peterborough
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.167	2.150	2.826	-	2.250		
6-10	-	-	1.636	2.407	-	1.881		
11-15	-	1.308	1.649	2.459	-	2.033		
16-20	-	-	1.808	2.524	-	2.074		
20-25	-	-	1.688	2.406	-	2.014	2.050	2.004
25-35	-	-	1.806	2.773	-	2.094		
35+	1.545	1.343	1.802	2.806	3.568	2.275		
Total	1.091	1.335	1.788	2.729	3.773	2.202		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.095	1.700	-	-	1.625		
6-10	-	1.235	1.657	-	-	1.780		
11-15	-	1.200	1.667	-	-	1.552		
16-20	-	1.067	2.000	-	-	2.176		
20-25	-	1.435	1.886	-	-	1.797	1.786	1.815
25-35	-	1.343	1.818	-	-	1.695		
35+	1.148	1.161	1.687	2.954	-	1.561		
Total	1.150	1.176	1.705	3.068	-	1.595		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.214	2.008	2.728	4.256	2.546
6-10	-	1.414	1.697	2.728	3.756	2.519
11-15	-	1.297	1.707	2.689	3.887	2.511
16-20	-	1.346	1.957	2.677	3.779	2.641
20-25	-	1.429	1.807	2.556	3.118	2.378
25-35	-	1.370	1.847	2.621	3.431	2.401
35+	1.354	1.256	1.773	2.552	3.496	2.291
Total	1.317	1.272	1.790	2.582	3.570	2.346

[1] Includes townhomes and apartments in duplexes.

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

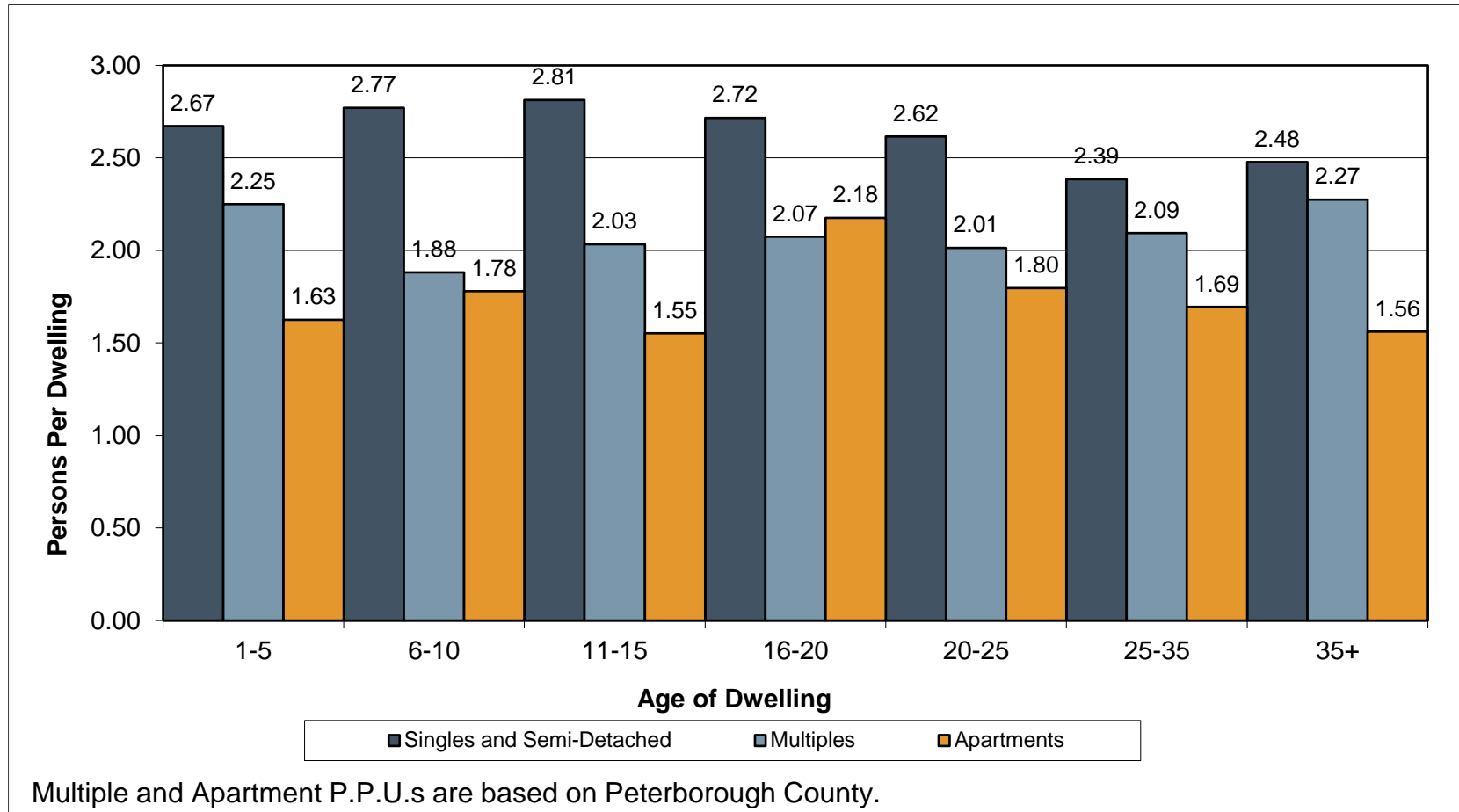
[3] Adjusted based on historical trends.

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

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



Schedule 9
Township of Selwyn
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 10a
Township of Selwyn
Employment Forecast, 2023 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	16,846	0.006	0.034	0.049	0.135	0.037	0.260	0.021	0.281	100	570	818	2,273	620	4,380	357	4,737	3,810
Mid 2016	17,060	0.008	0.037	0.049	0.124	0.038	0.254	0.025	0.280	130	625	838	2,108	640	4,340	434	4,774	3,715
Mid 2023	18,945	0.008	0.053	0.059	0.124	0.038	0.281	0.025	0.306	144	1,000	1,125	2,340	711	5,320	482	5,802	4,320
Mid 2033	19,998	0.007	0.055	0.059	0.125	0.038	0.284	0.026	0.310	144	1,101	1,177	2,496	759	5,677	528	6,205	4,576
Mid 2051	21,568	0.007	0.056	0.057	0.123	0.038	0.280	0.027	0.307	144	1,199	1,235	2,645	817	6,040	590	6,630	4,841
Incremental Change																		
Mid 2011 - Mid 2016	214	0.002	0.003	0.001	-0.011	0.001	-0.006	0.004	-0.001	30	55	20	-165	20	-40	77	37	-95
Mid 2016 - Mid 2023	1,885	0.000	0.016	0.010	0.000	0.000	0.026	0.000	0.026	14	375	288	233	71	980	48	1,028	605
Mid 2023 - Mid 2033	1,053	0.000	0.002	-0.001	0.001	0.000	0.003	0.001	0.004	0	101	52	156	48	357	46	403	256
Mid 2023 - Mid 2051	2,623	-0.001	0.003	-0.002	-0.001	0.000	-0.001	0.002	0.001	0	199	110	305	106	720	108	828	521
Annual Average																		
Mid 2011 - Mid 2016	43	0.000	0.001	0.000	-0.002	0.000	-0.001	0.001	0.000	6	11	4	-33	4	-8	15	7	-19
Mid 2016 - Mid 2023	269	0.000	0.002	0.001	0.000	0.000	0.004	0.000	0.004	2	54	41	33	10	140	7	147	86
Mid 2023 - Mid 2033	105	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	10	5	16	5	36	5	40	26
Mid 2023 - Mid 2051	94	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	7	4	11	4	26	4	30	19

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

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



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

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total	
Mid 2006	16,846	100	818	2,273	620	3,810					
Mid 2011	16,846	100	818	2,273	620	3,810					
Mid 2016	17,060	130	838	2,108	640	3,715					
Mid 2023	18,945	144	1,125	2,340	711	4,320					
Mid 2033	19,998	144	1,177	2,496	759	4,576					
Mid 2051	21,568	144	1,235	2,645	817	4,841					
Incremental Change											
Mid 2006 - Mid 2011	0	0	0	0	0	0					
Mid 2011 - Mid 2016	214	30	20	-165	20	-95					
Mid 2016 - Mid 2023	1,885	14	288	233	71	605					
Mid 2023 - Mid 2033	1,053	0	52	156	48	256	67,600	85,800	33,600	187,000	
Mid 2023 - Mid 2051	2,623	0	110	305	106	521	143,000	167,800	74,200	385,000	
Annual Average											
Mid 2006 - Mid 2011	0	0	0	0	0	0					
Mid 2011 - Mid 2016	43	6	4	-33	4	-19					
Mid 2016 - Mid 2023	269	2	41	33	10	86					
Mid 2023 - Mid 2033	105	0	5	16	5	26	6,760	8,580	3,360	18,700	
Mid 2023 - Mid 2051	94	0	4	11	4	19	5,107	5,993	2,650	13,750	

[1] Square Foot Per Employee Assumptions

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

Source: Derived from Growth Analysis Report for the County of Peterborough (2022) forecast for the Township of Selwyn and discussions with municipal staff regarding land supply by Watson & Associates Economists Ltd.



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

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Lakefield South Development Area (L.S.D.A.)	2023 - 2033	-	6,600	25,200	31,800	48
	2023 - 2051	-	41,300	55,300	96,600	154
	2023 - Buildout	-	42,900	58,100	101,000	161
Lakefield (Other and Intensification)	2023 - 2033	28,600	42,900	8,400	79,900	112
	2023 - 2051	59,800	84,200	18,900	162,900	226
	2023 - Buildout	128,700	85,300	19,600	233,600	282
Rest of Selwyn	2023 - 2033	39,000	36,300	-	75,300	96
	2023 - 2051	83,200	42,400	-	125,600	141
Township of Selwyn	2023 - 2033	67,600	85,800	33,600	187,000	256
	2023 - 2051	143,000	167,800	74,200	385,000	521

[1] Square Foot Per Employee Assumptions

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

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

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

Source: Derived from Growth Analysis Report for the County of Peterborough (2022) forecast for the Township of Selwyn and discussions with municipal staff regarding land supply by Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Historical Level of Service Calculation
Roads and Related – Roads
km of Roadways and Sidewalks

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Gravel	13	12	9	7	6	8	8	8	8	8	6	6	6	6	6	\$208,500
LCB	251	252	256	257	259	255	255	257	257	257	257	257	257	257	257	\$655,000
HCB	44	44	45	45	46	45	45	44	44	44	46	46	46	46	46	\$1,071,000
Less Local Roads	(78)	(78)	(78)	(78)	(78)	(77)	(77)	(77)	(77)	(77)	(77)	(77)	(77)	(77)	(77)	\$884,700
Total	230	230	232	231	233	231	232	232	232	232	231	231	231	231	231	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2008-2022
Quantity Standard	0.0109
Quality Standard	\$646,434
Service Standard	\$7,046

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$7,046
Eligible Amount	\$9,322,030



Table B-2
Historical Level of Service Calculation
Roads and Related – Public Works Facilities
sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
#20 Equipment Storage	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$46	\$54
#40 Road Garage (Tara Road)	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	\$373	\$415
#41 Sand Dome	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	10,562	\$36	\$43
#42 Road Garage (Queen Street)	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	3,972	\$373	\$415
#43 Road Garage (Centre Line)	3,600	3,600	3,600	3,600	3,600	10,091	10,091	10,091	10,091	10,091	10,091	10,091	10,091	10,091	10,091	\$373	\$415
#44 Equipment Storage (Centre Line)	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$200	\$224
#45 Sand Dome (Centre Line)	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	6,358	\$46	\$54
Total	32,422	32,422	32,422	32,422	32,422	38,913	38,913	38,913	38,913	38,913	38,913	38,913	38,913	38,913	38,913		

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	1.5500	1.5540	1.5668	1.5742	1.5618	1.8616	1.8544	1.8447	1.8325	1.8164	1.8137	1.8121	1.8119	1.8092	1.7884

15 Year Average	2008-2022
Quantity Standard	1.7368
Quality Standard	\$218
Service Standard	\$379

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$379
Eligible Amount	\$501,391



Table B-3
Historical Level of Service Calculation
Roads and Related – Public Works Vehicles
No. of Vehicles and Equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Dump Trucks	10	10	10	10	10	9	9	9	9	9	9	9	9	10	10	\$350,000
1/2 Ton Pick-up Trucks	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	\$55,000
3/4 Ton Pick-up Trucks	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$72,500
1 Ton Pick-up Trucks	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$75,000
Equipment																
Sweeper - Elgin Eagle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Volvo Excavator EW 180C	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$465,000
Kubota Sidewalk w/ Attachments	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,400
2012 Backhoe JD410K	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$235,000
Trackless Sidewalk Unit	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Volvo BL-70 Backhoe	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$117,800
550B CAT Dozer 2006	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$213,300
Bandit Chipper 2005	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,600
Tag Along Float	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,800
02-590SM Backhoe (Case)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$235,000
2018 Backhoe JD410L	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$235,000
Township Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
L120D Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$348,200
00-644H Loader	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$344,800
14-624K JD Loader	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$339,000
840 Superpac Roller 1997	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,400
93-5 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,400
L Steam Jenny 1991	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,700
Emulsion Sprayer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$67,300
T Steam Genny 1990	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,700
Slide-In Water Tank	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$31,300
Portable Hoist	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Plow and Broom for Backhoe	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$36,000
Plow Package for 3/4 Ton	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$15,000



Table B-3 (continued)
 Historical Level of Service Calculation
 Roads and Related – Public Works Vehicles
 No. of Vehicles and Equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Plow Package & Sander for 3/4 Ton	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$24,500
Total	33	33	33	34	34	33	33	33	34	34	34	37	37	38	38	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.0016	0.0016	0.0016	0.0017	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0017	0.0017	0.0018	0.0017

15 Year Average	2008-2022
Quantity Standard	0.0016
Quality Standard	\$212,156
Service Standard	\$339

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$339
Eligible Amount	\$449,092



Table B-4
Historical Level of Service Calculation
Fire Services – Fire Stations
sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall #1 (Bridgenorth)	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	\$620	\$720
Fire Hall #2 (Lakefield)	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	8,203	\$620	\$720
Fire Hall #3 (Youngs Point)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$620	\$720
Fire Hall #4 (Curve Lake)	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	\$620	\$720
Storage Hall (Slatters Corners)	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	\$107	\$127
Fire Hall #5 (Ennismore)	4,264	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	2,764	\$620	\$720
Total	24,609	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109	23,109		

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	1.1765	1.1076	1.1168	1.1220	1.1132	1.1055	1.1013	1.0955	1.0883	1.0787	1.0771	1.0761	1.0760	1.0744	1.0620

15 Year Average	2008-2022
Quantity Standard	1.0981
Quality Standard	\$699
Service Standard	\$768

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$768
Eligible Amount	\$1,015,455



Table B-5
 Historical Level of Service Calculation
 Fire Services – Fire Vehicles
 No. of Vehicles

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Pumper Trucks (Old)	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	\$482,400
Pumper Trucks (New)	5	5	5	5	5	5	5	5	5	6	6	6	6	6	6	\$675,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Rescue Unit (Walk-Around Medium)	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	\$270,000
Rescue Unit (Walk-Around Large)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$325,000
Rescue Unit (Crew cab)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$132,500
4x4 Truck	3	3	3	3	3	4	4	4	4	4	4	4	4	4	4	\$75,000
Air Boat	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$26,400
Zodiac/Jon Boat	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$26,800
Total	22	22	22	22	22	21	21	21	21	21	21	21	21	21	21	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

15 Year Average	2008-2022
Quantity Standard	0.0010
Quality Standard	\$347,180
Service Standard	\$347

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$347
Eligible Amount	\$459,319



Table B-6
Historical Level of Service Calculation
Fire Services – Fire Equipment
No. of Equipment and Gear

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Radios & Pagers	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	\$1,300
Repeater System	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$16,000
Generators (Small)	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$5,000
Generators (Large)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$64,800
Portable Pumps	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$5,600
Jaws of life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$49,500
Combination Set	-	-	-	-	1	1	1	1	1	2	2	2	2	2	2	\$22,000
Air Bags	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	\$5,500
Extrication Equipment	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5	\$4,200
Fans and Blowers	12	12	12	12	12	12	12	12	12	11	11	11	11	11	11	\$6,200
Saws	11	11	11	11	11	11	11	11	11	13	13	13	13	13	13	\$1,100
Power Washer	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	\$2,700
Man Down Alarm	45	45	45	45	45	-	-	-	-	-	-	-	-	-	-	\$400
Flynn O2 Unit	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$400
First Aid	25	25	25	25	25	25	25	25	25	13	13	13	13	13	13	\$2,700
Multi Gas Detector	9	9	9	10	10	10	10	10	10	10	10	10	10	10	10	\$1,200
Thermal Camera	-	-	-	-	-	-	-	-	1	2	2	2	2	2	2	\$17,300
Ice Rescue Suit	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$1,400
Rescue Rope and Equipment	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$5,000
Universal Stretcher	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5	\$1,900
Hand Lamp and Lights	51	51	51	51	51	51	51	51	51	73	73	73	73	73	73	\$200
Nozzle	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	\$1,900
1 1/2" Hose	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122	\$300
2 1/2" Hose	116	116	116	116	116	116	116	116	116	116	116	116	116	116	116	\$400
4" Hose	30	30	30	30	30	30	30	30	30	45	45	45	45	45	45	\$1,300
Hose Equipment and Adaptors	5	5	5	5	5	5	5	5	5	7	7	7	7	7	7	\$4,500
Dry Hydrant additional	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$4,800
Stretcher	8	8	8	8	8	8	8	8	8	10	10	10	10	10	10	\$400
Salvage Equipment	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$400
Port. Water Tank	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$2,700
Fire Extinguisher	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	\$300



Table B-6 (continued)
 Historical Level of Service Calculation
 Fire Services – Fire Equipment
 No. of Equipment and Gear

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Traffic Control Equip.	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$2,700
Misc. Tools	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,400
Accountability System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$2,500
PPE rack	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	\$4,800
Air Compressors	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$1,800
Bottle Carrier	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$4,000
Firefighter Outfitting																
SCBA	42	42	42	42	42	42	42	42	42	44	44	44	44	44	44	\$5,200
Air Cylinder	90	90	90	90	90	90	90	90	90	88	88	88	88	88	88	\$1,000
Bunker Suit	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	\$3,700
Helmet	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$375
Boots	100	100	100	100	100	100	100	100	100	110	110	110	110	110	110	\$225
Gloves	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$140
Balaclava	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$140
Total	1,485	1,485	1,485	1,486	1,487	1,442	1,442	1,442	1,443	1,489	1,494	1,494	1,494	1,494	1,495	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07

15 Year Average	2008-2022
Quantity Standard	0.0699
Quality Standard	\$1,519
Service Standard	\$106

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$106
Eligible Amount	\$140,476



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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Ennismore Recreation Complex (ECR)	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	40.0	40.0	40.0	40.0	40.0	40.0	\$19,200
Chemong Lions Park	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.8	14.8	14.8	14.8	14.8	14.8	\$45,400
Douglas Sports Centre & Hague Point	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	36.3	\$33,300
Ennismore Waterfront Park	52.0	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	50.2	\$14,400
Chemong Park	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	\$24,900
Isabel Morris Park	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	\$94,800
Jones Beach	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$410,300
Burritt Mann Memorial Park (Selwyn)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$114,600
McConnel Drive Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$64,400
Lakefield Millennium Trail (5.5kms x 10ft)	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	\$27,700
BEL Rotary Trail (2.5kms x 25ft)	-	-	-	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	\$25,100
Ennismore Heritage Trail (2.5kms x 10ft)	-	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$34,700
Champlain	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$16,000
Cenotaph Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$44,900
Fife Beach	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$168,100
Cashel Road Passive Parkland	-	-	-	-	-	-	54.0	54.0	54.0	54.0	54.0	54.0	54.0	54.0	54.0	\$0
Ennismore United Church lands	-	-	-	-	-	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$0
Woodland Acres Sub-Division Park	-	-	-	-	-	-	-	-	-	3.6	3.6	3.6	3.6	3.6	3.6	\$52,400
Eastwood to Andrew Trail	-	-	-	-	-	-	-	-	-	-	0.4	0.4	0.4	0.4	0.4	\$10,000
Fairbairn Trail - Bridgenorth to Peterborough	-	-	-	-	-	-	-	-	-	-	-	1.4	1.4	1.4	1.4	\$29,100
Smith Street Trail to Bridget Street	-	-	-	-	-	-	-	-	-	-	-	-	-	0.4	0.4	\$25,200
Ennismore Waterfront Secret Garden/Trail	-	-	-	-	-	-	-	-	-	-	-	-	-	2.3	2.3	\$26,000
Total	167.6	167.6	167.6	172.3	172.3	179.3	233.3	233.3	233.3	235.7	236.1	237.5	237.5	240.2	240.2	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	
Quantity Standard	0.0099
Quality Standard	\$24,043
Service Standard	\$238

D.C. Amount (before deductions)	
Forecast Population	1,323
\$ per Capita	\$238
Eligible Amount	\$314,914



Table B-8
Historical Level of Service Calculation
Parks and Recreation Services – Recreation Facilities
sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Ennismore Arena and Community Centre	30,120	30,120	30,120	30,120	38,488	38,488	38,488	38,488	38,488	38,488	38,488	38,488	38,488	38,488	38,488	\$390	\$434
Ennismore Multi-Use Facility (Curling Club)	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	16,064	\$390	\$434
Lakefield Arena and Community Centre	25,568	25,568	25,568	27,968	27,968	27,968	27,968	27,968	27,968	27,968	27,968	27,968	27,968	27,968	27,968	\$890	\$985
Ennismore Waterfront Park Barn	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	-	\$186	\$209
Lakefield Campground Gatehouse/Washroom	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	1,408	\$165	\$186
Lakefield Marshland Centre	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$195	\$219
Lakefield Ball Concession	420	420	420	420	420	420	420	420	420	420	420	420	420	420	420	\$140	\$158
Lakefield Senior Citizen's Hall (Golden Yrs. Club)	3,600	3,600	-	-	-	-	-	-	-	-	-	-	-	-	-	\$569	\$631
The River Den	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,000	\$131	\$148
Centennial Room	1,200	1,200	1,200	1,200	1,200	1,200	-	-	-	-	-	-	-	-	-	\$569	\$631
Bridgenorth Hall	-	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	2,589	\$265	\$296
Total	84,802	87,391	83,791	86,191	94,559	94,559	93,359	93,359	93,359	93,359	93,359	93,359	93,359	90,559	89,937		

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	4.0540	4.1886	4.0492	4.1848	4.5549	4.5237	4.4491	4.4256	4.3965	4.3579	4.3514	4.3475	4.3471	4.2105	4.1333

15 Year Average	2008-2022
Quantity Standard	4.3049
Quality Standard	\$578
Service Standard	\$2,488

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$2,488
Eligible Amount	\$3,292,087



Table B-9
 Historical Level of Service Calculation
 Parks and Recreation Services – Marina Facilities
 No. of Marinas

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Marina)
Lakefield Marina	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,306,000
Total	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard (per 1,000 population)	0.0478	0.0479	0.0483	0.0486	0.0482	0.0478	0.0477	0.0474	0.0471	0.0467	0.0466	0.0466	0.0466	0.0465	0.0460

15 Year Average	2008-2022
Quantity Standard (per 1,000 population)	0.0473
Quality Standard	\$3,306,765
Service Standard	\$156

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$156
Eligible Amount	\$206,930



Table B-10
Historical Level of Service Calculation
Parks and Recreation Services – Parks & Recreation Vehicles and Equipment
No. of Vehicles and Equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Ice Resurfacer (Ennismore) 2017	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Ice Resurfacer (Lakefield) 2013	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Parks Chevy 1/2 Ton #1 2014	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
35HP Kubota Tractor + Attachments	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,400
20HP John Deere Lawn Tractor	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$20,500
Landcaping Trailers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$6,500
Dump Trailers	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$15,000
20HP John Deere Lawn Tractor	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$20,500
Parks '04 Chevy 1/2 Ton #2	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$40,000
Parks 1/2 Ton ('99)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$40,000
Parks GMC 3/4 Ton #3 2013	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$42,000
Toro Riding Mower	-	-	-	1	1	2	2	3	3	4	4	4	4	4	4	\$20,500
Parks Ford 1/2 Ton #1 2008	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	\$40,000
Parks Chevy 1/2 Ton #4 2018	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$40,000
Parks Chevy 1/2 Ton #2 2017	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$40,000
Total	11	11	11	12	12	13	14	15	15	16	15	15	15	15	15	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

15 Year Average	2008-2022
Quantity Standard	0.0006
Quality Standard	\$44,000
Service Standard	\$26

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$26
Eligible Amount	\$34,927



Table B-11
 Historical Level of Service Calculation
 Library Services – Library Facilities
 sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library (Ennismore)	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	\$655	\$795
Library (Bridgenorth)	4,318	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	5,911	\$655	\$795
Library (Lakefield)	2,620	2,620	2,620	2,620	2,620	2,620	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	4,490	\$655	\$795
Total	8,838	10,431	10,431	10,431	10,431	10,431	11,631	11,631	11,631	11,631	11,631	11,631	11,631	11,631	12,301		

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	0.4225	0.5000	0.5041	0.5065	0.5025	0.4990	0.5543	0.5514	0.5477	0.5429	0.5421	0.5416	0.5416	0.5408	0.5653

15 Year Average	2008-2022
Quantity Standard	0.5242
Quality Standard	\$795
Service Standard	\$417

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$417
Eligible Amount	\$551,294



Table B-12
Historical Level of Service Calculation
Library Services – Collection Materials
No. of Library Collection Items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
# Volumes of Collection Material	67,527	58,269	59,277	58,347	60,014	57,864	54,229	47,284	47,937	50,984	54,117	58,613	47,761	43,765	43,925	\$36
Educational Software	43	43	-	-	-	49	49	49	49	61	61	61	61	61	61	\$140
Reference	675	689	650	609	603	604	605	676	798	730	576	565	565	565	565	\$1,300
Electronic Reference	3	27	34	27	28	14	6	6	6	4	4	4	4	4	4	\$1,300
E-Books	-	-	-	51	145	337	502	638	723	823	845	743	877	882	902	\$140
CD/DVD/periodicals	-	-	-	-	-	-	-	-	6,688	7,014	7,545	7,947	6,247	6,464	6,197	\$27
Special collections (parks passes, wi-fi hot spots, puzzles, pickleball, etc)	-	-	-	-	-	-	-	-	-	-	4	17	26	325	516	\$83
Hoopla (pay per use e-books, e-audio, movies, music, TV)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$5,400
Maker Space Equipment (excl. laptops)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$23,200
Total	68,248	59,028	59,961	59,034	60,790	58,868	55,391	48,653	56,201	59,616	63,152	67,950	55,541	52,066	52,172	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	3.26	2.83	2.90	2.87	2.93	2.82	2.64	2.31	2.65	2.78	2.94	3.16	2.59	2.42	2.40

15 Year Average	2008-2022
Quantity Standard	2.7659
Quality Standard	\$50
Service Standard	\$140

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$140
Eligible Amount	\$184,651



Table B-13
 Historical Level of Service Calculation
 Emergency Preparedness – Vehicles and Equipment
 No. of Vehicles and Equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Item)
Generators	-	-	-	1	1	1	1	1	1	1	2	2	2	2	2	\$98,000
Total	-	-	-	1	1	1	1	1	1	1	2	2	2	2	2	

Population	20,918	20,864	20,693	20,596	20,760	20,903	20,984	21,095	21,235	21,423	21,455	21,474	21,476	21,508	21,759
Per Capita Standard	-	-	-	-	-	-	-	-	-	-	0.0001	0.0001	0.0001	0.0001	0.0001

15 Year Average	2008-2022
Quantity Standard	0.0001
Quality Standard	\$52,100
Service Standard	\$5

D.C. Amount (before deductions)	10 Year
Forecast Population	1,323
\$ per Capita	\$5
Eligible Amount	\$6,893



Appendix C

D.C. Cash-Flow Calculations



Cash-Flow Calculation – Lakefield South Development Area (Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		SDE per Year	DC Rates w. Inflation (3.5%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3.5%) / Costs (3.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.5%/Yr)						
2023	\$ (4,178,941)	\$ (1,858,679)	\$ (1,858,679)	31	\$ 10,817	\$ 335,319	\$ (1,523,359)	\$ (172,922)	\$ (5,875,222)
2024	\$ (5,875,222)	\$ (1,083,261)	\$ (1,121,175)	31	\$ 11,195	\$ 347,056	\$ (774,119)	\$ (219,180)	\$ (6,868,521)
2025	\$ (6,868,521)	\$ (322,102)	\$ (345,043)	31	\$ 11,587	\$ 359,203	\$ 14,159	\$ (240,150)	\$ (7,094,512)
2026	\$ (7,094,512)	\$ (322,102)	\$ (357,120)	31	\$ 11,993	\$ 371,775	\$ 14,655	\$ (248,051)	\$ (7,327,909)
2027	\$ (7,327,909)	\$ (322,102)	\$ (369,619)	31	\$ 12,412	\$ 384,787	\$ 15,168	\$ (256,211)	\$ (7,568,953)
2028	\$ (7,568,953)	\$ (322,102)	\$ (382,556)	30	\$ 12,847	\$ 385,407	\$ 2,852	\$ (264,863)	\$ (7,830,964)
2029	\$ (7,830,964)	\$ (322,102)	\$ (395,945)	31	\$ 13,297	\$ 412,193	\$ 16,248	\$ (273,799)	\$ (8,088,516)
2030	\$ (8,088,516)	\$ (322,102)	\$ (409,803)	31	\$ 13,762	\$ 426,620	\$ 16,817	\$ (282,804)	\$ (8,354,503)
2031	\$ (8,354,503)	\$ (1,290,259)	\$ (1,699,024)	31	\$ 14,244	\$ 441,552	\$ (1,257,473)	\$ (314,413)	\$ (9,926,389)
2032	\$ (9,926,389)	\$ (322,102)	\$ (438,992)	31	\$ 14,742	\$ 457,006	\$ 18,014	\$ (347,108)	\$ (10,255,483)
2033	\$ (10,255,483)	\$ (322,102)	\$ (454,356)	25	\$ 15,258	\$ 381,453	\$ (72,904)	\$ (360,218)	\$ (10,688,605)
2034	\$ (10,688,605)	\$ -	\$ -	24	\$ 15,792	\$ 379,011	\$ 379,011	\$ (367,468)	\$ (10,677,062)
2035	\$ (10,677,062)	\$ -	\$ -	25	\$ 16,345	\$ 408,622	\$ 408,622	\$ (366,546)	\$ (10,634,987)
2036	\$ (10,634,987)	\$ -	\$ -	25	\$ 16,917	\$ 422,923	\$ 422,923	\$ (364,823)	\$ (10,576,887)
2037	\$ (10,576,887)	\$ -	\$ -	25	\$ 17,509	\$ 437,726	\$ 437,726	\$ (362,531)	\$ (10,501,692)
2038	\$ (10,501,692)	\$ -	\$ -	24	\$ 18,122	\$ 434,924	\$ 434,924	\$ (359,948)	\$ (10,426,716)
2039	\$ (10,426,716)	\$ -	\$ -	25	\$ 18,756	\$ 468,903	\$ 468,903	\$ (356,729)	\$ (10,314,542)
2040	\$ (10,314,542)	\$ (7,177,224)	\$ (12,880,788)	25	\$ 19,413	\$ 485,314	\$ (12,395,474)	\$ (577,930)	\$ (23,287,947)
2041	\$ (23,287,947)	\$ -	\$ -	25	\$ 20,092	\$ 502,300	\$ 502,300	\$ (806,288)	\$ (23,591,934)
2042	\$ (23,591,934)	\$ -	\$ -	24	\$ 20,795	\$ 499,085	\$ 499,085	\$ (816,984)	\$ (23,909,832)
2043	\$ (23,909,832)	\$ -	\$ -	25	\$ 21,523	\$ 538,077	\$ 538,077	\$ (827,428)	\$ (24,199,184)
2044	\$ (24,199,184)	\$ -	\$ -	25	\$ 22,276	\$ 556,909	\$ 556,909	\$ (837,226)	\$ (24,479,500)
2045	\$ (24,479,500)	\$ -	\$ -	24	\$ 23,056	\$ 553,345	\$ 553,345	\$ (847,099)	\$ (24,773,254)
2046	\$ (24,773,254)	\$ -	\$ -	25	\$ 23,863	\$ 596,575	\$ 596,575	\$ (856,624)	\$ (25,033,303)
2047	\$ (25,033,303)	\$ -	\$ -	25	\$ 24,698	\$ 617,455	\$ 617,455	\$ (865,360)	\$ (25,281,208)
2048	\$ (25,281,208)	\$ -	\$ -	25	\$ 25,563	\$ 639,066	\$ 639,066	\$ (873,659)	\$ (25,515,800)
2049	\$ (25,515,800)	\$ -	\$ -	24	\$ 26,457	\$ 634,976	\$ 634,976	\$ (881,941)	\$ (25,762,765)
2050	\$ (25,762,765)	\$ -	\$ -	25	\$ 27,383	\$ 684,584	\$ 684,584	\$ (889,717)	\$ (25,967,898)
2051	\$ (25,967,898)	\$ -	\$ -	93	\$ 28,342	\$ 2,635,784	\$ 2,635,784	\$ (862,750)	\$ (24,194,865)
2052	\$ (24,194,865)	\$ -	\$ -	93	\$ 29,334	\$ 2,728,036	\$ 2,728,036	\$ (799,080)	\$ (22,265,908)
2053	\$ (22,265,908)	\$ -	\$ -	94	\$ 30,360	\$ 2,853,878	\$ 2,853,878	\$ (729,364)	\$ (20,141,394)
2054	\$ (20,141,394)	\$ -	\$ -	93	\$ 31,423	\$ 2,922,341	\$ 2,922,341	\$ (653,808)	\$ (17,872,862)
2055	\$ (17,872,862)	\$ -	\$ -	93	\$ 32,523	\$ 3,024,622	\$ 3,024,622	\$ (572,619)	\$ (15,420,859)
2056	\$ (15,420,859)	\$ -	\$ -	93	\$ 33,661	\$ 3,130,484	\$ 3,130,484	\$ (484,947)	\$ (12,775,321)
2057	\$ (12,775,321)	\$ -	\$ -	93	\$ 34,839	\$ 3,240,051	\$ 3,240,051	\$ (390,435)	\$ (9,925,705)
2058	\$ (9,925,705)	\$ -	\$ -	94	\$ 36,059	\$ 3,389,512	\$ 3,389,512	\$ (288,083)	\$ (6,824,277)
2059	\$ (6,824,277)	\$ -	\$ -	93	\$ 37,321	\$ 3,470,824	\$ 3,470,824	\$ (178,110)	\$ (3,531,563)
2060	\$ (3,531,563)	\$ -	\$ -	93	\$ 38,627	\$ 3,592,303	\$ 3,592,303	\$ (60,739)	\$ 0



Cash-Flow Calculation – Lakefield South Development Area (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3.5%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3.5%) / Costs (3.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.5%/Yr)						
2023	\$ (129,246)	\$ (57,485)	\$ (57,485)	3,180	\$ 5.58	\$ 17,759	\$ (39,726)	\$ (5,219)	\$ (174,191)
2024	\$ (174,191)	\$ (33,503)	\$ (34,676)	3,180	\$ 5.78	\$ 18,380	\$ (16,295)	\$ (6,382)	\$ (196,868)
2025	\$ (196,868)	\$ (9,962)	\$ (10,671)	3,180	\$ 5.98	\$ 19,024	\$ 8,352	\$ (6,744)	\$ (195,260)
2026	\$ (195,260)	\$ (9,962)	\$ (11,045)	3,180	\$ 6.19	\$ 19,689	\$ 8,644	\$ (6,683)	\$ (193,298)
2027	\$ (193,298)	\$ (9,962)	\$ (11,432)	3,180	\$ 6.41	\$ 20,378	\$ 8,947	\$ (6,609)	\$ (190,960)
2028	\$ (190,960)	\$ (9,962)	\$ (11,832)	3,180	\$ 6.63	\$ 21,092	\$ 9,260	\$ (6,522)	\$ (188,222)
2029	\$ (188,222)	\$ (9,962)	\$ (12,246)	3,180	\$ 6.86	\$ 21,830	\$ 9,584	\$ (6,420)	\$ (185,058)
2030	\$ (185,058)	\$ (9,962)	\$ (12,674)	3,180	\$ 7.11	\$ 22,594	\$ 9,920	\$ (6,303)	\$ (181,441)
2031	\$ (181,441)	\$ (39,905)	\$ (52,547)	3,180	\$ 7.35	\$ 23,385	\$ (29,162)	\$ (6,861)	\$ (217,465)
2032	\$ (217,465)	\$ (9,962)	\$ (13,577)	3,180	\$ 7.61	\$ 24,203	\$ 10,626	\$ (7,425)	\$ (214,264)
2033	\$ (214,264)	\$ (9,962)	\$ (14,052)	3,600	\$ 7.88	\$ 28,359	\$ 14,307	\$ (7,249)	\$ (207,206)
2034	\$ (207,206)	\$ -	\$ -	3,600	\$ 8.15	\$ 29,351	\$ 29,351	\$ (6,739)	\$ (184,593)
2035	\$ (184,593)	\$ -	\$ -	3,600	\$ 8.44	\$ 30,379	\$ 30,379	\$ (5,929)	\$ (160,144)
2036	\$ (160,144)	\$ -	\$ -	3,600	\$ 8.73	\$ 31,442	\$ 31,442	\$ (5,055)	\$ (133,756)
2037	\$ (133,756)	\$ -	\$ -	3,600	\$ 9.04	\$ 32,542	\$ 32,542	\$ (4,112)	\$ (105,326)
2038	\$ (105,326)	\$ -	\$ -	3,600	\$ 9.36	\$ 33,681	\$ 33,681	\$ (3,097)	\$ (74,742)
2039	\$ (74,742)	\$ -	\$ -	3,600	\$ 9.68	\$ 34,860	\$ 34,860	\$ (2,006)	\$ (41,887)
2040	\$ (41,887)	\$ (221,976)	\$ (398,375)	3,600	\$ 10.02	\$ 36,080	\$ (362,295)	\$ (7,806)	\$ (411,988)
2041	\$ (411,988)	\$ -	\$ -	3,600	\$ 10.37	\$ 37,343	\$ 37,343	\$ (13,766)	\$ (388,411)
2042	\$ (388,411)	\$ -	\$ -	3,600	\$ 10.74	\$ 38,650	\$ 38,650	\$ (12,918)	\$ (362,679)
2043	\$ (362,679)	\$ -	\$ -	3,600	\$ 11.11	\$ 40,003	\$ 40,003	\$ (11,994)	\$ (334,669)
2044	\$ (334,669)	\$ -	\$ -	3,600	\$ 11.50	\$ 41,403	\$ 41,403	\$ (10,989)	\$ (304,255)
2045	\$ (304,255)	\$ -	\$ -	3,600	\$ 11.90	\$ 42,852	\$ 42,852	\$ (9,899)	\$ (271,302)
2046	\$ (271,302)	\$ -	\$ -	3,600	\$ 12.32	\$ 44,352	\$ 44,352	\$ (8,719)	\$ (235,669)
2047	\$ (235,669)	\$ -	\$ -	3,600	\$ 12.75	\$ 45,904	\$ 45,904	\$ (7,445)	\$ (197,210)
2048	\$ (197,210)	\$ -	\$ -	3,600	\$ 13.20	\$ 47,511	\$ 47,511	\$ (6,071)	\$ (155,770)
2049	\$ (155,770)	\$ -	\$ -	3,600	\$ 13.66	\$ 49,174	\$ 49,174	\$ (4,591)	\$ (111,188)
2050	\$ (111,188)	\$ -	\$ -	3,600	\$ 14.14	\$ 50,895	\$ 50,895	\$ (3,001)	\$ (63,294)
2051	\$ (63,294)	\$ -	\$ -	3,600	\$ 14.63	\$ 52,676	\$ 52,676	\$ (1,293)	\$ (11,911)
2052	\$ (11,911)	\$ -	\$ -	800	\$ 15.14	\$ 12,116	\$ 12,116	\$ (205)	\$ 0
2053	\$ 0	\$ -	\$ -	-	\$ 15.67	\$ -	\$ -	\$ 0	\$ 0
2054	\$ 0	\$ -	\$ -	-	\$ 16.22	\$ -	\$ -	\$ 0	\$ 0
2055	\$ 0	\$ -	\$ -	-	\$ 16.79	\$ -	\$ -	\$ 0	\$ 0
2056	\$ 0	\$ -	\$ -	-	\$ 17.38	\$ -	\$ -	\$ 0	\$ 0
2057	\$ 0	\$ -	\$ -	-	\$ 17.99	\$ -	\$ -	\$ 0	\$ 0
2058	\$ 0	\$ -	\$ -	-	\$ 18.62	\$ -	\$ -	\$ 0	\$ 0
2059	\$ 0	\$ -	\$ -	-	\$ 19.27	\$ -	\$ -	\$ 0	\$ 0
2060	\$ 0	\$ -	\$ -	-	\$ 19.94	\$ -	\$ -	\$ 0	\$ 0



Appendix D

Long-Term Capital and Operating Cost Examination



Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2021 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



Table D-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related	83,955	1,983	85,938
Fire Services	3,327	8,074	11,400
Parks and Recreation Services	252,620	4,526	257,146
Library Services	26,200	1,596	27,796
Emergency Preparedness	634	58	692
Lakefield South Development Area			-
Sanitary Collection	140,842	21,287	162,129
Sanitary Treatment	-	-	-
Water Distribution	16,598	9,435	26,033
Water Treatment	110,988	13,495	124,483
Roads and Related	49,870	3,955	53,825
Total	685,034	64,408	749,441



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Township's General Local Service Policy Guidelines and delineates between Development Charges (D.C.) and local service funding for the following municipal services:

- Roads and Related;
- Stormwater Management; and
- Water and Wastewater.

The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included as an eligible project in the D.C. Background Study, versus infrastructure that is considered as a local service, to be emplaced or funded directly by landowners pursuant to a development agreement.

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

1. Collector and Arterial Roads

- Collector roads internal to development - direct developer responsibility under s.59 of the D.C.A., equivalent to local road standard.
- Roads (collector and arterial) external to development – Included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

- Collector roads internal to development - direct developer responsibility under s.59 of the D.C.A., equivalent to local road standard.



3. Intersection Improvements

- New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of ROW.
- Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service).
- Intersections with provincial highways – Include in D.C. calculation to the extent that they are Township responsibility.
- Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.

4. Streetlights and Sidewalks

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

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

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



6. Noise Abatement Measures

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

7. Traffic Control System

- Include in D.C. calculation.

8. Land Acquisition for Road Allowances

- Land Acquisition for collector and arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in area municipal D.C. (to the extent eligible).
- Land Acquisition for grade separations, water crossings and bridge and road improvements (beyond normal dedication requirements) – Include in the D.C. to the extent eligible.

9. Land Acquisition for Easements

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

10. Storm Water Management

- Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).

11. Water

- All water supply, storage and treatment facilities as well as booster pumping stations shall be included in the development charges calculation.
- Trunk watermains outside the development area shall be included in the development charges calculation.
- Watermain distribution (including all valves, connections, hydrants, sampling stations, etc.) internal to the development are deemed to be a local service and are a direct funding responsibility of the developer.
- Oversizing of watermain within the development, as requested by the Township, would be incremental to the internal watermain network and therefore included in the development charges calculation.



- Connections to trunk watermains and booster pumping stations to service specific areas are a direct funding responsibility of the developer.

12. Wastewater

- All wastewater treatment facilities, and pumping stations shall be included in the development charges calculation.
- Trunk sanitary sewers outside of the development area shall be included in the development charges calculation.
- Sanitary sewer collection (including all connections, manhole structures, etc.) internal to the development are deemed to be a local service and are a direct funding responsibility of the developer.
- Oversizing of sanitary sewermain within the development, as requested by the Township, would be incremental to the internal sanitary sewer network and therefore included in the development charges calculation.
- Connections to trunk sewer mains and minor pumping stations to service specific areas are a direct funding responsibility of the developer.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

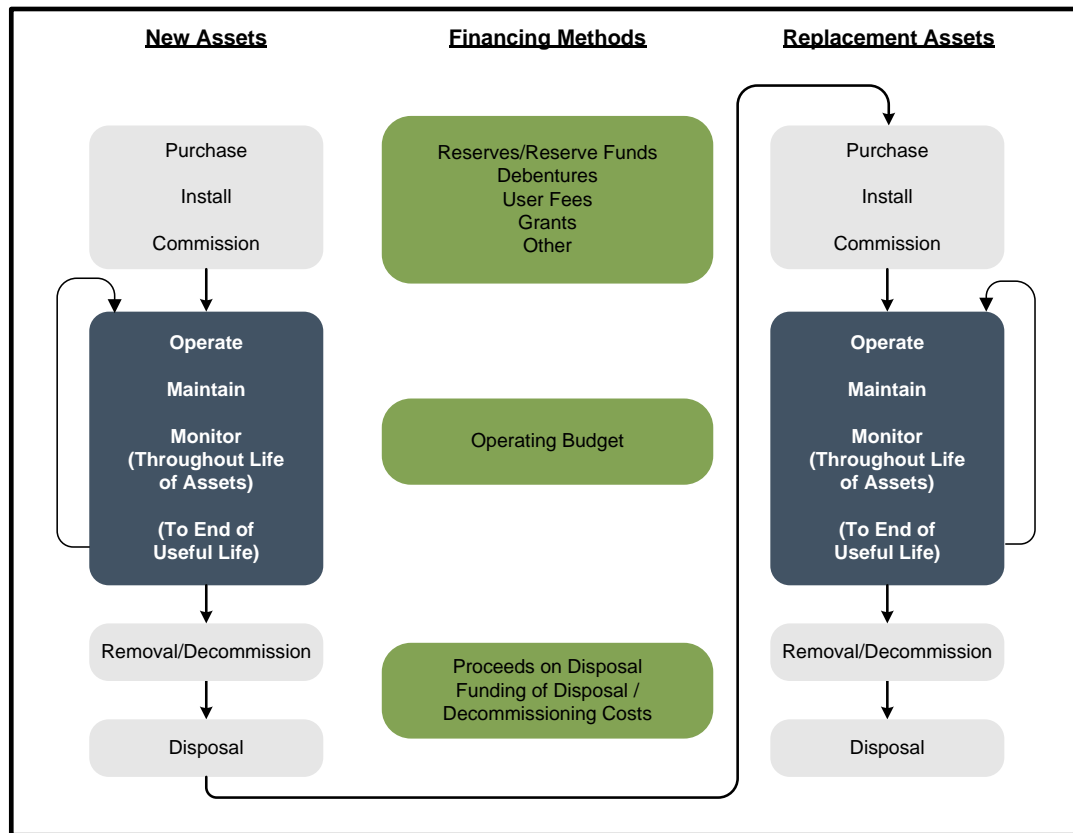
“The asset management plan shall,

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

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

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

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



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

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

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

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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township prepared an A.M.P. in 2022 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 \$) 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. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$1.1 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 approximately \$1.9 million. This amount, totalled with the existing operating revenues of \$21.8 million, will provide annual revenues of \$23.7 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Asset Management – Future Expenditures and Associated Revenues
2023\$

	Lakefield South Buildout (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 244,688
Annual Debt Payment on Post Period Capital ²	\$ 65,314
Annual Lifecycle - Township-wide Services	\$ 366,736
Annual Lifecycle - Area-specific Services ³	\$ 318,298
Incremental Operating Costs (for D.C. Services)	\$ 64,408
Total Expenditures	\$ 1,059,444
Revenue (Annualized)	
Total Existing Revenue ⁴	\$ 21,762,683
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 1,905,747
Total Revenues	\$ 23,668,430

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been

⁴ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law – Roads and Related



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR ROADS AND RELATED

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Roads and Related

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.



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

- (a) the municipality or a local board thereof; or
- (b) a board of education.

Approvals for Development

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

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

(b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions



described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or



- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development

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

3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the



enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (b) divide the amount determined under subsection (a) by the amount of the enlargement.

3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Hospitals under the *Public Hospitals Act*;
- (b) Non-residential farm buildings;
- (c) Industrial Buildings; and
- (d) Lot levies paid prior to 1991, and where proof of payment can be verified.

Amount of Charges

Residential

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



residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;



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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building



Official that the building qualifies as an Affordable Housing Unit as defined.

- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.
- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Residential and Non-Residential Development Charges



7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. Date By-law Expires

- 10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Roads and Related	\$ 2,861	\$ 2,139	\$ 2,235	\$ 1,285	\$ 1.83



Appendix H

Proposed D.C. By-law – Fire Services



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR FIRE SERVICES

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Fire Services

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.



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

- (a) the municipality or a local board thereof; or
- (b) a board of education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions



described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or



- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development

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

3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the



enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (b) divide the amount determined under subsection (a) by the amount of the enlargement.

3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Hospitals under the *Public Hospitals Act*;
- (b) Non-residential farm buildings;
- (c) Industrial Buildings; and
- (d) Lot levies paid prior to 1991, and where proof of payment can be verified.

Amount of Charges

Residential

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



residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;



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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building



Official that the building qualifies as an Affordable Housing Unit as defined.

- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.
- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Residential and Non-Residential Development Charges



7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. Date By-law Expires

- 10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Fire Services	\$ 242	\$ 181	\$ 189	\$ 109	\$ 0.16



Appendix I

Proposed D.C. By-law – Parks and Recreation Services



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR PARKS AND RECREATION SERVICES

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Parks and Recreation Services

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.



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

- (a) the municipality or a local board thereof; or
- (b) a board of education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions



described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or



- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development

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

3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the



enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (b) divide the amount determined under subsection (a) by the amount of the enlargement.

3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Hospitals under the *Public Hospitals Act*;
- (b) Non-residential farm buildings;
- (c) Industrial Buildings; and
- (d) Lot levies paid prior to 1991, and where proof of payment can be verified.

Amount of Charges

Residential

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



residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;



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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building



Official that the building qualifies as an Affordable Housing Unit as defined.

- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.
- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Residential and Non-Residential Development Charges



7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. Date By-law Expires

- 10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Parks and Recreation Services	\$ 1,802	\$ 1,347	\$ 1,408	\$ 810	\$ 0.32



Appendix J

Proposed D.C. By-law – Library Services



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR LIBRARY SERVICES

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Library Services

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.



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

- (a) the municipality or a local board thereof; or
- (b) a board of education.

Approvals for Development

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

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

(b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions



described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or



- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development

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

3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the



enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (b) divide the amount determined under subsection (a) by the amount of the enlargement.

3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Hospitals under the *Public Hospitals Act*;
- (b) Non-residential farm buildings;
- (c) Industrial Buildings; and
- (d) Lot levies paid prior to 1991, and where proof of payment can be verified.

Amount of Charges

Residential

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



residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;



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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building



Official that the building qualifies as an Affordable Housing Unit as defined.

- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.

- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.

- 3.17 Where a Development Charge applies 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.

- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Residential and Non-Residential Development Charges



7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. Date By-law Expires

- 10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Library Services	\$ 1,108	\$ 829	\$ 866	\$ 498	\$ 0.20



Appendix K

Proposed D.C. By-law – Emergency Preparedness



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR EMERGENCY PREPAREDNESS

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Emergency Preparedness

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.



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

- (a) the municipality or a local board thereof; or
- (b) a board of education.

Approvals for Development

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

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

(b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions



described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or



- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development

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

3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the



enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (b) divide the amount determined under subsection (a) by the amount of the enlargement.

3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Hospitals under the *Public Hospitals Act*;
- (b) Non-residential farm buildings;
- (c) Industrial Buildings; and
- (d) Lot levies paid prior to 1991, and where proof of payment can be verified.

Amount of Charges

Residential

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



residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;



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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building



Official that the building qualifies as an Affordable Housing Unit as defined.

- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.
- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Residential and Non-Residential Development Charges



7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. Date By-law Expires

- 10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Emergency Preparedness	\$ 9	\$ 7	\$ 7	\$ 4	\$ 0.01



Appendix L

Proposed D.C. By-law – Lakefield South Development Area – Wastewater Services



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR WASTEWATER SERVICES IN THE LAKEFIELD SOUTH DEVELOPMENT AREA

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Wastewater Services

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.
- 3.2.1 Notwithstanding subsection 3.2, for the lands designates as “Lakefield South Development Area” in Schedule “C” of this by-law, development charges shall be imposed, calculated, and collected in accordance with the base rates set out in Schedule “B”, which relate to the Area-specific Services set out in Schedule “A”.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof; or
 - (b) a board of education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;



- (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.



Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection (a) by the amount of the enlargement.
- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

- 3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
 - (b) Non-residential farm buildings;
 - (c) Industrial Buildings; and
 - (d) Lot levies paid prior to 1991, and where proof of payment can be verified.



Amount of Charges

Residential

3.12 The development charges set out in Schedule B 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 B 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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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



- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;

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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.



- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building Official that the building qualifies as an Affordable Housing Unit as defined.
- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.



- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Components of Services Designated in subsection 2.1



Schedule B - Residential and Non-Residential Development Charges

Schedule C - Map of Lakefield South Development Area

7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.



10. Date By-law Expires

10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SERVICES DESIGNATED IN SUBSECTION 2.1

Area-specific Services – Lakefield South Development Area

1. Wastewater Services
 - a. Sanitary Collection
 - b. Sanitary Treatment



SCHEDULE "B" TO BY-LAW 2023-____

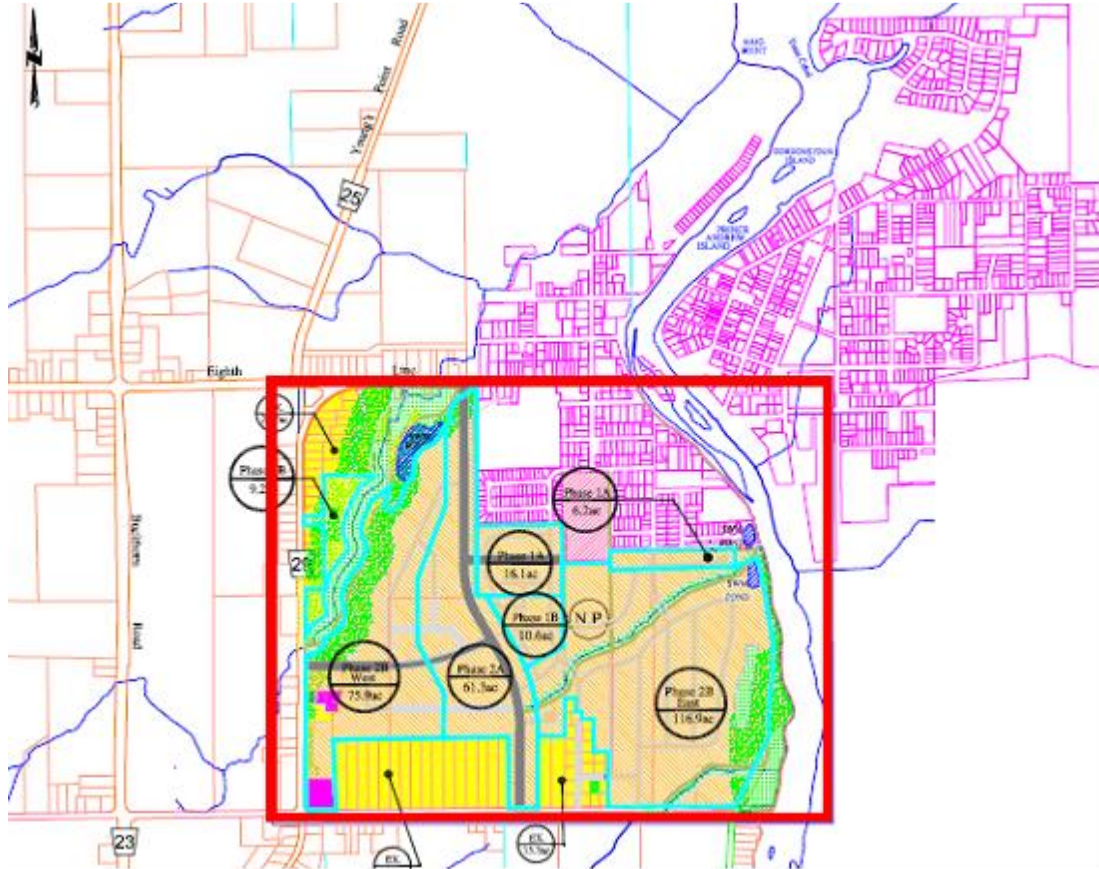
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Sanitary Collection	\$ 4,468	\$ 3,341	\$ 3,491	\$ 2,007	\$ 2.30
Sanitary Treatment	\$ 441	\$ 330	\$ 345	\$ 198	\$ 0.23



SCHEDULE "C" TO BY-LAW 2023-___

MAP OF LAKEFIELD SOUTH DEVELOPMENT AREA





Appendix M

Proposed D.C. By-law – Lakefield South Development Area – Water Services



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR WATER SERVICES IN THE LAKEFIELD SOUTH DEVELOPMENT AREA

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Water Services

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.
- 3.2.1 Notwithstanding subsection 3.2, for the lands designates as “Lakefield South Development Area” in Schedule “C” of this by-law, development charges shall be imposed, calculated, and collected in accordance with the base rates set out in Schedule “B”, which relate to the Area-specific Services set out in Schedule “A”.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof; or
 - (b) a board of education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;



- (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.



Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection (a) by the amount of the enlargement.
- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

- 3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
 - (b) Non-residential farm buildings;
 - (c) Industrial Buildings; and
 - (d) Lot levies paid prior to 1991, and where proof of payment can be verified.



Amount of Charges

Residential

3.12 The development charges set out in Schedule B 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 B 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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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



- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;

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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.



- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building Official that the building qualifies as an Affordable Housing Unit as defined.
- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.



- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Components of Services Designated in subsection 2.1



Schedule B - Residential and Non-Residential Development Charges

Schedule C - Map of Lakefield South Development Area

7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.



10. Date By-law Expires

10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SERVICES DESIGNATED IN SUBSECTION 2.1

Area-specific Services – Lakefield South Development Area

1. Water Services
 - a. Water Distribution
 - b. Water Treatment



SCHEDULE "B" TO BY-LAW 2023-____

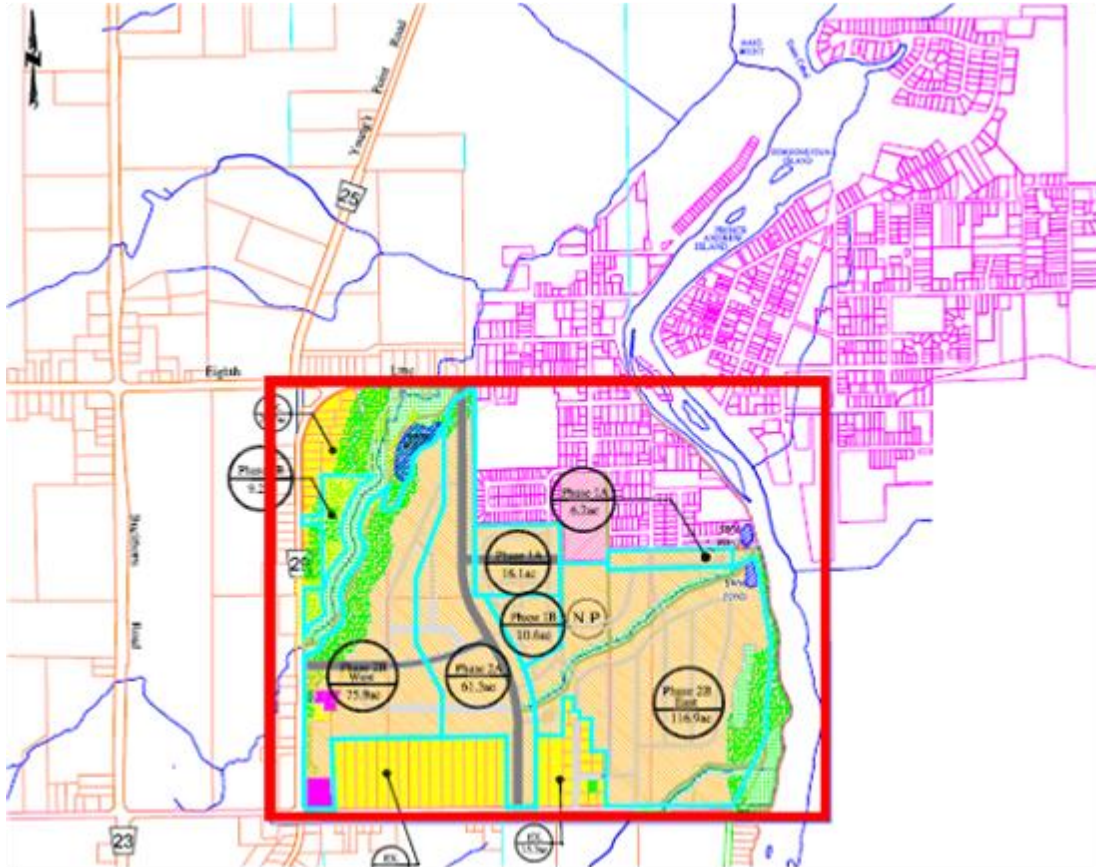
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Water Distribution	\$ 1,879	\$ 1,405	\$ 1,468	\$ 844	\$ 0.97
Water Treatment	\$ 3,232	\$ 2,417	\$ 2,525	\$ 1,452	\$ 1.67



SCHEDULE "C" TO BY-LAW 2023-___

MAP OF LAKEFIELD SOUTH DEVELOPMENT AREA





Appendix N

Proposed D.C. By-law – Lakefield South Development Area – Roads and Related



The Corporation of the Township of Selwyn

BY-LAW NO. 2023-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR ROADS AND RELATED SERVICES IN THE LAKEFIELD SOUTH DEVELOPMENT AREA

WHEREAS section 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 Township of Selwyn will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Selwyn;

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

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Selwyn has given notice of and held a public meeting on the 27th day of June, 2023 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SELWYN ENACTS AS FOLLOWS:



1. Interpretation

1.1 In this By-law the following items shall have the corresponding meanings:

“Act” means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory” means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing unit” means any residential dwelling unit for which the purchase price is at least 25% less than the average purchase price for the same type of residential dwelling unit in the County of Peterborough and any residential dwelling unit where the monthly rent is at or below the maximum affordable monthly rent amount established by the Residential Rental Standards Board for the Province of Ontario;

“Agricultural Use,” means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, and marijuana and alcohol processing or production facilities;

“Apartment Dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable unit” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the Education Act, R.S.O. 1990, c. E.2, as amended;

“Building Code Act” means the Building Code Act, 1992, S.O. 1992, c. 23 as amended;

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve Buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;



“Council” means the Council of the Corporation of the Township of Selwyn;

“Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;

“Development Charge” means a charge imposed pursuant 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 bylaw was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

- (a) 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
- (b) 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:
- (c) 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;

- (i) loading facilities above or below grade; and
- (ii) 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;

“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;

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

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



(e) 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 or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates with respect to the lands under sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;

“Multiple dwelling” includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, or Apartment Dwelling;

“Municipality” means The Corporation of the Township of Selwyn;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;



“Non-residential” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan of the Township and any amendments thereto;

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

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Planning Act” means the Planning Act, R.S.O. 1990, c. P.13, as amended;

“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 Dwelling means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"Residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;



“Service” (or “Services”) means a service designated in subsection 2.1 to this By-law;

"Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“Single Detached Dwelling” means a completely detached Building containing only one Dwelling Unit;

“Township" means the area within the geographic limits of the Township of Selwyn; and

"Zoning By-Law" means the Zoning By-Law of the Township of Selwyn or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.

2. Designation of Services

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

(a) Roads and Related

3. Application of By-law Rules

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Selwyn whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.



- 3.2.1 Notwithstanding subsection 3.2, for the lands designates as “Lakefield South Development Area” in Schedule “C” of this by-law, development charges shall be imposed, calculated, and collected in accordance with the base rates set out in Schedule “B”, which relate to the Area-specific Services set out in Schedule “A”.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the municipality or a local board thereof; or
 - (b) a board of education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.



- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

Exemptions for Residential Units

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;
 - (d) one residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other



building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or

- (e) in an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

- (a) 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;
- (b) 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
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

Exemption for Industrial Development

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



- 3.8 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection (a) by the amount of the enlargement.
- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

Other Exemptions

- 3.11 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
 - (b) Non-residential farm buildings;
 - (c) Industrial Buildings; and
 - (d) Lot levies paid prior to 1991, and where proof of payment can be verified.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule B 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 B 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 5 years 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:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 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
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.13, by the gross floor area that has been or will be demolished or converted to another principal use;



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

For Affordable Housing

- 3.15 (1) In determining the average purchase price for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the average purchase price for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Peterborough Real Estate Board or its successor.
- (2) In determining the maximum affordable monthly rent for a residential dwelling unit in the County of Peterborough as it relates to an affordable housing unit, the maximum affordable monthly rent for the same type of residential dwelling unit will be calculated for the calendar year next preceding the calendar year in which the completed application for the building permit for the dwelling unit in question is received and shall be determined annually on the basis of information compiled by the Residential Rental Standards Board for the Province of Ontario.
- (3) The development charge payable for a residential dwelling unit that qualifies as an Affordable Housing Unit in accordance with the definition shall be zero.
- (4) Despite the provisions of subparagraph 3 above, the development charge required by this By-law for a residential dwelling unit shall be paid prior to the issuance of the building permit in accordance with the provisions of this By-law.
- (5) The person to whom the building permit was issued may, upon completion of the initial sale or rental of a residential dwelling unit, apply to the Chief Building Official for a reduction of the Development Charge and shall provide such documentary evidence as is satisfactory to the Chief Building



Official that the building qualifies as an Affordable Housing Unit as defined.

- (6) Satisfactory documentary evidence that the building qualifies as an Affordable Housing Unit shall include, but not be limited to:
 - (a) a copy of a Land Transfer Tax Affidavit duly executed in accordance with Section 5 (1.2) of the *Land Transfer Tax Act*;
 - (b) a statement forming part of the electronic document as required by Section 5(1.1) of the *Land Transfer Tax Act*; or
 - (c) a lease contract with the first tenant to occupy the residential dwelling unit.
- (7) Upon receiving an application for reduction of the Development Charge in accordance with subparagraph 5 of this By-law, and upon being satisfied that the building qualifies as an Affordable Housing Unit as defined, the Chief Building Official shall refund to the person to whom the building permit was originally issued a sum equal to the Development Charge originally paid upon the issuance of the building permit as provided for in this By-law.

Time of Payment of Development Charges

- 3.16 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.17 Where a Development Charge applies 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.
- 3.18 Notwithstanding subsections 3.16 and 3.17, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.

- 3.19 Notwithstanding subsections 3.16 and 3.17, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.20 Despite subsections 3.16 to 3.19, Council from time to time, and at anytime, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.12 and 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

6. Schedules

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

Schedule A - Residential and Non-Residential Development Charges

Schedule B - Map of Lakefield South Development Area



7. Conflicts

- 7.1 Where the Township 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.
- 7.2 Notwithstanding subsection 7.1, where a development which is the subject of an agreement to which subsection 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), 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.

8. Severability

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

9. Date By-law in Force

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2023.

10. Date By-law Expires

- 10.1 This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS _____ day of _____, 2023

Mayor

Township Clerk



SCHEDULE "A" TO BY-LAW 2023-____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Roads and Related	\$ 797	\$ 596	\$ 623	\$ 358	\$ 0.41



SCHEDULE "B" TO BY-LAW 2023-___

MAP OF LAKEFIELD SOUTH DEVELOPMENT AREA

