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Watson
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2024 Development Charge Background Study

Township of Mulmur

For Public Circulation and Comment

April 16, 2024

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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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)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
l.m	Linear Meters
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
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



Executive Summary



Executive Summary

(a) The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Mulmur (Township) required by the Development *Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Township’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

(b) D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
 - 6) Net costs divided by the anticipated development to provide the D.C.
- (c) Subsequent to the passage of the Township's 2019 D.C. By-law and 2021 D.C. Update Study, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-laws, as necessary. The legislative Acts that have amended the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 109: *More Homes for Everyone Act, 2022*
 - Bill 23: *More Homes Built Faster Act, 2022*
 - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023; and*
 - Bill 134: *Affordable Homes and Good Jobs Act, 2023 (Bill 134)*

A summary of some of the revisions provided from these Acts are outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year period;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Mandatory phase-in of a D.C., 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.
- Rental and institutional development pay D.C.s in six equal annual payments commencing at occupancy;
- D.C. amount for development occurring within two years of a site plan or zoning by-law amendment planning approval, shall be determined based on the D.C. in effect on the day of application of the site plan or zoning by-law amendment.



- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%;
- Additional residential unit exemption includes allowance of a third unit as-of-right;
- Statutory exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units (once legislation is proclaimed);
- Statutory exemption for non-profit housing;
- Mandatory discount for rental housing, based on the number of bedrooms;
- Maximum life of a D.C. by-law extended from 5 years to 10 years after the by-law comes into force;
- Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway; and
- Additional requirements related to the annual D.C. reserve fund Treasurer's statement (See Appendix D for further details).

It is noted, that on April 10, 2024, Bill 185 the *Cutting Red Tape to Build More Homes Act, 2024*, was introduced, this Act proposes additional refinements to the D.C.A., including:

- The definition of eligible capital costs (to include certain studies);
- The removal of the mandatory phase-in of charges;
- The process for minor amendments to development charge (D.C.) by-laws;
- A reduction of time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications; and
- Modernizing public notice requirements.

Upon enactment of Bill 185, the Township intends to amend the D.C. by-laws to embrace the policies related to the removal of the mandatory phase-in of charges, the reduced time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications, and include the cost of growth-related studies including the Development Charges Studies, which is estimated to be approximately \$1,300 per single detached home and approximately \$0.60 per sq.ft. for non-residential developments.



- (d) The growth forecast (provided in Chapter 3) on which the Township-wide Services D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2023 to 2032) forecast period.

Table ES-1
Township of Mulmur
Summary of Anticipated Township-Wide D.C. Growth

Measure	10 Year (2024 to 2033)
(Net) Population Increase	296
(Gross) Population Increase in New Households	331
Residential Unit Increase	114
Non-Residential Gross Floor Area Increase (sq.ft.)	54,100

- (e) The capital costs identified in Table ES-2 demonstrate the total D.C. eligible capital costs arising from the growth forecast for each eligible service as detailed further in Chapter 5. In total, gross capital costs of \$8.23 million have been identified as growth needs for the 10-year term of the D.C. by-law based on discussions with Township Staff. Of this gross amount, \$938,000 is related to growth needs beyond the forecast period included in the D.C. calculation and will be included in future D.C. studies. Other deductions of \$1.75 million relate to the portion of shared fire and library services capital costs that other partner municipalities are responsible for. In addition, \$3.54 million of the gross cost relate to the portion of capital projects that will benefit the existing community. Finally, deductions related to grants, subsidies, and other contributions (i.e., local requirements of developing landowners) in the amount of \$100,000 have been made. The resultant net growth-related costs included in the D.C. calculations is \$1.9 million, of which approximately \$1.73 is attributed to residential development and \$0.17 million is allocated to non-residential development.



Table ES-2
Township of Mulmur
Summary of Anticipated Costs in the Term of the By-laws

Description	Value (2024\$)
Total gross expenditures planning over the next 10 years	\$8,229,980
Less: Benefit to Existing Development & Existing D.C. Reserve Funds	\$3,538,244
Less: Post Planning Period Benefit	\$938,000
Less: Share of Services to be Funded by Partner Municipalities	\$1,751,250
Less: Grants, Subsidies, and Other Contributions	\$100,000
Net Costs to be Recovered from D.C.s	\$1,902,486

The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-laws (i.e., 10-years). This calculation is provided by service and is presented in Table 6-3.

- (f) The capital costs identified in Table ES-3 demonstrate the total D.C. eligible capital costs arising from the growth forecast for each eligible service as detailed further in Chapter 5. In total, gross capital costs of \$8.2 million have been identified as growth needs. Of this gross amount, total deductions of \$6.33 million, including existing D.C. reserve funds, benefit to existing, post period benefit, other contributions, and grants, subsidies and other contributions, the net amount included in the D.C. calculation is approximately \$1.9 million.



Table ES-3
Township of Mulmur
Summary of Capital Costs to be Included in the D.C. Calculations

Service	Forecast Period	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
Services Related to a Highway	2024 to 2033	589,800	-	-	589,800	176,630	-	413,170	338,799	74,371
Fire Protection Services	2024 to 2033	2,127,080	-	1,706,500	420,580	229,612	-	190,968	156,593	34,374
Parks and Recreation Services	2024 to 2033	5,338,900	938,000	-	4,400,900	3,129,651	-	1,271,249	1,207,686	63,562
Library Services	2024 to 2033	174,200	-	44,750	129,450	2,351	100,000	27,099	25,744	1,355
Total		\$8,229,980	\$938,000	\$1,751,250	\$5,540,730	\$3,538,244	\$100,000	\$1,902,486	\$1,728,823	\$173,662
Proportion of Gross Capital Cost Estimate		100%	11%	21%		43%	1%	23%		



- (g) At present, the Township imposes D.C.s on residential and non-residential uses in accordance with By-law 30-19. The Township is undertaking a D.C. public process and anticipates passing D.C. by-laws for each service identified in the D.C. Background Study. The mandatory public meeting has been set for May 1, 2024, with adoption of the D.C. by-laws anticipated for July 3, 2024

This report has undertaken a recalculation of the residential and non-residential charges based on future identified needs (summarized in Table ES-2). The following services are calculated based on a Township-wide basis for the forecast period:

- Services Related to a Highway;
 - Fire Protection Services;
 - Parks and Recreation Services; and
 - Library Services.
- (h) The calculated D.C. for a single detached unit is \$15,575. The calculated non-residential charge is \$3.21 per sq.ft. of gross floor area. Table ES-4 provides the full calculated D.C.s for residential and non-residential developments. It should be noted that the D.C.s are currently required to be phased-in over the first five years of the by-laws, in accordance with the mandatory phase-in requirements of the Act.



Table ES-4
Township of Mulmur
Calculated Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services:						
Services Related to a Highway	3,052	3,020	2,265	1,126	1,126	1.37
Fire Protection Services	1,411	1,397	1,047	521	521	0.64
Parks and Recreation Services	10,880	10,767	8,074	4,013	4,013	1.17
Library Services	232	230	172	86	86	0.03
Total Township-Wide Services	15,575	15,414	11,558	5,746	5,746	3.21

- (i) Tables ES-5 and ES-6 provide a comparison of the Township's current D.C.s with the full calculated charges. These comparisons are provided for a single-detached residential dwelling unit and non-residential development on a per sq.ft. of gross floor basis, respectively.

Table ES-5
Township of Mulmur
Single-detached Dwelling Development Charge Comparison

Service/Class of Service	Current	Calculated
Township Wide Services/Classes:		
Services Related to a Highway	9,665	3,052
Fire Protection Services	3,036	1,411
Parks and Recreation Services	2,058	10,880
Library Services	34	232
Growth Studies (Class of Service)*	2,075	-
Total Township Wide Services/Classes	\$16,868	\$15,575

* Note: Currently Growth Studies are ineligible for inclusion in new By-laws



Table ES-6
Township of Mulmur
Non-residential Development Charge Comparison per sq.ft. of Gross Floor Area

Service/Class of Service	Current	Calculated
Township Wide Services/Classes:		
Services Related to a Highway	1.08	1.37
Fire Protection Services	0.35	0.64
Parks and Recreation Services	-	1.17
Library Services	-	0.03
Growth Studies (Class of Service)*	0.16	-
Total Township Wide Services/Classes	\$1.59	\$3.21

* Note: Currently Growth Studies are ineligible for inclusion in new By-laws

- (j) Considerations by Council – The D.C. Background Study represents the increase in need for service and associated net capital costs attributable to residential and non-residential development over the 10-year forecast period.

Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws for each service, which are appended in Appendices G through J herein. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-laws; and
- considering reductions in the charge (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).

As the D.C.A. does not allow for any exempted or reduced amount to be made up through higher D.C.s from other development, any such decision would require the consideration of an alternative (i.e., non-D.C.) funding source provided by the Township.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

Township of Mulmur (Township) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law process. This draft background study has been prepared for public comment, pursuant to the requirements of the *Development Charges Act, 1997* (D.C.A.), as amended, (section 10) and, accordingly, recommends new development charges (D.C.) and D.C. by-law policies for the Township.

This D.C. background study 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. Watson will continue to work with Township staff to further refine the background study (as required) based on public feedback, for the release of the final D.C. background study prior to the Council adoption of the by-laws. In the event that additional refinements are required subsequent to by-law adoption, due to the other expressions of Council, Watson would assist the Township with future updates accordingly.

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. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-laws are to be made available as part of the approval process (included as Appendices G through J).

In addition, the report includes the Township's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further 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 charges.



1.2 Summary of the Process

The public meeting required under section 12 of the *Development Charges Act, 1997*, as amended (D.C.A.), has been scheduled for May 1, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws.

In accordance with the legislation, the background study and proposed D.C. by-laws will be available for public review on April 16, 2024.

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

- Consideration of responses received prior to, at, or immediately following the public meeting;
- Refinements to the report, if required; and
- Council consideration of the by-laws subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process

Figure 1-1
Township of Mulmur
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Late 2023 to Early 2024
Public release of final D.C. Background study and proposed by-laws	April 16, 2024
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public meeting of Council	May 1, 2024



Process Steps	Dates
Council considers adoption of background study and passage of by-laws	July 3, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since the Township's 2021 D.C. update study, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *More Homes for Everyone Act, 2022* (Bill 109);
- *More Homes Built Faster Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97); and
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134).

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

It is also noted that on April 10, 2024, the Cutting Red Tape to Build More Homes Act, 2024 (Bill 185), was released and is currently in the legislative process. Section 1.3.5 provides further details of the proposed changes to the D.C.A.

1.3.1 *More Homes for Everyone Act, 2022* (Bill 109)

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 (see Appendix D for further details on the requires of the Treasurer's statement).

1.3.2 More Homes Built Faster Act, 2022 (Bill 23)

The *More Homes Built Fast 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.:

1.3.2.1 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.

1.3.2.2 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.

1.3.2.3 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.

1.3.2.4 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.

1.3.2.5 Revised Definition of Capital Costs

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

1.3.2.6 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.

1.3.2.7 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.

1.3.2.8 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.

1.3.2.9 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.

1.3.2.10 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 Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.2.11 Requirement to Allocate Funds Received

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

1.3.3 Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97)

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

1.3.4 Affordable Homes and Good Jobs Act, 2023 (Bill 134)

The exemption for affordable residential units was included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.” This bulletin would inform the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. As of the time of writing, this bulletin had not been published by the Minister.



Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

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

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

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

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

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
purposes of subsection 4.1 (2), para. 1	the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
	of the Government of Ontario.	<u>accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

1.3.5 ***Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)***

On April 10, 2024, the Ontario Legislature released proposed changes to the D.C.A. which proposes the following changes:

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the *Planning Act*. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To Modernize public notice requirements.

As this legislation has not been enacted at the time of writing this D.C. Background Study, the proposed changes have not been reflected in the D.C. calculations or draft by-laws contained herein.



Chapter 2

Township of Mulmur Current D.C. Policy



2. Township of Mulmur Current D.C. Policy

2.1 Schedule of Charges

On July 3, 2019, the Township passed By-law 30-19 under the D.C.A. to impose D.C.s for residential and non-residential uses. The Township amended By-law 30-19 on September 1, 2021 with By-law 46-2021. Further, on May 3, 2023, by-law 30-19, as amended, was further amended by by-law 14-2023. The D.C. by-law, as amended, is set to expire on July 3, 2024.

2.2 Services Covered

The following services/class of service are covered under By-law 30-19, as amended:

- Transportation;
- Fire Services;
- Recreation;
- Library Services; and
- Growth-Related Studies (class of service).

2.3 Timing of D.C. Calculation and Payment

The by-law, as amended indicates that D.C.s are calculated, payable, and collected upon issuance of a building permit for a particular development.

- The passing of a zoning by-law or an amendment thereto;
- The approval of a minor variance;
- A conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act*;
- The approval of a plan of subdivision;
- A consent;
- The approval under the *Condominium Act*; or
- The issuance of a building permit.

The by-law, as amended also provides for rental housing and institutional development pay their D.C.s over six (6) annual installments and for non-profit



housing development over twenty-one (21) annual installments. However, the legislation was further amended to fully exempt non-profit housing after the 2019 by-law was amended. Applications with respect to a site plan or zoning by-law amendment have their D.C. determined at the rates in effect at the time of planning application if the building permit for the proposed development is issued within two (2) years of planning application approval.

2.4 Indexing

D.C.s within the by-law may be adjusted annually on January 1st, without amendment to the By-law, in accordance with the most recent Statistics Canada Quarterly Construction Price Index (Toronto).

2.5 Redevelopment Allowance

As a result of the redevelopment, conversion, demolition, or change of use of a building, or structure or part thereof, the development charges payable by the proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time the By-law was passed. A credit shall not be warranted where a building, or structure or part thereof was demolished, and no building permit has been issued within two (2) years from the date of issuance of the demolition permit and shall not exceed the amount of the development charges payable with respect to new or proposed development. Further, No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building, or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with the By-law.

Finally, where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building demolished, the new building shall be credited in accordance with Subsections 9.1, 9.2, 9.3 & 9.4 of by-law 30-19, as amended. If the relocation of the non-residential building and use results in an increased demand on services, the increase in demand for services shall be payable in accordance with the provisions of this By-law. If, in the future, redevelopment of the demolished site is proposed, the new proposed development of the site shall be subject to the full



Development Charge as the service capacity associated with the demolished site has effectivity been transferred.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 30-19, as amended:

- Non-residential buildings used accessory to an agricultural operation;
- Places of Worship for religious uses, excluding those lands contained within the Township's employment lands as defined in the Township's Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended;
- Temporary buildings where the owner has completed an agreement with the Township specifying the owner's obligation to remove the building, and;
- The enlargement of the gross floor area of a non-residential building, by 50% or less of the existing size of the building (any enlargement over 50% the D.C is imposed for the portion of the enlargement that is in excess of 50% of the exiting size of the building).

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witnessed by the Township even though they may not be currently reflected in the Township's by-law.

2.7 Current Development Charges

The current D.C.s for residential and non-residential development for the Township are shown in Table 2-1, as per By-law 30-19, as amended.



Table 2-1
Township of Mulmur
Current Schedule of D.C.s
As of January 1, 2024

Service/Class of Service	Residential	Non-Residential (per sq.ft.)
Transportation	9,665	1.08
Fire & Emergency Services	3,036	0.35
Recreation	2,058	-
Library	34	-
Growth-Related Studies (Class)	2,075	0.16
Total	\$16,868	\$1.59



Chapter 3

Anticipated Development in the Township of Mulmur



3. Anticipated Development in the Township of Mulmur

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 (mid-2024 to mid-2034) time horizon.

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

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

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

- Dufferin County 2022 Official Plan Review and Municipal Comprehensive Review Draft Land Needs Analysis Report, WSP Canada, July 2022;
- Township of Mulmur Official Plan, Approved by MMAH April 24, 2012;
- Township of Mulmur 2021 Development Charges Update Study, July 2, 2021, prepared 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; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Mulmur.

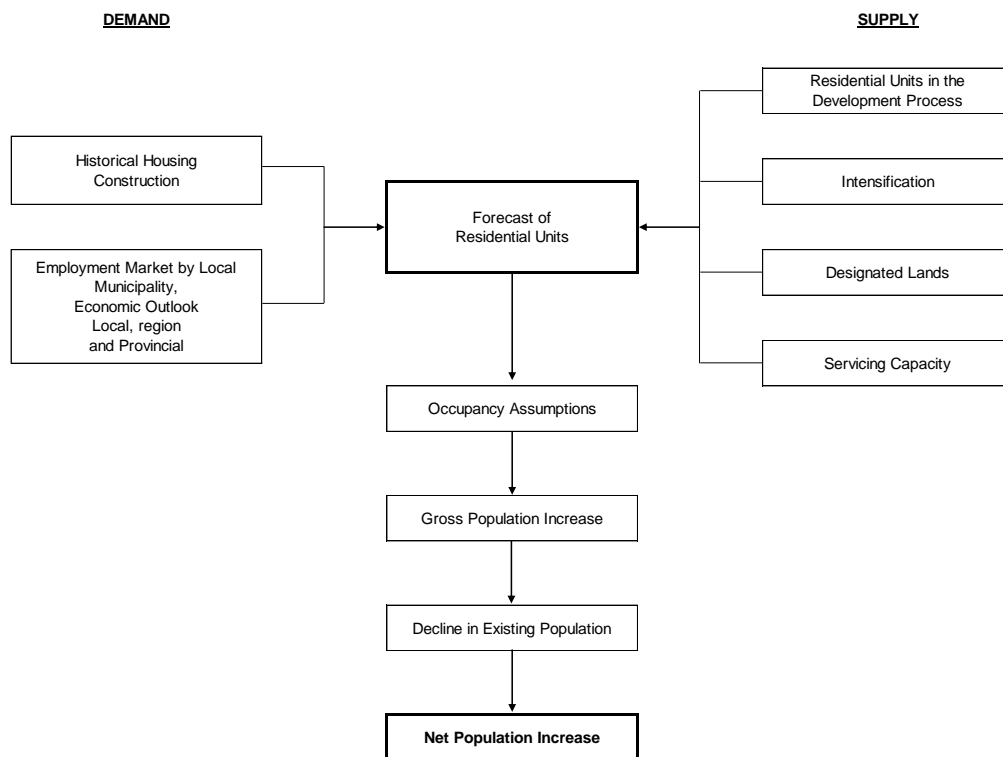


3.3 Summary of Growth Forecast

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, population in the Township of Mulmur (excluding census undercount) is anticipated to reach approximately 3,950 by mid-2034 resulting in an increase of approximately 300 persons.^[1]

Figure 3-1
Population and Household Forecast Model



[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%. Population figures presented herein have been rounded.



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

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2011	3,500	3,391	26	3,365	1,258	0	5	8	1,271	24	2.668
	Mid 2016	3,590	3,478	18	3,460	1,300	5	10	0	1,315	16	2.645
	Mid 2021	3,680	3,571	16	3,555	1,370	5	10	5	1,390	15	2.569
Forecast	Mid 2024	3,770	3,655	16	3,639	1,399	5	13	5	1,422	15	2.570
	Mid 2034	4,080	3,951	18	3,933	1,504	5	21	5	1,535	16	2.574
Incremental	Mid 2011 - Mid 2016	90	87	-8	95	42	5	5	-8	44	-8	
	Mid 2016 - Mid 2021	90	93	-2	95	70	0	0	5	75	-1	
	Mid 2021 - Mid 2024	90	84	0	84	29	0	3	0	32	0	
	Mid 2024 - Mid 2034	310	296	2	294	105	0	8	0	113	1	

^[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

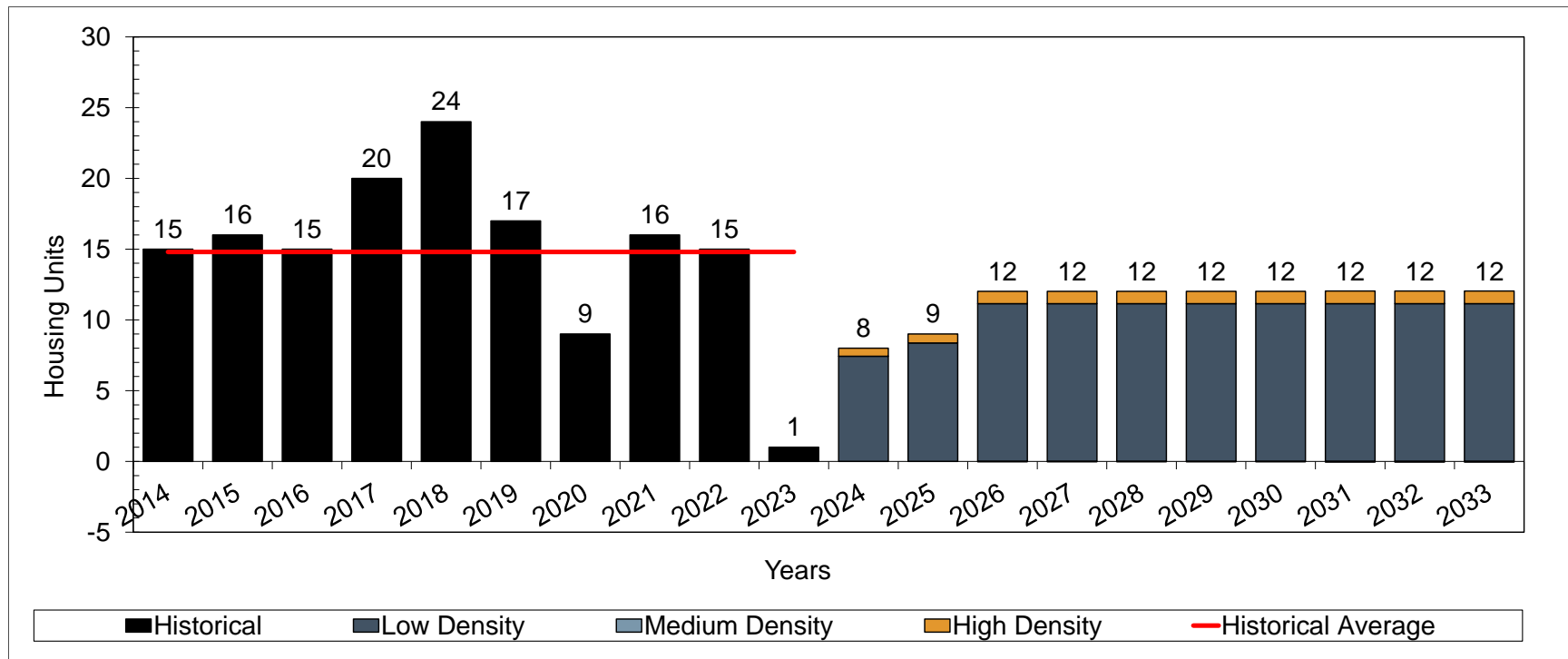
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



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



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data, 2014 to 2023, by Watson & Associates Economists Ltd.



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

- Unit Mix (Appendix A - Schedules 1 and 4)
 - The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 4), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township.
 - Based on the above indicators, the 2024 to 2034 household growth forecast for the Township is comprised of a unit mix of 93% low density units (single detached and semi-detached), 0% medium density (multiples except apartments) and 7% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- Planning Period
 - Short-term 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 Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 2 and 3)
 - The number of housing units to be constructed by 2034 in the Township over the forecast period is presented in Table 3-1. Over the mid-2024 to mid-2034 forecast period, the Township is anticipated to average approximately 11 new housing units per year.



- Institutional population^[1] is anticipated to increase by approximately 2 people between mid-2024 to mid-2034.
- Population in new units is derived from Schedules 2 and 3, 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 5a 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. Due to data limitations medium and high density P.P.U. data was derived from the County of Dufferin which includes the Township of Mulmur, and is outlined in Schedule 5b. 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 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.982
 - Medium density: 2.951
 - High density: 2.065
- Existing Units and Population Change (Appendix A - Schedules 2 and 3)
 - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 2).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 2 through 3^[2]. The forecast population change in existing households over the mid-2024 to mid-2034 forecast period is forecast to decline by approximately 40.
- Employment (Appendix A – Schedules 7a and 7b)

^[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.



- 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 is outlined in Schedule 7a. The 2016 employment base is comprised of the following sectors:
 - 25 primary (3%);
 - 345 work at home employment (47%);
 - 98 industrial (13%);
 - 178 commercial/population-related (24%); and
 - 90 institutional (12%).
- The 2016 employment by usual place of work, including work at home, is 735. An additional 230 employees have been identified for the Township 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 is anticipated to reach approximately 1,290 by mid-2034. This represents an employment increase of approximately 140 for the 10-year forecast period.
- Schedule 7b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on township services from work at home employees has already been included in the population forecast. The need for township services related to N.F.P.O.W. employees has largely been included in the

^[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."



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 (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 560 by mid-2034. This represents an employment increase of approximately 70 for the 10-year forecast period.
- Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A - Schedule 7b)
 - Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,500 sq.ft. per employee for industrial;
 - 500 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 54,100 sq.ft. over the 10-year forecast period.
 - In terms of percentage growth, the mid-2024 to mid-2034 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary - 11%
 - industrial - 34%;
 - commercial/population-related - 35%; and
 - institutional - 21%.



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 municipalities and indicates the D.C. eligible service components included in the D.C. background study for the Township.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1B (as per the legend in Table 4-1A). 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 that are potentially eligible for inclusion in municipal D.C. by-laws 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 Township 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

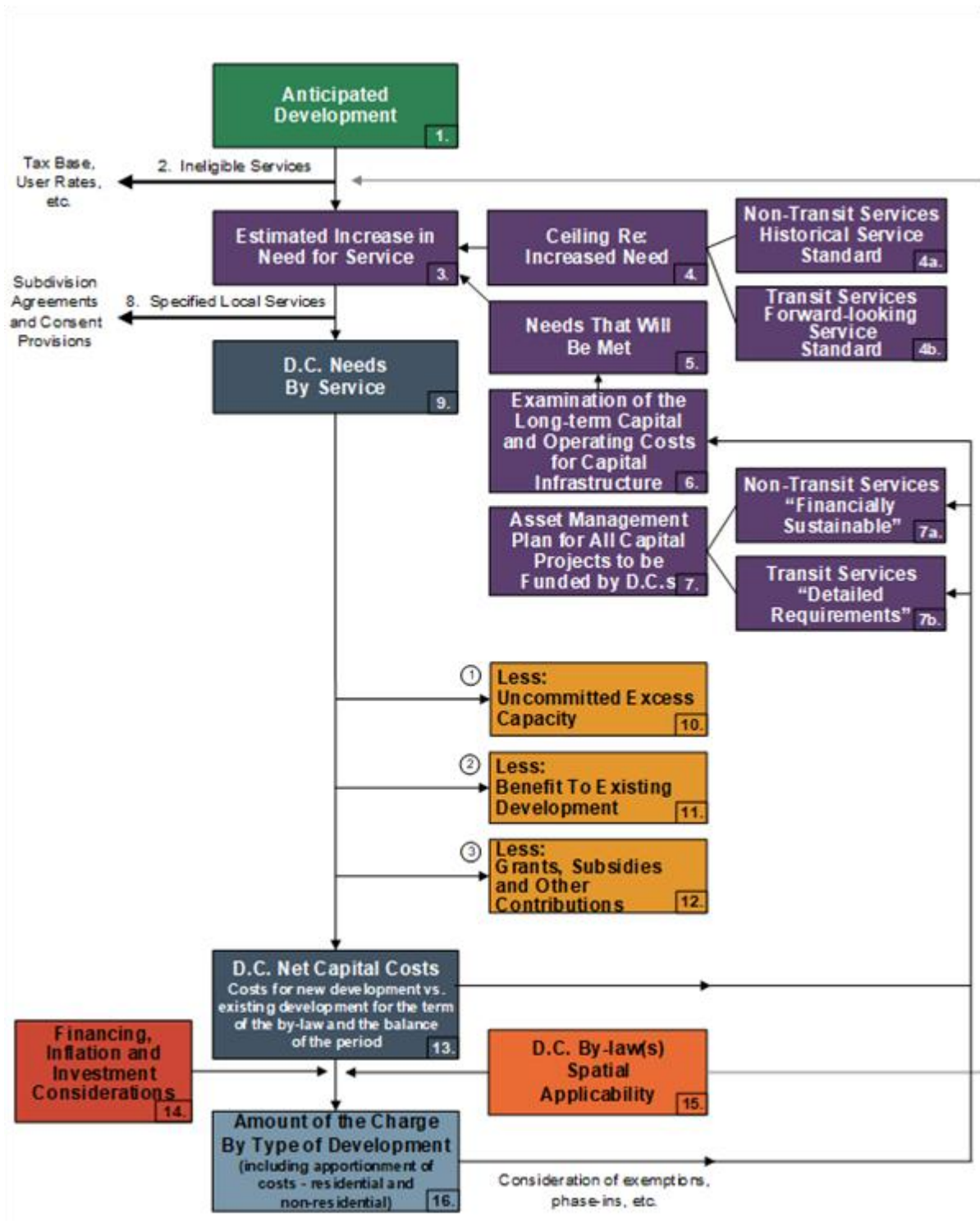




Table 4-1A
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	No	1.1 Treatment plants, Water Supply, and Storage Facilities
	No	1.2 Distribution systems
	No	1.3 Local systems
	No	1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	n/a	2.1 Treatment plants
	n/a	2.2 Sewage trunks
	n/a	2.3 Local systems
	n/a	2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Collector roads
	Yes	4.3 Bridges, Culverts and Roundabouts
	No	4.4 Local municipal roads
	Yes	4.5 Traffic signals
	Yes	4.6 Sidewalks and streetlights
	Yes	4.7 Active Transportation
	Yes	4.8 Works Yard
	Yes	4.9 Rolling stock ¹
5. Electrical Power Services	n/a	5.1 Electrical substations
	n/a	5.2 Electrical distribution system
	n/a	5.3 Electrical system rolling stock ¹
6. Transit Services	n/a	6.1 Transit vehicles ¹ & facilities
	n/a	6.2 Other transit infrastructure
7. Waste Diversion Services	n/a	7.1 Waste diversion facilities
	n/a	7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	No	8.1 Police detachments
	No	8.2 Police rolling stock ¹
	No	8.3 Small equipment and gear
9. Fire Protection Services	Yes	9.1 Fire stations
	Yes	9.2 Fire Vehicles ¹
	Yes	9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space
	n/a	10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes	11.1 Public library space (incl. furniture and equipment)
	n/a	11.2 Library vehicles ¹
	Yes	11.3 Library materials
12. Services Related to Long-Term Care	n/a	12.1 Long-Term Care space
	n/a	12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
19. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	19.1 Office space 19.2 Office furniture 19.3 Computer equipment

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
20. Other	No	20.1 Interest on money borrowed to pay for growth-related capital

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 Municipality’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

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

Currently, there are no outstanding credits to be included in the D.C. calculations.

4.7 Class 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. has not identified any classes of service.

4.8 Existing Reserve Funds

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



“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township’s projected D.C. reserve fund balance, less outstanding commitments related to prior year capital approvals, by service as of December 31, 2023, is provided in Table 4-2:

Table 4-2
Township of Mulmur
Projected Development Charge Reserve Fund Balances
As of December 31, 2023

Service	Dec. 31, 2023 Year End Balance	Commitments	Adjusted Dec. 31, 2023 Year End Balance
Services Related to a Highway	\$106,830.04		\$106,830.04
Fire Protection Services	\$229,612.41		\$229,612.41
Parks and Recreation Services	\$348,151.21		\$348,151.21
Library Services	\$2,350.75		\$2,350.75
Policing Services	\$0.00		\$0.00
Administration (Growth Studies)	\$49,652.96	\$49,652.96	\$0.00
Total	\$736,597.37	\$49,652.96	\$686,944.41



4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 3.10.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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



In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

In addition, the growth forecasts indicate that the Municipality will experience a growth in population in existing households. Therefore, a proportionate share of growth needs that benefit this increase growth in existing households, have been deducted from the costs included in the D.C. calculations/charges that will be imposed on new residential growth units.

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.9.5 Municipal-wide vs. Area-Specific

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



4.9.6 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.

4.9.7 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.

4.9.8 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in 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.

Note that the phase-in is not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation. Further, based on the release of Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, it is anticipated that the mandatory phase-in may be removed from the D.C.A. in 2024.



4.9.9 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:

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

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



Chapter 5

D.C. Eligible Cost Analysis by Service



5. D.C. Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis for the defined service areas. 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 service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

The nature of the capital projects and timing identified in the Chapter reflect Council’s current intention. Over time, however, Township projects and Council priorities may change; accordingly, Council’s intentions may be altered, 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 Township-wide D.C. Services Calculation

This section evaluates the development-related capital requirements for all Township-wide services over a 10-year planning period.

5.2.1 *Services Related to a Highway*

The Township’s inventory of roadways is measured in kilometres (km) and is further classified as paved and unpaved roads, along with barrier/guiderrails/posts. The Township currently owns 227.32 km of D.C. eligible roads, of which 169.22 km are paved, 55.7 are unpaved, and 2.40 km of barrier/guiderrails/posts. Additionally, the Township owns and maintains a total of 122 bridges, culverts, and structures along with 29 streetlights along D.C. eligible roads. Further, 21,288 sq.ft. of roads operations facility space is owned and used by the Township for Services Related to a Highway, along with approximately 21 vehicles and equipment to service the roads.



The total inventory of assets over the past 15-years results in an invested level of service of \$24,517 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$7.26 million is applicable.

Table 5-1 provides the 10-year capital program for Services Related to a Highway. The capital program includes a total gross capital cost of \$589,800 over the 2024-2033 forecast period. Deductions related to the benefit to the existing development were applied of \$69,800. Finally, \$106,830 in existing D.C. reserve fund balances has been deducted from the forecast D.C. recoverable capital needs. As a result, the total D.C. recoverable cost of \$413,170 has been included in the charge, of which approximately \$338,800 (82%) and \$74,370 million (12%) has been attributed to residential and non-residential developments, respectfully, based on the incremental growth anticipated in population and employment over the 10-year forecast period (i.e., 296 net population and 66 employees).

5.2.2 Fire Protection Services

The Township currently provides Fire Protection Services to its community through three (3) different fire facilities, one located in the Township of Melancthon and one each located in the Towns of Shelburne and Mono. Each facility is shared with the Township, and the capital costs are proportioned as follows:

- The Mulmur-Melancthon Honeywood Fire Station: The Township's proportionate share is 50% of the total facility, which equates to approximately 3,375 sq.ft. Additionally, the Township's share is 50% of the Sea-Cans located at the fire station.
- Shelburne Fire Hall: The Township's share is adjusted annually, which has ranged between 7.37% to 10.61% over the past 15-years, with the 2023 share based on 7.37% of the total facility, equating to approximately 526 sq.ft. of the total facility.
- Rosemont District Fire Department (Located in the Town of Mono): The Township's proportionate share was 1/3 between 2009 and 2017, after which the annual share varies annually. Between 2018 and 2023, the Township's share has ranged between 51.21% and 52.13%. Based on the 2023 share of 52.13% of the total facility, approximately 3,798 sq.ft. of the facility was attributed to the Township. The Township also shares in the use the Sea-Cans located at the fire station based on the same proportionate shares.



In total, the Township was responsible for approximately 7,700 sq.ft. of fire facilities in 2023 to provide fire protection services to its community. Further, with the proportionate shares indicated above, the Township also shares proportionately in vehicle and equipment, along with small equipment and gear for firefighters.

The total inventory of assets over the past 15-years results in an invested level of service of \$1,590 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$470,600 is applicable.

The 10-year capital program for Fire Protection Services is provided in Table 5-2. The capital program included a total gross capital cost of approximately \$2.13 million over the 2024-2033 forecast period. As the Honeywood and Shelburne Fire Services are shared with the Township of Melancthon and Town of Shelburne, other deductions have been made against each capital project related to these stations to account for the contribution from the other member municipalities. In total, the deductions equate to approximately \$1.71 million. Further, \$229,612 in existing D.C. reserve funds has been deducted from the capital costs resulting in net D.C. recoverable costs of \$190,968. The D.C. recoverable costs have been apportioned to residential and non-residential development, with residential development incurring \$156,596 (82%) and non-residential development incurring \$34,374 (18%) of the total D.C. recoverable costs based on the relationship of incremental population and employment growth.

5.2.3 Parks and Recreation Services

The Township provides a variety of parks and recreation-related assets to service the community. It should be noted that some of the assets are located within the Township while others are shared and located in neighbouring municipalities. Currently, the Township maintains approximately 28.6 acres of developed parkland and 10 parkland amenities such as ball diamonds, a batting cage, playgrounds, basketball courts, etc. Further, 702 linear metres of trails are owned and maintained within the boundaries of the Township. In addition, the Township was responsible for 25,826 sq.ft. of recreation facility space in 2023, along with 4.25 vehicles and equipment (some of which are shared with other services).

The total inventory of assets over the past 15-years provides in an invested level of service of approximately \$4,300 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$1.27 million is applicable.



Table 5-3 provides the associated 10-year capital program for Parks and Recreation Services. The gross capital costs identified in the capital program totals approximately \$5.34 million and relates to additional park amenities, trail development and a renovation & expansion of the North Dufferin Community Centre Arena. Deductions related to post-period benefits beyond the 10-year planning period of \$938,000 have been applied, specific to the North Dufferin Community Centre Arena Renovation and Expansion project. Further, a deduction to realize the benefit to the existing community for capital projects of approximately \$2.78 million, has been made, along with a deduction of \$348,151 to recognize the existing 2023 year-end D.C. reserve fund balance. Therefore, the total D.C. recoverable amount of approximately \$1.27 million has been included in the calculation of the charge. As the predominate users of Parks and Recreation Services tend to be residents of the Township, the forecast D.C. recoverable costs have been allocated 95% to residential and 5% for non-residential development, resulting in approximately \$1.21 million attributed to residential developments and approximately \$63,560 attributed for non-residential development.

5.2.4 Library Services

The Township currently has an agreement with the Town of Shelburne to utilize a portion of Shelburne Public Library. The Township's proportionate share of capital costs varies annually and was 10.5% in 2023. As a result, the Township share of facility space has ranged from 565 sq.ft. to 706 sq.ft. over the past 15 years. In addition, the Township is responsible for 7,446 items of library collection materials. Therefore, the inventory of assets that the Township has been responsible for over the past 15-years equates in a level of service of \$169 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$50,150 could be included in the D.C. calculation.

The gross capital costs required to accommodate growth is estimated at \$174,200. As the Township shares in the Shelburne Public Library, a deduction of \$44,750 for the capital costs that are the responsibility of the other municipalities, in relation to three "Pop up" Satellite Branches, has been made to ensure that the Township's portion of the capital cost are what is to be considered for recovery through D.C.s. Additionally, it is anticipated that two of these "Pop up" Satellite Branches will be funded through grants. A provision has also been identified to allow for the expansion of the collection materials required to service the growth population of the Township in the amount of \$24,200. A deduction of \$2,351 related to the 2023 year-end D.C. reserve fund has



also been made. As a result, the Township's total D.C. recoverable cost of approximately \$27,100 has been included in the charge. As the predominate users of Library Services tend to be residents, the forecast D.C. recoverable costs have been allocated 95% to residential and 5% for non-residential development. This allocation equates to approximately \$25,740 and \$1,355 has been attributed to residential and non-residential developments, respectfully

5.2.5 Growth-Related Studies

Upon enactment of Bill 185, the Township intends to amend the D.C. by-laws to embrace the policies related to the removal of the mandatory phase-in of charges, the reduced time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications, and include the cost of growth-related studies including the Development Charges Studies, which is estimated to be approximately \$1,300 per single detached home and approximately \$0.60 per sq.ft. for non-residential developments. The studies anticipated for inclusion are as follows:

- Development Charge Studies;
- Roads Needs Study;
- Parks & Recreation Master Plan;
- Official Plan Update;
- Zoning By-law Update; and
- Design Standards.

The list of growth-studies, including the gross costs, deductions for benefit to existing, and net growth-related costs would be provided in more detail though an amending by-law process once in effect.



Table 5-1
Township of Mulmur
Infrastructure Costs Included in the Development Charge Calculation
Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
	Roads and Related:										
1	5 Side Road (Centre Line to First Line East) - Upgrade from Gravel to Paved (1.34 km)	2024	252,300	-		252,300	69,800		182,500	149,650	32,850
	Facilities:										
2	Salt Storage Building	2024	143,000	-		143,000	-		143,000	117,260	25,740
	Vehicles and Equipment:										
3	Sidewalk Plow	2028-2033	143,000	-		143,000	-		143,000	117,260	25,740
4	Plow Attachments for 1 Ton Truck	2025-2026	51,500	-		51,500	-		51,500	42,230	9,270
	Adjustments:										
5	Reserve Fund Adjustment						106,830		(106,830)	(87,601)	(19,229)
	Total		589,800	-	-	589,800	176,630	-	413,170	338,799	74,371



Table 5-2
Township of Mulmur
Infrastructure Costs Included in the Development Charge Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
Shelburne Station:											
1	Provision for Building Addition (Mulmur Share)	2028	1,394,000	-	1,291,300	102,700	-		102,700	84,214	18,486
2	Provision for Additional Firefighter Equipment (Shelburne - 4 additional - Mulmur Share)	2024-2025	33,040	-	30,600	2,440	-		2,440	2,001	439
3	Provision for Additional Firefighter Equipment (Shelburne - 4 additional - Mulmur Share)	2028-2033	33,040	-	30,600	2,440	-		2,440	2,001	439
4	Additional Service Vehicle (Shelburne - 4 additional - Mulmur Share)	2028-2033	75,000	-	69,500	5,500	-		5,500	4,510	990
Honeywood Station:											
5	Pick-up Truck	2025-2033	59,000	-	29,500	29,500	-		29,500	24,190	5,310
6	Provision for additional fire facility	2025-2033	500,000	-	239,200	260,800	-		260,800	213,856	46,944
7	Additional Hose & Nozzels	2024	33,000	-	15,800	17,200	-		17,200	14,104	3,096
Adjustments:											
8	Reserve Fund Adjustment						229,612		(229,612)	(188,282)	(41,330)
	Total		2,127,080	-	1,706,500	420,580	229,612	-	190,968	156,593	34,374



Table 5-3
Township of Mulmur
Infrastructure Costs Included in the Development Charge Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Useful Life (years)	Timing (year) From	Timing (year) To	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
										Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2024 to 2033												95%	5%	
1	Honeywood Bleachers (2 sets)	20	2024		2024	24,000	-		24,000	-		24,000	22,800	1,200
2	Honeywood Storage Shed	40	2024		2024	20,000	-		20,000	-		20,000	19,000	1,000
3	North Dufferin Community Centre Arena Renovation and Expansion	50	2033	2043	2033-2043	5,000,000	938,000		4,062,000	2,739,000		1,323,000	1,256,850	66,150
4	Washrooms at Thomson Trail Park	50	2029	2033	2029-2033	175,000	-		175,000	-		175,000	166,250	8,750
5	Upgrading to Pavement of Thomson Trail	50	2025	2028	2025-2028	99,900	-		99,900	42,500		57,400	54,530	2,870
6	Violet Hill Trail	25	2025	2027	2025-2027	20,000	-		20,000	-		20,000	19,000	1,000
Adjustments:														
7	Reserve Fund Balance									348,151		(348,151)	(330,744)	(17,408)
	Total					5,338,900	938,000	-	4,400,900	3,129,651	-	1,271,249	1,207,686	63,562



Table 5-4
Township of Mulmur
Infrastructure Costs Included in the Development Charge Calculation
Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Useful Life (years)	Timing (year) From	Timing (year) To	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
										Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	"Pop-Up" Sattelite Branch (Book Vending Machines) (3)	25	2024	2033	2024-2033	150,000	-	44,750	105,250	-	100,000	5,250	4,988	263
2	Provision for Additional Collection Materials & E-Materials	10	2024	2033	2024-2033	24,200	-		24,200	-		24,200	22,990	1,210
Adjustments:														
3	Reserve Adjustment									2,351		(2,351)	(2,233)	(118)
	Total					174,200	-	44,750	129,450	2,351	100,000	27,099	25,744	1,355



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for each service (Services Related to a Highway, Fire Protection Services, Parks & Recreation Services, and Library Services) on development within the Township's 10-year forecast period (2024-2033).

The calculation for residential development is generated on a per capita basis and is based upon four (4) forms of housing types (singles and semi-detached dwellings, other multiple dwellings, bachelor and 1-bedroom apartments, and 2+ bedrooms apartments). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, institutional, and primary).

The D.C. eligible costs for each service component were determined in Chapter 5 for all Township-wide services, based on their associated 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 residential D.C. recoverable capital 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 5) to calculate the charges in Table 6-1.

Table 6-2 provides the schedule of charges that is applicable for all services by type of development, and Table 6-3 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-laws.



Table 6-1
Township of Mulmur
Township-wide Services D.C. Calculation
2024-2033

SERVICE	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Services Related to a Highway</u>				
1.1 Roads and related, facilities, vehicles & equipment	338,799	74,371	3,052	1.37
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles & equipment	156,593	34,374	1,411	0.64
3. <u>Parks and Recreation Services</u>				
3.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	1,207,686	63,562	10,880	1.17
4. <u>Library Services</u>				
4.1 Library facilities and collection materials	25,744	1,355	232	0.03
TOTAL	\$1,728,823	\$173,662	\$15,575	\$3.21
D.C.-Eligible Capital Cost	\$1,728,823	\$173,662		
10-Year Gross Population/GFA Growth (sq.ft.)	331	54,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,223.03	\$3.21		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	2.982	\$15,575		
Other Multiples	2.951	\$15,413		
Apartments - 2 Bedrooms +	2.213	\$11,559		
Apartments - Bachelor and 1 Bedroom	1.100	\$5,745		



Table 6-2
Township of Mulmur
Township-wide Services D.C. Calculation
2024-2033

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:					
Services Related to a Highway	3,052	3,020	2,265	1,126	1.37
Fire Protection Services	1,411	1,397	1,047	521	0.64
Parks and Recreation Services	10,880	10,767	8,074	4,013	1.17
Library Services	232	230	172	86	0.03
Total Township-Wide Services	\$15,575	\$15,414	\$11,558	\$5,746	\$3.21



Table 6-3
Township of Mulmur
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-laws

Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway 1.1 Roads and related, facilities, vehicles & equipment	589,800	-	176,630	-	-	338,799	74,371
2. Fire Protection Services 2.1 Fire facilities, vehicles & equipment	2,127,080	1,706,500	229,612	-	-	156,593	34,374
3. Parks and Recreation Services 3.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	5,338,900	-	3,129,651	-	938,000	1,207,686	63,562
4. Library Services 4.1 Library facilities and collection materials	174,200	44,750	2,351	100,000	-	25,744	1,355
Total Expenditures & Revenues	\$8,229,980	\$1,751,250	\$3,538,244	\$100,000	\$938,000	\$1,728,823	\$173,662



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 uses a uniform Municipal-wide D.C. calculation for all services;
- The Township imposes individual D.C. by-laws for each service to prevent potential loss of D.C. revenue with potential future amendments.

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 convention 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., primary, industrial, commercial, and institutional).

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each Township circumstance, as follows:
 - For Fire Protection Services and Services Related to a Highway, an 82% residential and 18% non-residential attribution has been made to recognize the residential and non-residential sector uses over the Township-wide 10-year forecast period for both services;
 - Parks and Recreation and Library Service residential and non-residential attributions have been determined based on an allocation of 95% to residential development, and 5% to non-residential development.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

As a result of the redevelopment, conversion, demolition, or change of use of a building, or structure or part thereof, the development charges payable by the proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time the By-law was passed. A credit shall not be warranted where a building, or structure or part thereof was demolished, and no building permit has been issued within two (2) years from the date of issuance of the demolition permit and shall not exceed the amount of the development charges payable with respect to new or proposed development. Further, No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building, or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with the By-law.

Finally, where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building demolished, the new building shall be credited in accordance with Subsections 9.1, 9.2, 9.3 & 9.4 of by-law 30-19, as amended. If the relocation of the non-residential building and use results in an increased demand on services, the increase in demand for services shall be payable in accordance with the provisions of this By-law. If, in the future, redevelopment of the demolished site is



proposed, the new proposed development of the site shall be subject to the full Development Charge as the service capacity associated with the demolished site has effectivity been transferred.

7.3.4 Exemptions

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 in existing and new buildings:
 - May add up to two additional residential units with one being in an ancillary structure for a single detached, semi-detached, or row house
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- 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, attainable units, (once proclaimed); and
- Affordable inclusionary zoning units and Non-Profit housing developments;
- 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).



Non-statutory (discretionary exemptions) include the following:

- Non-residential buildings used accessory to an agricultural use;
- The portion of a Place of Worship used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of buildings used for any commercial or institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes; and
- Temporary buildings where the owner has completed an agreements with the Township specifying the owner's obligation to remove the building,

7.3.5 Mandatory 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.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1%.



7.3.7 Indexing

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

7.3.8 D.C. Spatial Applicability

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

The rationale for maintaining a municipal-wide D.C. approach is based, in part, on the following:

1. All municipal services, except for water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the municipality, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific



approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the municipality will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

Based on the foregoing and discussions with Township staff, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to apply Township-wide D.C.s for all services.

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 four (4) separate reserve funds, including:

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

In addition, the existing reserve fund balance for policing services should be closed once all funding has been spent for the purposes for which the funds were collected. Further, the reserve fund for growth-related studies is fully committed and can be closed once all funds have been utilized.



7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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

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

7.5 Other Recommendations

It is recommended that Council:

“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 Township-wide basis for all services.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated April 16, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated April 16, 2024, as amended (if applicable);”

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

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



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.

8.1.4 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.



8.2 Implementation Requirements

8.2.1 Introduction

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

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

8.2.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Municipal 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.

8.2.3 By-law Pamphlet

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

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



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

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

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

8.2.4 Appeals

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

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

8.2.5 Complaints

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

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

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



8.2.6 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.

8.2.7 Front-Ending Agreements

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

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

8.2.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Mulmur Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	3,500	3,391	26	3,365	1,258	0	5	8	1,271	24	2.668
	Mid 2016	3,590	3,478	18	3,460	1,300	5	10	0	1,315	16	2.645
	Mid 2021	3,680	3,571	16	3,555	1,370	5	10	5	1,390	15	2.569
Forecast	Mid 2024	3,770	3,655	16	3,639	1,399	5	13	5	1,422	15	2.570
	Mid 2034	4,080	3,951	18	3,933	1,504	5	21	5	1,535	16	2.574
Incremental	Mid 2011 - Mid 2016	90	87	-8	95	42	5	5	-8	44	-8	
	Mid 2016 - Mid 2021	90	93	-2	95	70	0	0	5	75	-1	
	Mid 2021 - Mid 2024	90	84	0	84	29	0	3	0	32	0	
	Mid 2024 - Mid 2034	310	296	2	294	105	0	8	0	113	1	

^[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

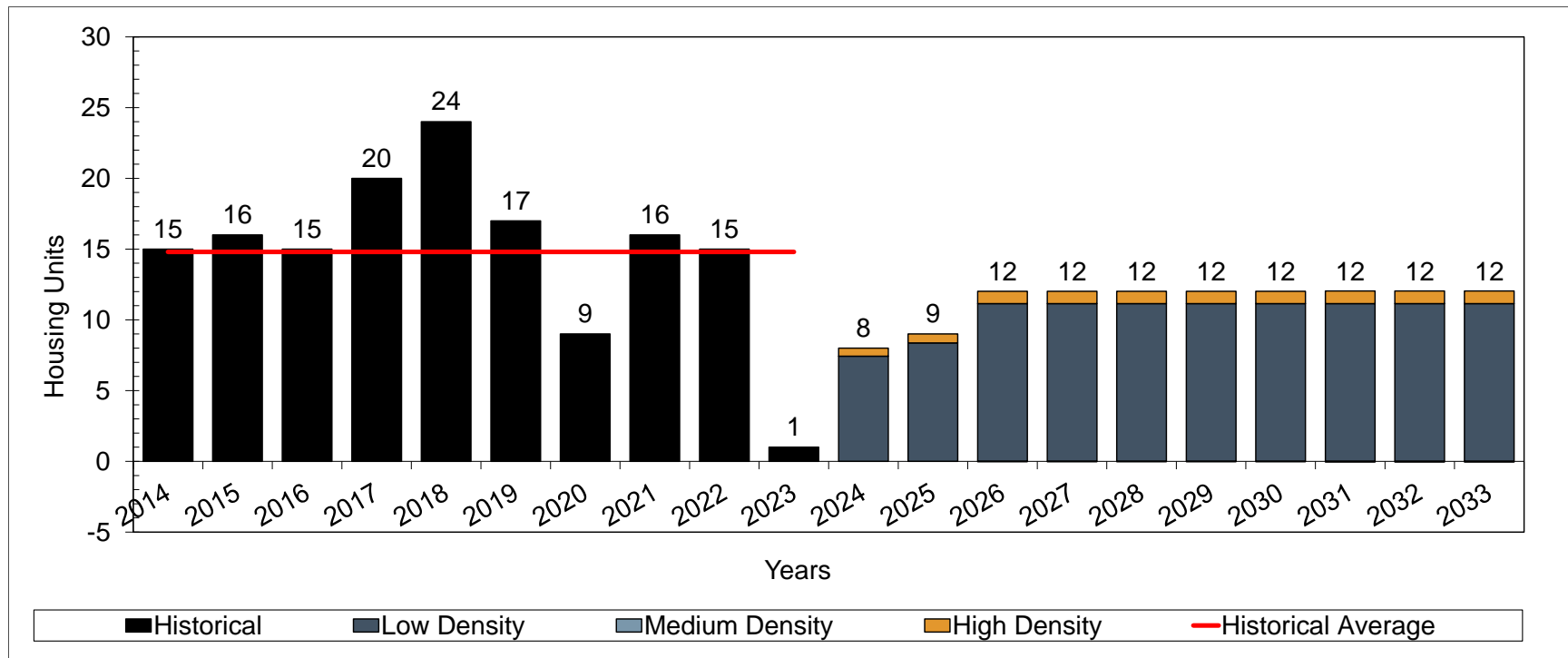
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1
Township of Mulmur
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data, 2014 to 2023, by Watson & Associates Economists Ltd.



Schedule 2
Township of Mulmur
Current Year Growth Forecast
Mid 2021 to Mid 2024

		Population
Mid 2021 Population		3,571
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	32
	<i>multiplied by P.P.U. (3)</i>	3.355
	<i>gross population increase</i>	107
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	1,390
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.017
	<i>total decline in population</i>	-23
Population Estimate to Mid 2024		3,655
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		<i>84</i>

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.441	91%	3.118
<i>Multiples (6)</i>	3.196	0%	0.000
<i>Apartments (7)</i>	2.519	9%	0.236
Total		100%	3.355

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 3
Township of Mulmur
Ten Year Growth Forecast
Mid 2024 to Mid 2034

		Population
Mid 2024 Population		3,655
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	113
	<i>multiplied by P.P.U. (3)</i>	2,917
	<i>gross population increase</i>	330
		330
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	1
		1
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	1,422
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.025
	<i>total decline in population</i>	-35
		-35
Population Estimate to Mid 2034		3,951
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		296

(1) Mid 2024 Population based on:

2021 Population (3,571) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (32 x 3.355 = 107) + (0 x 1.1 = 0) + (1,390 x -0.017 = -23) = 3,655

(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>	2.982	93%	2.771
<i>Multiples (6)</i>	2.951	0%	0.000
<i>Apartments (7)</i>	2.065	7%	0.146
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	2.213		
Total		100%	2.917

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 2024 households based upon 2021 Census (1,390 units) + Mid 2021 to Mid 2024 unit estimate (32 units) = 1,422 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4
Township of Mulmur
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	15	0	0	15
2015	16	0	0	16
2016	13	0	2	15
2017	19	0	1	20
2018	24	0	0	24
Sub-total	87	0	3	90
Average (2014 - 2018)	17	0	1	18
% Breakdown	96.7%	0.0%	3.3%	100.0%
2019	17	0	0	17
2020	9	0	0	9
2021	13	0	3	16
2022	15	0	0	15
2023	1	0	0	1
Sub-total	55	0	3	58
Average (2019 - 2023)	11	0	1	12
% Breakdown	94.8%	0.0%	5.2%	100.0%
2014 - 2023				
Total	142	0	6	148
Average	14	0	1	15
% Breakdown	95.9%	0.0%	4.1%	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 Statistics Canada building permit data for the Township of Mulmur, 2014-2023, by Watson & Associates Economists Ltd.



Schedule 5a
Township of Mulmur
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	-	-	-	-		
11-15	-	-	-	3.136	-	2.962	2.962	2.982
16-20	-	-	-	2.833	-	2.647		
20-25	-	-	-	2.688	-	3.000		
25-35	-	-	-	2.333	-	2.350		
35+	-	-	2.083	2.500	3.364	2.434		
Total	0.900	-	2.179	2.608	3.250	2.564		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	-	-	-
6-10	-	-	-	-	-	-
11-15	-	-	-	3.136	-	2.962
16-20	-	-	-	2.833	-	2.647
20-25	-	-	-	2.688	-	3.000
25-35	-	-	-	2.333	-	2.350
35+	-	-	2.040	2.492	3.364	2.427
Total	-	-	2.138	2.584	3.250	2.556

^[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 5b
Dufferin County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.205	-	3.196		
6-10	-	-	-	2.950	-	2.714		
11-15	-	-	-	-	-	2.571	2.827	2.951
16-20	-	-	-	2.667	-	2.727		
20-25	-	-	-	2.882	-	2.300		
25-35	-	-	-	3.250	-	3.033		
35+	0.300	1.231	2.105	2.657	-	2.321		
Total	0.368	1.750	2.103	2.885	-	2.581		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.696	-	2.519		
6-10	-	-	1.538	-	-	1.813		
11-15	-	-	1.500	-	-	1.765	2.032	2.065
16-20	-	-	-	-	-	1.583		
20-25	-	-	-	-	-	1.294		
25-35	-	-	-	-	-	1.467		
35+	0.643	1.204	1.776	2.318	-	1.514		
Total	0.500	1.194	1.726	2.686	-	1.586		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.236	4.750	3.336
6-10	-	-	1.750	3.245	4.696	3.293
11-15	-	-	1.690	3.241	4.088	3.134
16-20	-	-	2.000	3.129	4.394	3.153
20-25	-	1.571	1.842	3.106	4.086	3.026
25-35	-	-	1.935	2.950	4.273	2.994
35+	1.091	1.271	1.865	2.711	3.995	2.537
Total	1.667	1.360	1.868	2.920	4.219	2.809

[1] Includes townhouses and apartments in duplexes.

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

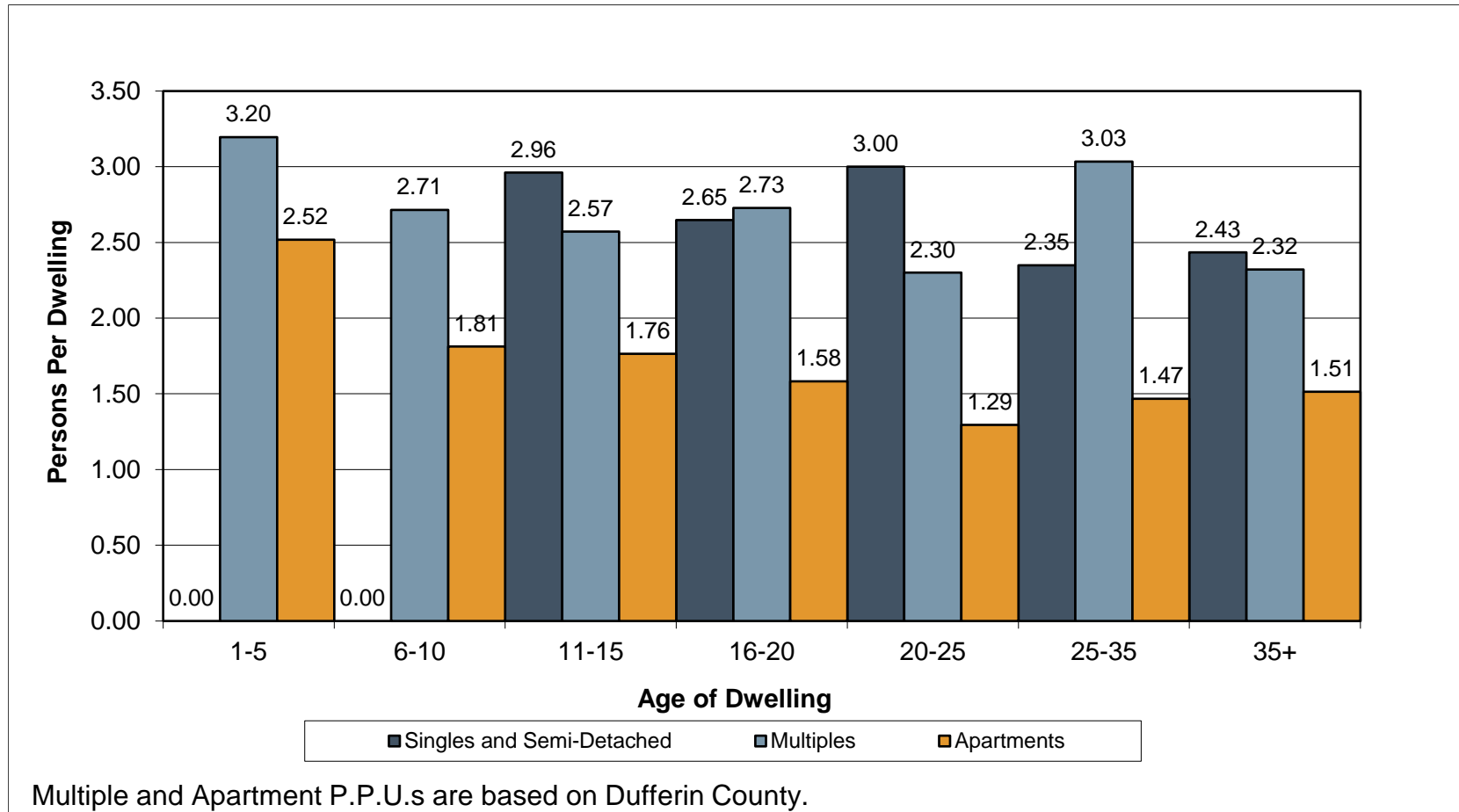
[3] Adjusted based on historical trends.

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

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



Schedule 6
Township of Mulmur
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 7a Township of Mulmur Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		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.)	
Mid 2011	3,391	0.003	0.034	0.018	0.057	0.013	0.125	0.039	0.164	10	115	63	193	45	425	132	557	310
Mid 2016	3,478	0.007	0.099	0.028	0.051	0.026	0.211	0.066	0.277	25	345	98	178	90	735	228	963	390
Mid 2024	3,655	0.006	0.113	0.027	0.059	0.045	0.249	0.065	0.314	22	412	99	214	163	910	237	1,147	498
Mid 2034	3,951	0.006	0.118	0.028	0.063	0.045	0.260	0.066	0.326	24	466	113	248	179	1,030	260	1,290	564
Incremental Change																		
Mid 2011 - Mid 2016	87	0.0042	0.0653	0.0096	-0.0057	0.0126	0.0860	0.0266	0.1126	15	230	35	-15	45	310	96	406	80
Mid 2016 - Mid 2024	177	-0.0012	0.0135	-0.0009	0.0075	0.0187	0.0376	-0.0007	0.0369	-3	67	2	37	73	175	9	184	108
Mid 2024 - Mid 2034	296	0.0000	0.0053	0.0014	0.0041	0.0006	0.0114	0.0010	0.0124	2	54	14	34	16	120	23	143	66
Annual Average																		
Mid 2011 - Mid 2016	17	0.0008	0.0131	0.0019	-0.0011	0.0025	0.0172	0.0053	0.0225	3	46	7	-3	9	62	19	81	16
Mid 2016 - Mid 2024	22	-0.00015	0.00169	-0.00012	0.00094	0.00234	0.00471	-0.00009	0.00462	0	8	0	5	9	22	1	23	14
Mid 2024 - Mid 2034	30	0.00000	0.00053	0.00014	0.00041	0.00006	0.00114	0.00010	0.00124	0	5	1	3	2	12	2	14	7

^[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 work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

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

Source: Watson & Associates Economists Ltd.



Schedule 7b
Township of Mulmur
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary - Non- Bona Fide Farming ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	3,391	10	63	193	45	310					
Mid 2016	3,478	25	98	178	90	390					
Mid 2024	3,655	22	99	214	163	498					
Mid 2034	3,951	24	113	248	179	564					
Incremental Change											
Mid 2011 - Mid 2016	87	15	35	-15	45	80					
Mid 2016 - Mid 2024	177	-3	2	37	73	108					
Mid 2024 - Mid 2034	296	2	14	34	16	66	6,000	18,200	18,700	11,200	54,100
Annual Average											
Mid 2011 - Mid 2016	17	3	7	-3	9	16					
Mid 2016 - Mid 2024	22	0	0	5	9	14					
Mid 2024 - Mid 2034	30	0	1	3	2	7	600	1,820	1,870	1,120	5,410

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,500
Commercial/Population-Related	500
Institutional	700

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

*Reflects Mid-2024 to Mid-2034 forecast period.

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

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Township of Mulmur
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$9,974.87	0.0650	km of roadways	153,460	per km	2,952,562
	Services Related to a Highway - Bridges, Culverts & Structures	\$11,856.47	0.0345	Number of Bridges, Culverts & Structures	343,666	per item	3,509,515
	Services Related to a Highway - Streetlights	\$35.00	0.0083	Number of Streetlights	-	per signal	10,360
	Services Related to a Highway - Public Works Facilities	\$1,343.17	5.3549	sq.ft. of building area	251	per sq.ft.	397,578
	Services Related to a Highway - Public Works Vehicles & Equipment	\$1,307.75	0.0056	No. of vehicles and equipment	233,527	per vehicle	387,094
Fire Protection	Fire Protection Services - Facilities	\$832.66	1.9897	sq.ft. of building area	418	per sq.ft.	246,467
	Fire Protection Services - Vehicles & Equipment	\$569.07	0.0019	No. of vehicles	299,511	per vehicle	168,445
	Fire Protection Services - Small Equipment and Gear	\$187.96	0.0229	No. of equipment and gear	8,208	per item	55,636
Parks & Recreation	Parkland Development	\$525.69	0.0082	Acres of Parkland	64,109	per acre	155,604
	Parkland Amenities	\$139.32	0.0024	No. of parkland amenities	58,050	per amenity	41,239
	Parkland Trails	\$30.85	0.2013	Linear Metres of Paths and Trails	153	per linear m	9,132
	Recreation Facilities	\$3,566.43	10.6303	sq.ft. of building area	335	per sq.ft.	1,055,663
	Parks & Recreation Vehicles and Equipment	\$37.29	0.0012	No. of vehicles and equipment	31,075	per vehicle	11,038
Library	Library Services - Facilities	\$87.63	0.1753	sq.ft. of building area	500	per sq.ft.	25,938
	Library Services - Collection Materials	\$81.82	1.8181	No. of library collection items	45	per collection item	24,219



Table B-2
Township of Mulmur
Services Related to a Highway – Roads and Related

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Paved Roads	168.75	168.75	168.75	168.75	168.75	168.75	168.75	168.75	168.75	168.75	168.75	168.75	169.22	169.22	169.22	\$188,300
Unpaved Roads	55.55	55.55	55.55	55.55	55.55	55.55	55.55	55.55	55.55	55.55	55.55	55.55	55.70	55.70	55.70	\$52,100
Barriers/Guiderrails/Posts	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.40	2.40	2.40	\$41,100
Total	226.69	226.69	226.69	226.69	226.69	226.69	226.69	226.69	226.69	226.69	226.69	226.69	227.32	227.32	227.32	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.0654	0.0663	0.0669	0.0668	0.0667	0.0662	0.0657	0.0652	0.0650	0.0645	0.0637	0.0634	0.0637	0.0633	0.0629

15 Year Average	2009 to 2023
Quantity Standard	0.0650
Quality Standard	\$153,460
Service Standard	\$9,975

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$9,975
Eligible Amount	\$2,952,562



**Table B-3
Township of Mulmur
Services Related to a Highway – Bridges and Culverts**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridge Abutments	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	\$716,000
Bridge Decks & Railings	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	\$317,000
Structural Culverts	-	-	-	-	-	-	1	1	1	1	1	1	2	2	3	\$123,000
Box Culverts	18	18	18	18	18	18	17	17	17	17	17	17	16	16	16	\$702,000
Small Culverts	46	46	46	46	46	46	46	46	46	46	46	46	46	47	47	\$5,100
Total	120	120	120	120	120	120	120	120	120	120	120	120	120	121	122	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.0346	0.0351	0.0354	0.0353	0.0353	0.0351	0.0348	0.0345	0.0344	0.0341	0.0337	0.0335	0.0336	0.0337	0.0338

15 Year Average	2009 to 2023
Quantity Standard	0.0345
Quality Standard	\$343,666
Service Standard	\$11,856

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$11,856
Eligible Amount	\$3,509,515



Table B-4
Township of Mulmur
Services Related to a Highway – Streetlights

Service: Services Related to a Highway - Streetlights
 Unit Measure: Number of Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Streetlights	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	\$4,200
Total	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.0084	0.0085	0.0086	0.0085	0.0085	0.0085	0.0084	0.0083	0.0083	0.0083	0.0082	0.0081	0.0081	0.0081	0.0080

15 Year Average	2009 to 2023
Quantity Standard	0.0083
Quality Standard	\$4,217
Service Standard	\$35

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$35
Eligible Amount	\$10,360



**Table B-5
Township of Mulmur
Services Related to a Highway - Public Works Facilities**

Class of Service: Services Related to a Highway - Public Works Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Sand Storage Building at Terra Nova Public Works Facility	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	\$100	\$119
Public Works Building	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	\$356	\$401
Public Works Building Addition	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	\$163	\$188
Utility Storage	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$100	\$119
Office Space	588	588	588	588	588	588	588	588	588	588	588	588	588	588	588	\$290	\$326
Total	18,288	18,288	18,288	18,288	18,288	18,288	18,288	18,288	18,288	18,288	18,288	18,288	18,288	21,288	21,288		
Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614		
Per Capita Standard	5.2778	5.3504	5.3930	5.3866	5.3771	5.3425	5.3023	5.2581	5.2430	5.2027	5.1413	5.1125	5.1211	5.9247	5.8903		
15 Year Average	2009 to 2023																
Quantity Standard	5.3549																
Quality Standard	\$251																
Service Standard	\$1,343																
D.C. Amount (before deductions)	10 Year																
Forecast Population	296																
\$ per Capita	\$1,343																
Eligible Amount	\$397,578																



**Table B-6
Township of Mulmur
Services Related to a Highway - Public Works Vehicles and Equipment**

Class of Service: Services Related to a Highway - Public Works Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2004 International Plow Truck	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	\$385,000
2016 Western Star Snow Plow	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$385,000
2001 Western Star Plow Truck	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	\$385,000
2019 Western Star Plow Truck	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	\$385,000
2009 Freightliner	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$385,000
2013 Freightliner	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$385,000
2002 Ford F350 Dump Truck	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	\$74,300
2015 GMC Sierra Dump Truck	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$74,300
2010 Chevrolet Pickup	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	\$59,000
2017 (2018) GMC Sierra Pickup Truck	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$59,000
2010 GMC Sierra Pickup	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	\$59,000
2018 Ford Pickup Truck	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	\$59,000
2006 GMC Sierra	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	\$59,000
2014 GMC Pickup Truck	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$59,000
2000 Champion Grader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	\$610,400
2016 John Deere Grader	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$610,400
2004 Catapillar Grader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$610,400
2010 John Deere Grader	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$595,000
2006 Cat Backhoe	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	\$256,000
2017 Caterpillar Backhoe	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$256,000
Handy Hitch Profile Packer	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$26,000
Pavement Edger	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$9,300
Retriever	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$15,600
Skyjacker (Shared With Parks)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	0.25	0.25	0.25	\$10,700
Float Trailer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$45,000
2009 Hyundai Loader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	\$288,000
2018 John Deere Loader	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	\$288,000
Contacted Tractor with Attachment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$363,000
J1 Tractor	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	\$205,000
Tractor Attachment - Tiger boom mower	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	\$139,000
Holland 108 Disc Mower Attachment	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	\$19,000
Sweeper Attachment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$19,300
Total	16.50	17.50	18.50	18.50	19.50	19.50	19.50	19.50	19.50	19.25	20.25	20.25	22.25	21.25	21.25	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.0048	0.0051	0.0055	0.0054	0.0057	0.0057	0.0057	0.0056	0.0056	0.0055	0.0057	0.0057	0.0062	0.0059	0.0059

15 Year Average	2009 to 2023
Quantity Standard	0.0056
Quality Standard	\$233,527
Service Standard	\$1,308

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$1,308
Eligible Amount	\$387,094



**Table B-7
Township of Mulmur
Fire Protection Services - Facilities**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mulmur-Melancthon Fire Hall (located in Mulmur-Melancthon Fire Hall (located in Honeywood) Sea-Cans (per item)	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	\$266	\$322
Rosemont Fire Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	0.50	\$5,500	\$5,500
Rosemont Fire Hall Sea-Cans (per item)	2,429	2,429	2,429	2,429	2,429	2,429	2,429	2,429	2,429	3,753	3,731	3,731	3,744	3,791	3,798	\$266	\$429
Shelburne Fire Hall	-	-	-	-	-	-	-	-	-	-	-	-	1.54	1.56	1.56	\$5,500	\$5,500
Shelburne Fire Hall	490	522	506	657	698	751	758	730	628	642	621	635	534	528	526	\$488	\$894
Total	6,293	6,326	6,310	6,460	6,501	6,555	6,561	6,533	6,432	7,770	7,728	7,742	7,654	7,697	7,702		
Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614		
Per Capita Standard	1.8162	1.8507	1.8607	1.9029	1.9115	1.9149	1.9023	1.8785	1.8440	2.2106	2.1725	2.1643	2.1435	2.1421	2.1311		
15 Year Average	2009 to 2023																
Quantity Standard	1.9897																
Quality Standard	-\$418																
Service Standard	-\$833																
D.C. Amount (before deductions)	10 Year																
Forecast Population	296																
\$ per Capita	-\$833																
Eligible Amount	\$246,467																



**Table B-8
Township of Mulmur
Fire Protection Services – Vehicles and Equipment**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mulmur-Melancthon Fire Hall (located in Mulmur-Melancthon Fire Hall (located in Honeywood) C-Cans (per item)	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	\$266	\$322
Rosemont Fire Hall	2,429	2,429	2,429	2,429	2,429	2,429	2,429	2,429	2,429	3,753	3,731	3,731	3,744	3,791	3,798	\$266	\$429
Rosemont Fire Hall C-Cans (per item)	-	-	-	-	-	-	-	-	-	-	-	-	1.54	1.56	1.56	\$5,500	\$5,500
Shelburne Fire Hall	490	522	506	657	698	751	758	730	628	642	621	635	534	528	526	\$488	\$894
Total	6,293	6,326	6,310	6,460	6,501	6,555	6,561	6,533	6,432	7,770	7,728	7,742	7,654	7,697	7,702		
Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614		
Per Capita Standard	1.8162	1.8507	1.8607	1.9029	1.9115	1.9149	1.9023	1.8785	1.8440	2.2106	2.1725	2.1643	2.1435	2.1421	2.1311		
15 Year Average	2009 to 2023																
Quantity Standard	1.9897																
Quality Standard	-\$418																
Service Standard	-\$833																
D.C. Amount (before deductions)	10 Year																
Forecast Population	296																
\$ per Capita	-\$833																
Eligible Amount	-\$246,467																



**Table B-9
Township of Mulmur
Fire Protection Services – Small Equipment & Gear**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Item)
Honeywood																
Firefighters (Mulum's Share)	11.00	11.00	11.00	11.50	11.50	13.00	12.50	12.00	12.00	10.50	12.00	13.50	13.50	13.50	13.50	\$3,900
Small Equipment (Mulum's share)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$234,600
Shelburne																
Firefighters (Mulum's Share)	2.70	2.88	2.79	2.76	2.93	3.16	3.18	3.07	2.64	2.70	2.61	2.67	2.24	2.22	2.43	\$11,500
Fire Hoses	0.08	0.08	0.08	0.09	0.10	0.11	0.11	0.10	0.09	0.09	0.09	0.09	0.07	0.07	0.07	\$112,000
Rosemont																
Firefighters (Mulum's Share)	11.67	11.67	11.67	11.67	11.67	11.67	11.67	11.67	11.67	18.03	17.92	17.92	17.98	18.21	18.25	\$5,700
Small Equipment & Gear (Mulum's Share):																
SCBA's	10.67	10.67	10.67	10.67	10.67	10.67	10.67	10.67	10.67	16.48	16.39	16.39	16.44	16.65	16.68	\$12,700
Breathing Air Cylinders	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	30.91	30.73	30.73	30.83	31.22	31.28	\$1,900
Auto Extrication - Electric	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.52	0.51	0.51	0.51	0.52	0.52	\$68,700
Auto Extrication - Hydraulic	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.55	1.54	1.54	1.54	1.56	1.56	\$38,200
Miscellaneous Small Equipment (fans, generators etc)	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	12.88	12.80	12.80	12.85	13.01	13.03	\$2,500
Gear Extractor	-	-	-	-	-	0.67	0.67	0.67	0.67	1.03	1.02	1.02	1.03	1.04	1.04	\$12,700
Cascade System	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	1.03	1.02	1.02	1.03	1.04	1.04	\$63,600
Total	66.94	67.13	67.03	67.51	67.69	70.09	69.62	69.00	68.56	96.20	97.13	98.70	98.53	99.54	99.91	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.0193	0.0196	0.0198	0.0199	0.0199	0.0205	0.0202	0.0198	0.0197	0.0274	0.0273	0.0276	0.0276	0.0277	0.0276

15 Year Average	2009 to 2023
Quantity Standard	0.0229
Quality Standard	\$8,208
Service Standard	\$188

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$188
Eligible Amount	\$55,636



Table B-10
Township of Mulmur
Parks and Recreation Services – Parkland Development

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Mansfield Ball Diamond Park	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	\$64,300
Kingsland Park	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	9.05	\$64,300
Thomson Trail Park	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	5.76	\$64,300
NDCC Park (Honeywood)	6.27	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	7.89	\$64,300
Maes Crescent Park	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	1.95	\$64,300
Total	27.0	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	28.6	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008	0.008

15 Year Average	2009 to 2023
Quantity Standard	0.0082
Quality Standard	\$64,109
Service Standard	\$526

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$526
Eligible Amount	\$155,604



Table B-11
Township of Mulmur
Parks and Recreation Services – Parkland Amenities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Thomson Trail Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,000
Thomson Trail Park Basketball Court	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,100
Thomson Trail Park Ice Rink Boards	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Thomson Trail Park Basketball Court/Ice Rink Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$14,600
Mansfield Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,000
Mansfield Ball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Mansfield Ball Diamond Batting Cage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,000
Mansfield Bleachers	-	-	-	1	2	2	2	2	2	2	2	2	2	2	2	\$12,000
North Dufferin Community Centre (Honeywood) Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$81,000
Total	5	5	7	8	9	9	9	9	9	9	9	9	9	10	10	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.0014	0.0015	0.0021	0.0024	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0025	0.0025	0.0025	0.0028	0.0028

15 Year Average	2009 to 2023
Quantity Standard	0.0024
Quality Standard	\$58,050
Service Standard	\$139

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$139
Eligible Amount	\$41,239



Table B-12
Township of Mulmur
Parks and Recreation Services – Park Trails

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Maes Crecent Trail	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	77.00	\$235
Jeffrey Trail	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$235
Thomson Trail Walking Track	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	\$100
Total	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	702.00	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	0.2026	0.2054	0.2070	0.2068	0.2064	0.2051	0.2035	0.2018	0.2013	0.1997	0.1974	0.1963	0.1966	0.1954	0.1942

15 Year Average	2009 to 2023
Quantity Standard	0.2013
Quality Standard	\$153
Service Standard	\$31

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$31
Eligible Amount	\$9,132



Table B-13
Township of Mulmur
Parks and Recreation Services – Recreation Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Dufferin Community Centre (Honeywood) (Mulmur's share)	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	7,000	7,000	7,000	7,000	7,000	7,000	\$329	\$372
North Dufferin Community Centre Arena (Honeywood) (Mulmur's share)	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	11,750	11,750	11,750	11,750	11,750	11,750	\$329	\$372
Mansfield Park Pavilion	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	6,750	\$167	\$175
Primrose Gym/Pickleball	-	-	-	-	-	-	-	-	-	-	-	-	-	157	157	\$250	\$284
Thomson Trail Park Shed	-	-	-	-	-	-	-	-	-	-	-	-	-	49	49	\$302	\$341
Mansfield Park Shed	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$167	\$193
Total	44,370	44,370	44,370	44,370	44,370	44,370	44,370	44,370	44,370	25,620	25,620	25,620	25,620	25,826	25,826		
Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614		
Per Capita Standard	12.8052	12.9813	13.0846	13.0692	13.0462	12.9623	12.8646	12.7573	12.7208	7.2888	7.2027	7.1624	7.1745	7.1879	7.1461		
15 Year Average		2009 to 2023															
Quantity Standard	10,6303																
Quality Standard	\$335																
Service Standard	\$3,566																
D.C. Amount (before deductions)		10 Year															
Forecast Population	296																
\$ per Capita	\$3,566																
Eligible Amount	\$1,055,663																



Table B-14
Township of Mulmur
Parks and Recreation Services – Parks and Recreation Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ice Resurfacing Machine	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.50	0.50	0.50	0.50	\$118,100
Gas Ice Edger	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.50	0.50	0.50	0.50	\$4,500
Floor Scrubber	-	-	-	-	-	-	-	-	-	-	0.50	0.50	0.50	0.50	0.50	\$8,500
Zero Turn John Deere Mower	-	-	-	-	-	-	-	-	-	-	-	-	0.50	0.50	0.50	\$13,600
Contracted Mowers	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$12,200
Skyjacker (Shared)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.25	0.25	0.25	0.25	0.25	0.25	\$10,700
Total	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	3.25	3.75	3.75	4.25	4.25	4.25	
Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614	
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0013	0.0009	0.0011	0.0010	0.0012	0.0012	0.0012	
15 Year Average	2009 to 2023															
Quantity Standard	0.0012															
Quality Standard	\$31,075															
Service Standard	\$37															
D.C. Amount (before deductions)	10 Year															
Forecast Population	296															
\$ per Capita	\$37															
Eligible Amount	\$11,038															



Table B-15
Township of Mulmur
Library Services –Library Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Shelburne Public Library	565	565	565	565	565	565	565	565	565	572	706	706	706	706	706	\$407	\$500
Total	565	565	565	565	565	565	565	565	565	572	706	706	706	706	706		
Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614		
Per Capita Standard	0.1631	0.1653	0.1666	0.1664	0.1661	0.1651	0.1638	0.1624	0.1620	0.1627	0.1985	0.1974	0.1977	0.1965	0.1954		

15 Year Average	2009 to 2023
Quantity Standard	0.1753
Quality Standard	\$500
Service Standard	\$88

D.C. Amount (before deductions)	10 Year
Forecast Population	296
\$ per Capita	\$88
Eligible Amount	\$25,938



Table B-16
Township of Mulmur
Library Services –Library Collection Materials

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Shelburne Public Library Collection Materials	4,533	4,589	5,569	6,134	6,134	6,134	6,118	6,377	6,575	6,427	6,958	7,446	7,446	7,446	7,446	\$45
Total	4,533	4,589	5,569	6,134	6,134	6,134	6,118	6,377	6,575	6,427	6,958	7,446	7,446	7,446	7,446	

Population	3,465	3,418	3,391	3,395	3,401	3,423	3,449	3,478	3,488	3,515	3,557	3,577	3,571	3,593	3,614
Per Capita Standard	1.31	1.34	1.64	1.81	1.80	1.79	1.77	1.83	1.89	1.83	1.96	2.08	2.09	2.07	2.06

15 Year Average	2009 to 2023
Quantity Standard	1.8181
Quality Standard	\$45
Service Standard	\$82

C. Amount (before deduction)	10 Year
Forecast Population	296
\$ per Capita	\$82
Eligible Amount	\$24,219



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. 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 approved 2022 Financial Information Return (F.I.R.).

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 that 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. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	50
Parkland Development	40
Vehicles	15
Small Equipment & Gear	10
Library Materials	10



Table C-2 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 Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

Table C-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING & OTHER CONTRIBUTIONS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads and related, facilities, vehicles & equipment	413,170	17,273	241,288	258,561
2. Fire Protection Services				
2.1 Fire facilities, vehicles & equipment	190,968	11,959	41,952	53,911
3. Parks and Recreation Services				
3.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	2,209,249	7,307	18,975	26,282
4. Library Services				
4.1 Library facilities and collection materials	127,099	7,272	4,441	11,713
Total	\$2,940,486	\$43,811	\$306,656	\$350,467

Annual Operating Expenditures base on Schedule 40 of FIR (do not include columns 2, 6, 8, 9, 12 & 16)



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer's statement, as follows:

- opening balance;
- closing balance;



- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g., collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e., non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies, and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
 - 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, and
 - if the answer to the above is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement.

1. Include a schedule as part of the annual Treasurer's statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

Based upon the above, Tables D-1 to D-4, set out the format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

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 7 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



Table D-1
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates				Total
	Services Related to a Highway	Fire Protection Services	Parks and Recreation Services	Library Services	
Opening Balance, January 1, _____					0
<u>Plus:</u>					
Development Charge Collections					0
Accrued Interest					0
Repayment of Monies Borrowed from Fund and Associated Interest ¹					0
Sub-Total	0	0	0	0	0
<u>Less:</u>					
Amount Transferred to Capital (or Other) Funds ²					0
Amounts Refunded					0
Amounts Loaned to Other D.C. Service Category for Interim Financing					0
Credits ³					0
Sub-Total	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Table D-2
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<u>Services Related to a Highway</u>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Parks and Recreation Services</u>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Fire Protection Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Library Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Library Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Table D-3
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Parks and Recreation Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Fire Protection Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Library Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Library Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Table D-4
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



Table D-5
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Township's General Policy Guidelines on D.C. and local service funding for Services Related to a Highway, Water, Wastewater, Stormwater and Parkland Development services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

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

A) Services Related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median



surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

1. Roads (including associated land)

- Roads Internal to Development – Direct developer responsibility under s.59 of the D.C.A. (as a local service)
- Roads External to Development – If local service within the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.
- Roads External to Development – if not within the area to which the plan relates, Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2. Streetlights

- Streetlights on Township Roads – Linked to road funding source.

3. Sidewalks

- Sidewalks on Township Roads – Linked to road funding source.

B) Stormwater Management

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

C) Water

- Water Services in the Mansfield water servicing area is recovered through a Township connection fee.
- Water Services outside of the Mansfield water servicing area – direct developer responsibility through local service provisions (s.59 of the D.C.A.).

D) Wastewater

- Wastewater Services – direct developer responsibility through local service provisions (s.59 of the D.C.A.).



E) Parkland

1. Parkland Development for Municipal Parks, Community Parks, Neighbourhood Parks and Parkettes: responsibility to provide up to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. including, but not limited to, the following:
 - a) Clearing and grubbing.
 - b) Topsoil Stripping, screening, and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without the approval of the Municipality).
 - c) Parkland shall be free of any contaminated soil or subsoil.
 - d) Servicing - Water, Hydro, Stormwater, Sanitary, Electrical, Fibre/phone, catch basins, meter, and meter boxes to a point just inside the property line as per Municipal requirements. This includes providing a catch basin, manhole, access boxes and meter boxes within the park property.
 - e) Rough grading (pre-grading) to allow for positive drainage of the Park, with a minimum slope of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Municipality
 - f) Supply and spreading of topsoil to 200 mm depth as per Municipal requirements (import topsoil if existing on-site is insufficient to reach required depth).
 - g) Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
 - h) Seeding of site with Municipal-approved seed mix. Maintenance of seed until acceptance by the Municipality.
 - i) Parkland shall be conveyed free and clear of all encumbrances.
 - j) When parkland parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust.
 - k) Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.



- l) Temporary Park sign advising future residents that the site is a future park is a direct developer responsibility as a local service under s. 59 of the D.C.A.
 - m) Perimeter fencing of parkland to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality is a direct developer responsibility as a local service under s. 59 of the D.C.A.
 - n) The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
 - o) Required heritage features within the park as set out within the Planning approval conditions.
2. Program facilities, including but limited to, sports facilities, creative play structures/equipment, shade shelters, multi-purpose courts, walkways, trails, site furnishings, and other amenities (including associated utilities) within Parks are included in the parkland D.C.'s.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require 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:

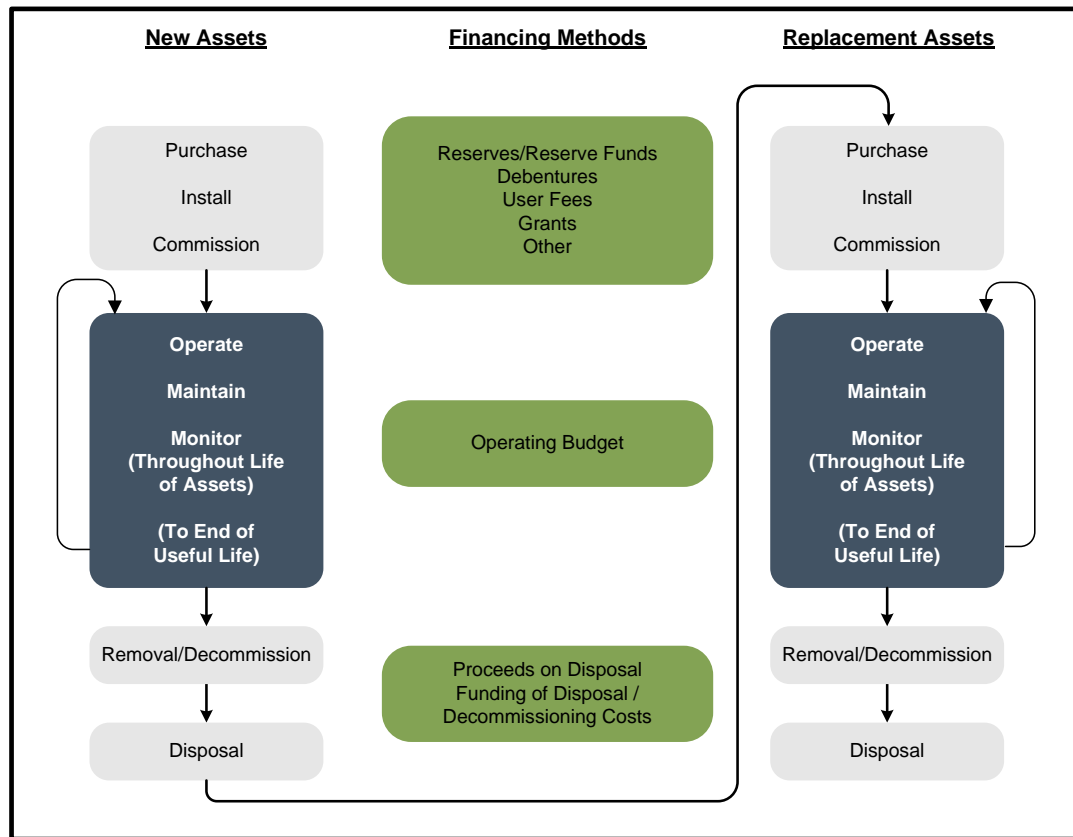
“The asset management plan shall,

- (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 2021 for core municipal services and 2023 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 late 2017, the Province introduced O. Reg. 588/17 under the I.J.P.A. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, 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 2021 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 Municipality'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., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$363,979.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$357,613 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Township of Mulmur
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2033 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	8,263
Annual Debt Payment on Post Period Capital ²	-
Annual Lifecycle	\$49,060
Incremental Operating Costs (for D.C. Services)	\$306,656
Total Expenditures	\$363,979
Revenue (Annualized)	
Total Existing Revenue ³	\$6,674,522
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$357,613
Total Revenues	\$7,032,135

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law – Services Related to Highway



THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NUMBER XX

BEING A BY-LAW to establish development charges for the Corporation of the Township of Mulmur related to Services Related to a Highway

WHEREAS the Township of Mulmur will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Township of Mulmur; and

AND WHEREAS The Corporation of the Township of Mulmur has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

WHEREAS a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and

WHEREAS the Council of Township of Mulmur has given notice of and held a public meeting on the May 1, 2024 in accordance with the Act and the regulations thereto; and

WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to the proposed by-law; and



WHEREAS Council resolved on May 1, 2024 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on May 1, 2024 that no further public meeting be required, and that this by-law be brought forward for enactment.

WHEREAS Section 2(1) of the *Development Charges Act, 1997* ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

NOW THEREFORE BE IT HEREBY RESOLVED THAT The Corporation of the Township of Mulmur hereby enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Development Charges Act, 1997* as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;
- 1.2 In this By-law:
 - 1.2.1 All words and phrases used in this By-law that have not been defined in the Act shall have the same meaning as those words and phrases in the Act;
 - 1.2.2 Where the Development Charges Act does not specify a definition, the following definitions shall apply to the extent that they are not in conflict with the definitions in the Act;
- 1.3 "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- 1.4 "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.5 "Agricultural Use" means the growing of crops, including nursery, biomass, and horticulture crops; raising of livestock; raising of other animals for food,



- fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry, maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities and manure storages, but excluding:
- 1.5.1 A Residential Use;
 - 1.5.2 On-farm Diversified Uses;
 - 1.5.3 Cannabis Facilities; and
 - 1.5.4 A Greenhouse.
- 1.6 "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row dwelling;
- 1.7 "Apartment Dwelling" means a building containing 3 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, and includes Stacked Townhouses;
- 1.8 "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.9 "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- 1.10 "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- 1.11 "Board Of Education" means a board of education, public school board, secondary school board, Separate school board or Public-school board.
- 1.12 "Building" Or "Structure" means a structure occupying an area greater than 10 square metres consisting of walls and a roof or a structural system serving the same purpose as defined in the Building Code and including carports and



- cloth, plastic or vinyl materials supported by structural frames but does not include awnings or an exterior storage tank.
- 1.13 “Building Code Act” means the *Building Code Act*, S.O. 1992, chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended.
- 1.14 “Building Permit” means a Permit issued in accordance with the Building Code Act.
- 1.15 Cannabis” means:
- 1.15.1 A Cannabis plant;
 - 1.15.2 Any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - 1.15.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and
 - 1.15.4 Any substance that is identical to any phytocannabinoid produce by, or found in, such a plant, regardless of how the substance was obtained.
- 1.16 “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 1.17 Cannabis Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a licence, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis.
- 1.18 “Capital Cost” shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,
- 1.18.1 to acquire land or an interest in land;



- 1.18.2 to improve land;
 - 1.18.3 to acquire, construct or improve building and structures;
 - 1.18.4 to acquire, construct or improve facilities including:
 - 1.18.4.1 rolling stock with estimated useful life of seven years or more, furniture and equipment other than computer equipment; and
 - 1.18.4.2 material acquired for circulation, reference or information purposes by a library board as defined in *The Public Libraries Act*, R.S.O. 1990, as amended; and
 - 1.18.5 interest on borrowing for those expenditures under clauses 1.10.1, 1.10.2, and 1.10.3 that are growth related.
- 1.19 "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, boarding, lodging and rooming houses.
- 1.20 "Council" means the Council of the Corporation of the Township of Mulmur.
- 1.21 "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment.
- 1.22 "Development Charge" means a charge imposed pursuant to this By-law.
- 1.23 "Duplex" means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 1.24 "Dwelling Unit" means a combination of rooms where generally a kitchen, living quarter and sanitary conveniences are provided for habitation for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and C.S.A. A-277 Regulations. Any "dwelling" and "additional second dwellings" as



- defined by the Township of Mulmur Comprehensive Zoning By-Law 28-18, as amended, or replaced, shall also be considered a “dwelling unit” under this By-law.
- 1.25 “Existing Industrial” means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;
- 1.26 “Greenhouse” means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein. A retail space accessory to a greenhouse shall have a maximum retail floor area of 75 square metres.
- 1.27 “Gross Floor Area” means the total floor area, as hereinafter defined, exclusive of any portion of the building or structure above and below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.
- 1.28 “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 1.29 "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an



- industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- 1.30 “Institutional” means development of a building or structure intended for use:
- 1.30.1 as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
 - 1.30.2 as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - 1.30.3 by any institution of the following post-secondary institutions for the objects of the institution:
 - 1.30.3.1 a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - 1.30.3.2 a college or university federated or affiliated with a university described in subclause (i); or
 - 1.30.3.3 an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
 - 1.30.4 as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - 1.30.5 as a hospice to provide end of life care.
- 1.31 “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 1.32 “Mixed Use Development” means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;
- 1.33 “Multi-Unit” means, for the purposes of this By-law, any combination of two (2) or more dwelling units on a lot which is not defined as a Semi-Detached Dwelling and includes an Apartment, Townhouse and Duplex as defined herein.



- 1.34 "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
- 1.34.1 a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - 1.34.2 a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - 1.34.3 a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 1.35 "Non-Residential Uses" means land, buildings, or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use.
- 1.36 "On-farm Diversified Use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a residential dwelling, and may include, but not be limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business.
- 1.37 "Other Multiples" means all dwellings other than Single-detached, Semi-detached, and Apartment dwellings, and includes a Duplex, and the portion of a Live-Work Unit, intended to be used exclusively for living accommodations for one or more individuals;
- 1.38 "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- 1.39 "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of



- buildings used for any commercial or institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- 1.40 “Redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 1.41 “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.
- 1.42 “Residential Uses” means land, buildings, or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;
- 1.43 “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- 1.44 “Semi-Detached Dwelling” means the whole of a building divided vertically into two separate dwelling units.
- 1.45 “Service” means services designated in this By-law including Schedule A to this By-law or in agreement under Section 44 of the Act, or both.
- 1.46 “Single Detached Dwelling” means a detached building containing one dwelling unit only.
- 1.47 “Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 1.48 “Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the



effect of increasing the total floor area thereof for a continuous period not exceeding eight month.

1.49 “Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

1.50 “Township” means The Corporation of the Township of Mulmur.

2. IMPOSITION OF DEVELOPMENT CHARGES

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

2.1.1 the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;

2.1.2 the approval of a minor variance under section 45 of the *Planning Act*;

2.1.3 a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

2.1.4 the approval of a plan of subdivision under section 51 of the *Planning Act*;

2.1.5 a consent under section 53 of the *Planning Act*;

2.1.6 the approval of a description under section 9 of the *Condominium Act, 1998*; or

2.1.7 the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure



3. APPLICATION OF THIS BY-LAW

- 3.1 This By-law shall apply to all lands within The Corporation of the Township of Mulmur.
- 3.2 No land, except land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the Education Act, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the Assessment Act.
- 3.3 Nothing in this By-law prevents the approval authority or Council, as the case may be, from requiring, as a condition of an agreement under the *Planning Act*, SS. 51 or 53, that the owner at his or her own expense shall install or pay for local services as the approval authority or Council may require.

4. CALCULATION OF DEVELOPMENT CHARGES – GENERAL

- 4.1 Development charges shall be calculated in accordance with Schedule "B"

5. INDEXING OF THE DEVELOPMENT CHARGE

- 5.1 Development Charges shall be adjusted, without amendment to this By-law, on the first day of January in each year, beginning with January 1, 2025, in accordance with the then most recent Statistics Canada Quarterly, Construction Price Index (Toronto).

6. CALCULATION OF DEVELOPMENT CHARGES – RESIDENTIAL

- 6.1 The residential 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, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the service according to the type of residential use.
- 6.2 Notwithstanding Section 6.1, no Development Charges are payable in the following cases:



- 6.2.1 an enlargement to an existing dwelling unit;
- 6.2.2 A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- 6.2.3 A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- 6.2.4 One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;
- 6.2.5 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;
- 6.2.6 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;
- 6.2.7 One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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; or

- 6.2.8 In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

7. DISCOUNTS FOR RENTAL HOUSING

- 7.1 The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
- 7.1.1 Three or more bedrooms – 25% reduction;
 - 7.1.2 Two bedrooms – 20% reduction; and
 - 7.1.3 All other bedroom quantities – 15% reduction.

8. OTHER EXEMPTIONS

- 8.1 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- 8.1.1 Affordable residential units; or
 - 8.1.2 Attainable residential units.

9. CALCULATION OF DEVELOPMENT CHARGES – NON-RESIDENTIAL

- 9.1 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, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

10. EXEMPT BUILDINGS

- 10.1 Non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge.



- 10.2 Notwithstanding the provisions of this By-law, development charges shall not be imposed on an Agricultural Use, including barns, silos, or other storage facilities for produce, livestock, or machinery and equipment used in connection with an existing Agricultural Use, and other ancillary development to an Agricultural Use, but excluding a Residential Dwelling, an On-farm Diversified Use or a Cannabis Production Facility.
- 10.3 Buildings owned and used by the Township, or any Board of Education used for school purposes shall be exempt from the Development Charge.
- 10.4 Temporary buildings where the owner has completed an agreement with the Township specifying the owner's obligation to remove the building.
- 10.5 Places of Worship for religious uses, excluding those lands contained within the Township's employment lands as defined in the Township's Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended, shall be exempt from the Development Charge.
- 10.6 Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university, shall be exempt from the Development Charge.
- 10.7 Non-profit Housing.
- 10.8 Industrial Development:
 - 10.8.1 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;
 - 10.8.2 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:



- 10.8.2.1 notwithstanding section 10.7.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- 10.8.2.2 that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- 10.8.2.3 in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- 10.8.2.4 the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of the effective date of this by-law, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any



successor thereof, subsequent to the effective date of this by-law, for which full development charges were paid.

11. REDEVELOPMENT

- 11.1 In accordance with Subsections 11.2, 11.3, & 11.4 where there is a redevelopment, conversion, demolition or change of use of a building or structure or part thereof, the development charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time this By-law was passed.
- 11.2 A credit shall not be warranted where a building, structure, or part thereof was demolished, and no building permit has been issued within 2 years from the date of issuance of the demolition permit.
- 11.3 The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the development charges payable with respect to new or proposed development.
- 11.4 No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building, or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with this By-law.
- 11.5 Where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building demolished, the new building shall be credited in accordance with Subsections 11.1, 11.2, 11.3, & 11.4. If the relocation of the non-residential building and use results in an increased demand on services, the increase in demand for services shall be payable in accordance with the provisions of this By-law. If in the future, redevelopment of the demolished site is proposed, the new proposed development of the site shall be subject to the full Development Charge as the service capacity associated with the demolished site has effectively been transferred.



- 11.6 No credit shall be given with respect to the demolition of derelict buildings as determined by the Chief Building Official of the Township.

12. PAYMENT OF DEVELOPMENT CHARGES

- 12.1 Except as otherwise provided in this By-law, Development Charges shall be calculated and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 12.2 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 12.3 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 12.4 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the Development Charges under Subsections 6 and 9 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Subsections 6 and 9 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest
- 12.5 Interest for the purposes of Subsections 12.3 & 12.4, shall be determined as defined in the in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

13. WRITTEN AGREEMENTS WITH THE TOWNSHIP

- 13.1 Pursuant to the provisions of the Act, Council may enter into written agreements in regard to all matters authorized by the Act and general law.
- 13.2 The applicable provisions of this By-law may be varied in individual instances by the written agreements, as permitted by the Act.



- 13.3 Agreements may give credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law. The credit shall not exceed the service standard used in the calculation of the development charge, and no credit shall be charged to any development charges reserve fund prescribed in this By-law or exceed the proportion of the development charge related to that service, payable by the owner to the Township.
- 13.4 Agreements may provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
- 13.5 Front-ending agreements entered into under the provisions of s. 44 of the Act shall be deemed to be agreements under this section.
- 13.6 This By-law shall prevail over any previous agreements between a property owner and the Township with respect to the payment of impost fees, lot levies or Development Charges. However, where fees or charges have been paid for services included in this By-law pursuant to an agreement that was registered on the title of the lands prior to the passing of this By-law, the Township shall apply that fee as a credit against the applicable Development Charge

14. ADMINISTRATION

- 14.1 A certified copy of this By-law may be registered on title to any land to which the By-law applies.
- 14.2 This By-law shall be administered by the Treasurer of the Township.

15. RESERVE FUNDS

- 15.1 Monies received from payment of Development Charges shall be maintained in a separate reserve fund, and shall be used only to meet the growth-related net capital costs for which the Development Charge was levied under this By-law.
- 15.2 Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll and shall be collected as taxes. Where any unpaid Development Charges are collected as



taxes, the monies so collected shall be credited to the development charge reserve fund.

- 15.3 The Treasurer of the Township shall, in each year, furnish to Council, a statement in respect of the reserve fund established hereunder for the prior year and then post the statement to the Township's website.

16. REFUNDS

- 16.1 Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by Council, the Township shall forthwith pay the appropriate refund, calculated in accordance with the Act and Regulations passed under the Act.

17. SCHEDULES

- 17.1 The following schedules to this By-law form an integral part of this By-law;
- Schedule "A" - Classification of Services;
- Schedule "B" - Components of Development Charge;

18. GENERAL

- 18.1 This By-law comes into full force and effect upon the final passing thereof.
- 18.2 Unless repealed earlier, or unless the term of the By-law is extended by legislation, this By-law expires ten years from the day it comes into force.
- 18.3 Where in this By-law the context so requires, words in the singular include the plural and words in the plural include the singular, and words importing the masculine gender include feminine and neuter gender.
- 18.4 Any portion of this By-law found to be invalid shall be severed, and the balance of the By-law shall be deemed to be valid and enforceable and shall be construed without reference to the invalid portions.



19. REPEAL

19.1 By-law 30-19, as amended is hereby repealed upon the coming into full force and effect of this by-law.

FINALLY PASSED AND ENACTED THIS 3rd day of July 2024

Mayor

Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Services Related to a Highway



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES

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 Service:					
Services Related to a Highway	3,052	3,020	2,265	1,126	1.37
Total Township Wide Service	\$3,052	\$3,020	\$2,265	\$1,126	\$1.37



Appendix H

Proposed By-law – Fire Protection Services



THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NUMBER XX

BEING A BY-LAW to establish development charges for the Corporation of the Township of Mulmur related to Fire Protection Services

WHEREAS the Township of Mulmur will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Township of Mulmur; and

AND WHEREAS The Corporation of the Township of Mulmur has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

WHEREAS a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and

WHEREAS the Council of Township of Mulmur has given notice of and held a public meeting on the May 1, 2024 in accordance with the Act and the regulations thereto; and

WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to the proposed by-law; and



WHEREAS Council resolved on May 1, 2024 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on May 1, 2024 that no further public meeting be required, and that this by-law be brought forward for enactment.

WHEREAS Section 2(1) of the *Development Charges Act, 1997* ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

NOW THEREFORE BE IT HEREBY RESOLVED THAT The Corporation of the Township of Mulmur hereby enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Development Charges Act, 1997* as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;
- 1.2 In this By-law:
 - 1.2.1 All words and phrases used in this By-law that have not been defined in the Act shall have the same meaning as those words and phrases in the Act;
 - 1.2.2 Where the Development Charges Act does not specify a definition, the following definitions shall apply to the extent that they are not in conflict with the definitions in the Act;
- 1.3 "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- 1.4 "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.5 "Agricultural Use" means the growing of crops, including nursery, biomass, and horticulture crops; raising of livestock; raising of other animals for food,



- fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry, maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities and manure storages, but excluding:
- 1.5.1 A Residential Use;
 - 1.5.2 On-farm Diversified Uses;
 - 1.5.3 Cannabis Facilities; and
 - 1.5.4 A Greenhouse.
- 1.6 "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row dwelling;
- 1.7 "Apartment Dwelling" means a building containing 3 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, and includes Stacked Townhouses;
- 1.8 "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.9 "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- 1.10 "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- 1.11 "Board Of Education" means a board of education, public school board, secondary school board, Separate school board or Public-school board.
- 1.12 "Building" Or "Structure" means a structure occupying an area greater than 10 square metres consisting of walls and a roof or a structural system serving the same purpose as defined in the Building Code and including carports and



- cloth, plastic or vinyl materials supported by structural frames but does not include awnings or an exterior storage tank.
- 1.13 “Building Code Act” means the *Building Code Act*, S.O. 1992, chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended.
- 1.14 “Building Permit” means a Permit issued in accordance with the Building Code Act.
- 1.15 Cannabis” means:
- 1.15.1 A Cannabis plant;
 - 1.15.2 Any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - 1.15.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and
 - 1.15.4 Any substance that is identical to any phytocannabinoid produce by, or found in, such a plant, regardless of how the substance was obtained.
- 1.16 “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 1.17 Cannabis Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a licence, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis.
- 1.18 “Capital Cost” shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,
- 1.18.1 to acquire land or an interest in land;



- 1.18.2 to improve land;
 - 1.18.3 to acquire, construct or improve building and structures;
 - 1.18.4 to acquire, construct or improve facilities including:
 - 1.18.4.1 rolling stock with estimated useful life of seven years or more, furniture and equipment other than computer equipment; and
 - 1.18.4.2 material acquired for circulation, reference or information purposes by a library board as defined in *The Public Libraries Act*, R.S.O. 1990, as amended; and
 - 1.18.5 interest on borrowing for those expenditures under clauses 1.10.1, 1.10.2, and 1.10.3 that are growth related.
- 1.19 "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, boarding, lodging and rooming houses.
- 1.20 "Council" means the Council of the Corporation of the Township of Mulmur.
- 1.21 "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment.
- 1.22 "Development Charge" means a charge imposed pursuant to this By-law.
- 1.23 "Duplex" means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 1.24 "Dwelling Unit" means a combination of rooms where generally a kitchen, living quarter and sanitary conveniences are provided for habitation for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and C.S.A. A-277 Regulations. Any "dwelling" and "additional second dwellings" as



- defined by the Township of Mulmur Comprehensive Zoning By-Law 28-18, as amended, or replaced, shall also be considered a “dwelling unit” under this By-law.
- 1.25 “Existing Industrial” means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;
- 1.26 “Greenhouse” means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein. A retail space accessory to a greenhouse shall have a maximum retail floor area of 75 square metres.
- 1.27 “Gross Floor Area” means the total floor area, as hereinafter defined, exclusive of any portion of the building or structure above and below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.
- 1.28 “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 1.29 "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an



- industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- 1.30 “Institutional” means development of a building or structure intended for use:
- 1.30.1 as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
 - 1.30.2 as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - 1.30.3 by any institution of the following post-secondary institutions for the objects of the institution:
 - 1.30.3.1 a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - 1.30.3.2 a college or university federated or affiliated with a university described in subclause (i); or
 - 1.30.3.3 an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
 - 1.30.4 as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - 1.30.5 as a hospice to provide end of life care.
- 1.31 “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 1.32 “Mixed Use Development” means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;
- 1.33 “Multi-Unit” means, for the purposes of this By-law, any combination of two (2) or more dwelling units on a lot which is not defined as a Semi-Detached Dwelling and includes an Apartment, Townhouse and Duplex as defined herein.



- 1.34 "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
- 1.34.1 a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - 1.34.2 a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - 1.34.3 a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 1.35 "Non-Residential Uses" means land, buildings, or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use.
- 1.36 "On-farm Diversified Use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a residential dwelling, and may include, but not be limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business.
- 1.37 "Other Multiples" means all dwellings other than Single-detached, Semi-detached, and Apartment dwellings, and includes a Duplex, and the portion of a Live-Work Unit, intended to be used exclusively for living accommodations for one or more individuals;
- 1.38 "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- 1.39 "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of



- buildings used for any commercial or institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- 1.40 “Redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 1.41 “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.
- 1.42 “Residential Uses” means land, buildings, or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;
- 1.43 “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- 1.44 “Semi-Detached Dwelling” means the whole of a building divided vertically into two separate dwelling units.
- 1.45 “Service” means services designated in this By-law including Schedule A to this By-law or in agreement under Section 44 of the Act, or both.
- 1.46 “Single Detached Dwelling” means a detached building containing one dwelling unit only.
- 1.47 “Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 1.48 “Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the



effect of increasing the total floor area thereof for a continuous period not exceeding eight month.

1.49 “Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

1.50 “Township” means The Corporation of the Township of Mulmur.

2. IMPOSITION OF DEVELOPMENT CHARGES

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

2.1.1 the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;

2.1.2 the approval of a minor variance under section 45 of the *Planning Act*;

2.1.3 a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

2.1.4 the approval of a plan of subdivision under section 51 of the *Planning Act*;

2.1.5 a consent under section 53 of the *Planning Act*;

2.1.6 the approval of a description under section 9 of the *Condominium Act*, 1998; or

2.1.7 the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure



3. APPLICATION OF THIS BY-LAW

- 3.1 This By-law shall apply to all lands within The Corporation of the Township of Mulmur.
- 3.2 No land, except land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the Education Act, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the Assessment Act.
- 3.3 Nothing in this By-law prevents the approval authority or Council, as the case may be, from requiring, as a condition of an agreement under the *Planning Act*, SS. 51 or 53, that the owner at his or her own expense shall install or pay for local services as the approval authority or Council may require.

4. CALCULATION OF DEVELOPMENT CHARGES – GENERAL

- 4.1 Development charges shall be calculated in accordance with Schedule "B"

5. INDEXING OF THE DEVELOPMENT CHARGE

- 5.1 Development Charges shall be adjusted, without amendment to this By-law, on the first day of January in each year, beginning with January 1, 2025, in accordance with the then most recent Statistics Canada Quarterly, Construction Price Index (Toronto).

6. CALCULATION OF DEVELOPMENT CHARGES – RESIDENTIAL

- 6.1 The residential 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, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the service according to the type of residential use.
- 6.2 Notwithstanding Section 6.1, no Development Charges are payable in the following cases:



- 6.2.1 an enlargement to an existing dwelling unit;
- 6.2.2 A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- 6.2.3 A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- 6.2.4 One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;
- 6.2.5 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;
- 6.2.6 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;
- 6.2.7 One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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; or

- 6.2.8 In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

7. DISCOUNTS FOR RENTAL HOUSING

- 7.1 The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - 7.1.1 Three or more bedrooms – 25% reduction;
 - 7.1.2 Two bedrooms – 20% reduction; and
 - 7.1.3 All other bedroom quantities – 15% reduction.

8. OTHER EXEMPTIONS

- 8.1 Once proclaimed, the following shall be exempt from payment of the Development Charges:
 - 8.1.1 Affordable residential units; or
 - 8.1.2 Attainable residential units.

9. CALCULATION OF DEVELOPMENT CHARGES – NON-RESIDENTIAL

- 9.1 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, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

10. EXEMPT BUILDINGS

- 10.1 Non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge.



- 10.2 Notwithstanding the provisions of this By-law, development charges shall not be imposed on an Agricultural Use, including barns, silos, or other storage facilities for produce, livestock, or machinery and equipment used in connection with an existing Agricultural Use, and other ancillary development to an Agricultural Use, but excluding a Residential Dwelling, an On-farm Diversified Use or a Cannabis Production Facility.
- 10.3 Buildings owned and used by the Township, or any Board of Education used for school purposes shall be exempt from the Development Charge.
- 10.4 Temporary buildings where the owner has completed an agreement with the Township specifying the owner's obligation to remove the building.
- 10.5 Places of Worship for religious uses, excluding those lands contained within the Township's employment lands as defined in the Township's Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended, shall be exempt from the Development Charge.
- 10.6 Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university, shall be exempt from the Development Charge.
- 10.7 Non-profit Housing.
- 10.8 Industrial Development:
 - 10.8.1 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;
 - 10.8.2 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:



- 10.8.2.1 notwithstanding section 10.7.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- 10.8.2.2 that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- 10.8.2.3 in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- 10.8.2.4 the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of the effective date of this by-law, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any



successor thereof, subsequent to the effective date of this by-law, for which full development charges were paid.

11. REDEVELOPMENT

- 11.1 In accordance with Subsections 11.2, 11.3, & 11.4 where there is a redevelopment, conversion, demolition or change of use of a building or structure or part thereof, the development charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time this By-law was passed.
- 11.2 A credit shall not be warranted where a building, structure, or part thereof was demolished, and no building permit has been issued within 2 years from the date of issuance of the demolition permit.
- 11.3 The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the development charges payable with respect to new or proposed development.
- 11.4 No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building, or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with this By-law.
- 11.5 Where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building demolished, the new building shall be credited in accordance with Subsections 11.1, 11.2, 11.3, & 11.4. If the relocation of the non-residential building and use results in an increased demand on services, the increase in demand for services shall be payable in accordance with the provisions of this By-law. If in the future, redevelopment of the demolished site is proposed, the new proposed development of the site shall be subject to the full Development Charge as the service capacity associated with the demolished site has effectively been transferred.



- 11.6 No credit shall be given with respect to the demolition of derelict buildings as determined by the Chief Building Official of the Township.

12. PAYMENT OF DEVELOPMENT CHARGES

- 12.1 Except as otherwise provided in this By-law, Development Charges shall be calculated and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 12.2 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 12.3 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 12.4 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the Development Charges under Subsections 6 and 9 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Subsections 6 and 9 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest
- 12.5 Interest for the purposes of Subsections 12.3 & 12.4, shall be determined as defined in the in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

13. WRITTEN AGREEMENTS WITH THE TOWNSHIP

- 13.1 Pursuant to the provisions of the Act, Council may enter into written agreements in regard to all matters authorized by the Act and general law.
- 13.2 The applicable provisions of this By-law may be varied in individual instances by the written agreements, as permitted by the Act.



- 13.3 Agreements may give credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law. The credit shall not exceed the service standard used in the calculation of the development charge, and no credit shall be charged to any development charges reserve fund prescribed in this By-law or exceed the proportion of the development charge related to that service, payable by the owner to the Township.
- 13.4 Agreements may provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
- 13.5 Front-ending agreements entered into under the provisions of s. 44 of the Act shall be deemed to be agreements under this section.
- 13.6 This By-law shall prevail over any previous agreements between a property owner and the Township with respect to the payment of impost fees, lot levies or Development Charges. However, where fees or charges have been paid for services included in this By-law pursuant to an agreement that was registered on the title of the lands prior to the passing of this By-law, the Township shall apply that fee as a credit against the applicable Development Charge

14. ADMINISTRATION

- 14.1 A certified copy of this By-law may be registered on title to any land to which the By-law applies.
- 14.2 This By-law shall be administered by the Treasurer of the Township.

15. RESERVE FUNDS

- 15.1 Monies received from payment of Development Charges shall be maintained in a separate reserve fund, and shall be used only to meet the growth-related net capital costs for which the Development Charge was levied under this By-law.
- 15.2 Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll and shall be collected as taxes. Where any unpaid Development Charges are collected as



taxes, the monies so collected shall be credited to the development charge reserve fund.

- 15.3 The Treasurer of the Township shall, in each year, furnish to Council, a statement in respect of the reserve fund established hereunder for the prior year and then post the statement to the Township's website.

16. REFUNDS

- 16.1 Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by Council, the Township shall forthwith pay the appropriate refund, calculated in accordance with the Act and Regulations passed under the Act.

17. SCHEDULES

- 17.1 The following schedules to this By-law form an integral part of this By-law;
- Schedule "A" - Classification of Services;
- Schedule "B" - Components of Development Charge;

18. GENERAL

- 18.1 This By-law comes into full force and effect upon the final passing thereof.
- 18.2 Unless repealed earlier, or unless the term of the By-law is extended by legislation, this By-law expires ten years from the day it comes into force.
- 18.3 Where in this By-law the context so requires, words in the singular include the plural and words in the plural include the singular, and words importing the masculine gender include feminine and neuter gender.
- 18.4 Any portion of this By-law found to be invalid shall be severed, and the balance of the By-law shall be deemed to be valid and enforceable and shall be construed without reference to the invalid portions.



19. REPEAL

- 19.1 By-law 30-19, as amended is hereby repealed upon the coming into full force and effect of this by-law.

FINALLY PASSED AND ENACTED THIS 3rd day of July 2024

Mayor

Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Fire Protection Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES

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 Service:					
Fire Protection Services	1,411	1,397	1,047	521	0.64
Total Township Wide Service	\$1,411	\$1,397	\$1,047	\$521	\$0.64



Appendix I

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



THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NUMBER XX

BEING A BY-LAW to establish development charges for the Corporation of the Township of Mulmur related to Parks and Recreation Services

WHEREAS the Township of Mulmur will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Township of Mulmur; and

AND WHEREAS The Corporation of the Township of Mulmur has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

WHEREAS a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and

WHEREAS the Council of Township of Mulmur has given notice of and held a public meeting on the May 1, 2024 in accordance with the Act and the regulations thereto; and

WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to the proposed by-law; and



WHEREAS Council resolved on May 1, 2024 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on May 1, 2024 that no further public meeting be required, and that this by-law be brought forward for enactment.

WHEREAS Section 2(1) of the *Development Charges Act, 1997* ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

NOW THEREFORE BE IT HEREBY RESOLVED THAT The Corporation of the Township of Mulmur hereby enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Development Charges Act, 1997* as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;
- 1.2 In this By-law:
 - 1.2.1 All words and phrases used in this By-law that have not been defined in the Act shall have the same meaning as those words and phrases in the Act;
 - 1.2.2 Where the Development Charges Act does not specify a definition, the following definitions shall apply to the extent that they are not in conflict with the definitions in the Act;
- 1.3 "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- 1.4 "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.5 "Agricultural Use" means the growing of crops, including nursery, biomass, and horticulture crops; raising of livestock; raising of other animals for food,



- fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry, maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities and manure storages, but excluding:
- 1.5.1 A Residential Use;
 - 1.5.2 On-farm Diversified Uses;
 - 1.5.3 Cannabis Facilities; and
 - 1.5.4 A Greenhouse.
- 1.6 "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row dwelling;
- 1.7 "Apartment Dwelling" means a building containing 3 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, and includes Stacked Townhouses;
- 1.8 "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.9 "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- 1.10 "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- 1.11 "Board Of Education" means a board of education, public school board, secondary school board, Separate school board or Public-school board.
- 1.12 "Building" Or "Structure" means a structure occupying an area greater than 10 square metres consisting of walls and a roof or a structural system serving the same purpose as defined in the Building Code and including carports and



- cloth, plastic or vinyl materials supported by structural frames but does not include awnings or an exterior storage tank.
- 1.13 “Building Code Act” means the *Building Code Act*, S.O. 1992, chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended.
- 1.14 “Building Permit” means a Permit issued in accordance with the Building Code Act.
- 1.15 Cannabis” means:
- 1.15.1 A Cannabis plant;
 - 1.15.2 Any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - 1.15.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and
 - 1.15.4 Any substance that is identical to any phytocannabinoid produce by, or found in, such a plant, regardless of how the substance was obtained.
- 1.16 “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 1.17 Cannabis Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a licence, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis.
- 1.18 “Capital Cost” shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,
- 1.18.1 to acquire land or an interest in land;



- 1.18.2 to improve land;
 - 1.18.3 to acquire, construct or improve building and structures;
 - 1.18.4 to acquire, construct or improve facilities including:
 - 1.18.4.1 rolling stock with estimated useful life of seven years or more, furniture and equipment other than computer equipment; and
 - 1.18.4.2 material acquired for circulation, reference or information purposes by a library board as defined in *The Public Libraries Act*, R.S.O. 1990, as amended; and
 - 1.18.5 interest on borrowing for those expenditures under clauses 1.10.1, 1.10.2, and 1.10.3 that are growth related.
- 1.19 "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, boarding, lodging and rooming houses.
- 1.20 "Council" means the Council of the Corporation of the Township of Mulmur.
- 1.21 "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment.
- 1.22 "Development Charge" means a charge imposed pursuant to this By-law.
- 1.23 "Duplex" means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 1.24 "Dwelling Unit" means a combination of rooms where generally a kitchen, living quarter and sanitary conveniences are provided for habitation for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and C.S.A. A-277 Regulations. Any "dwelling" and "additional second dwellings" as



- defined by the Township of Mulmur Comprehensive Zoning By-Law 28-18, as amended, or replaced, shall also be considered a “dwelling unit” under this By-law.
- 1.25 “Existing Industrial” means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;
- 1.26 “Greenhouse” means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein. A retail space accessory to a greenhouse shall have a maximum retail floor area of 75 square metres.
- 1.27 “Gross Floor Area” means the total floor area, as hereinafter defined, exclusive of any portion of the building or structure above and below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.
- 1.28 “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 1.29 "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an



- industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- 1.30 “Institutional” means development of a building or structure intended for use:
- 1.30.1 as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
 - 1.30.2 as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - 1.30.3 by any institution of the following post-secondary institutions for the objects of the institution:
 - 1.30.3.1 a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - 1.30.3.2 a college or university federated or affiliated with a university described in subclause (i); or
 - 1.30.3.3 an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
 - 1.30.4 as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - 1.30.5 as a hospice to provide end of life care.
- 1.31 “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 1.32 “Mixed Use Development” means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;
- 1.33 “Multi-Unit” means, for the purposes of this By-law, any combination of two (2) or more dwelling units on a lot which is not defined as a Semi-Detached Dwelling and includes an Apartment, Townhouse and Duplex as defined herein.



- 1.34 "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
- 1.34.1 a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - 1.34.2 a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - 1.34.3 a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 1.35 "Non-Residential Uses" means land, buildings, or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use.
- 1.36 "On-farm Diversified Use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a residential dwelling, and may include, but not be limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business.
- 1.37 "Other Multiples" means all dwellings other than Single-detached, Semi-detached, and Apartment dwellings, and includes a Duplex, and the portion of a Live-Work Unit, intended to be used exclusively for living accommodations for one or more individuals;
- 1.38 "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- 1.39 "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of



- buildings used for any commercial or institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- 1.40 “Redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 1.41 “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.
- 1.42 “Residential Uses” means land, buildings, or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;
- 1.43 “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- 1.44 “Semi-Detached Dwelling” means the whole of a building divided vertically into two separate dwelling units.
- 1.45 “Service” means services designated in this By-law including Schedule A to this By-law or in agreement under Section 44 of the Act, or both.
- 1.46 “Single Detached Dwelling” means a detached building containing one dwelling unit only.
- 1.47 “Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 1.48 “Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the



effect of increasing the total floor area thereof for a continuous period not exceeding eight month.

1.49 “Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

1.50 “Township” means The Corporation of the Township of Mulmur.

2. IMPOSITION OF DEVELOPMENT CHARGES

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

2.1.1 the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;

2.1.2 the approval of a minor variance under section 45 of the *Planning Act*;

2.1.3 a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

2.1.4 the approval of a plan of subdivision under section 51 of the *Planning Act*;

2.1.5 a consent under section 53 of the *Planning Act*;

2.1.6 the approval of a description under section 9 of the *Condominium Act*, 1998; or

2.1.7 the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure



3. APPLICATION OF THIS BY-LAW

- 3.1 This By-law shall apply to all lands within The Corporation of the Township of Mulmur.
- 3.2 No land, except land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the Education Act, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the Assessment Act.
- 3.3 Nothing in this By-law prevents the approval authority or Council, as the case may be, from requiring, as a condition of an agreement under the *Planning Act*, SS. 51 or 53, that the owner at his or her own expense shall install or pay for local services as the approval authority or Council may require.

4. CALCULATION OF DEVELOPMENT CHARGES – GENERAL

- 4.1 Development charges shall be calculated in accordance with Schedule "B"

5. INDEXING OF THE DEVELOPMENT CHARGE

- 5.1 Development Charges shall be adjusted, without amendment to this By-law, on the first day of January in each year, beginning with January 1, 2025, in accordance with the then most recent Statistics Canada Quarterly, Construction Price Index (Toronto).

6. CALCULATION OF DEVELOPMENT CHARGES – RESIDENTIAL

- 6.1 The residential 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, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the service according to the type of residential use.
- 6.2 Notwithstanding Section 6.1, no Development Charges are payable in the following cases:



- 6.2.1 an enlargement to an existing dwelling unit;
- 6.2.2 A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- 6.2.3 A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- 6.2.4 One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;
- 6.2.5 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;
- 6.2.6 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;
- 6.2.7 One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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; or

- 6.2.8 In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

7. DISCOUNTS FOR RENTAL HOUSING

- 7.1 The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
- 7.1.1 Three or more bedrooms – 25% reduction;
 - 7.1.2 Two bedrooms – 20% reduction; and
 - 7.1.3 All other bedroom quantities – 15% reduction.

8. OTHER EXEMPTIONS

- 8.1 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- 8.1.1 Affordable residential units; or
 - 8.1.2 Attainable residential units.

9. CALCULATION OF DEVELOPMENT CHARGES – NON-RESIDENTIAL

- 9.1 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, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

10. EXEMPT BUILDINGS

- 10.1 Non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge.



- 10.2 Notwithstanding the provisions of this By-law, development charges shall not be imposed on an Agricultural Use, including barns, silos, or other storage facilities for produce, livestock, or machinery and equipment used in connection with an existing Agricultural Use, and other ancillary development to an Agricultural Use, but excluding a Residential Dwelling, an On-farm Diversified Use or a Cannabis Production Facility.
- 10.3 Buildings owned and used by the Township, or any Board of Education used for school purposes shall be exempt from the Development Charge.
- 10.4 Temporary buildings where the owner has completed an agreement with the Township specifying the owner's obligation to remove the building.
- 10.5 Places of Worship for religious uses, excluding those lands contained within the Township's employment lands as defined in the Township's Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended, shall be exempt from the Development Charge.
- 10.6 Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university, shall be exempt from the Development Charge.
- 10.7 Non-profit Housing.
- 10.8 Industrial Development:
 - 10.8.1 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;
 - 10.8.2 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:



- 10.8.2.1 notwithstanding section 10.7.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- 10.8.2.2 that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- 10.8.2.3 in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- 10.8.2.4 the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of the effective date of this by-law, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any



successor thereof, subsequent to the effective date of this by-law, for which full development charges were paid.

11. REDEVELOPMENT

- 11.1 In accordance with Subsections 11.2, 11.3, & 11.4 where there is a redevelopment, conversion, demolition or change of use of a building or structure or part thereof, the development charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time this By-law was passed.
- 11.2 A credit shall not be warranted where a building, structure, or part thereof was demolished, and no building permit has been issued within 2 years from the date of issuance of the demolition permit.
- 11.3 The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the development charges payable with respect to new or proposed development.
- 11.4 No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building, or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with this By-law.
- 11.5 Where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building demolished, the new building shall be credited in accordance with Subsections 11.1, 11.2, 11.3, & 11.4. If the relocation of the non-residential building and use results in an increased demand on services, the increase in demand for services shall be payable in accordance with the provisions of this By-law. If in the future, redevelopment of the demolished site is proposed, the new proposed development of the site shall be subject to the full Development Charge as the service capacity associated with the demolished site has effectively been transferred.



- 11.6 No credit shall be given with respect to the demolition of derelict buildings as determined by the Chief Building Official of the Township.

12. PAYMENT OF DEVELOPMENT CHARGES

- 12.1 Except as otherwise provided in this By-law, Development Charges shall be calculated and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 12.2 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 12.3 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 12.4 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the Development Charges under Subsections 6 and 9 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Subsections 6 and 9 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest
- 12.5 Interest for the purposes of Subsections 12.3 & 12.4, shall be determined as defined in the in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

13. WRITTEN AGREEMENTS WITH THE TOWNSHIP

- 13.1 Pursuant to the provisions of the Act, Council may enter into written agreements in regard to all matters authorized by the Act and general law.
- 13.2 The applicable provisions of this By-law may be varied in individual instances by the written agreements, as permitted by the Act.



- 13.3 Agreements may give credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law. The credit shall not exceed the service standard used in the calculation of the development charge, and no credit shall be charged to any development charges reserve fund prescribed in this By-law or exceed the proportion of the development charge related to that service, payable by the owner to the Township.
- 13.4 Agreements may provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
- 13.5 Front-ending agreements entered into under the provisions of s. 44 of the Act shall be deemed to be agreements under this section.
- 13.6 This By-law shall prevail over any previous agreements between a property owner and the Township with respect to the payment of impost fees, lot levies or Development Charges. However, where fees or charges have been paid for services included in this By-law pursuant to an agreement that was registered on the title of the lands prior to the passing of this By-law, the Township shall apply that fee as a credit against the applicable Development Charge

14. ADMINISTRATION

- 14.1 A certified copy of this By-law may be registered on title to any land to which the By-law applies.
- 14.2 This By-law shall be administered by the Treasurer of the Township.

15. RESERVE FUNDS

- 15.1 Monies received from payment of Development Charges shall be maintained in a separate reserve fund, and shall be used only to meet the growth-related net capital costs for which the Development Charge was levied under this By-law.
- 15.2 Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll and shall be collected as taxes. Where any unpaid Development Charges are collected as



taxes, the monies so collected shall be credited to the development charge reserve fund.

- 15.3 The Treasurer of the Township shall, in each year, furnish to Council, a statement in respect of the reserve fund established hereunder for the prior year and then post the statement to the Township's website.

16. REFUNDS

- 16.1 Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by Council, the Township shall forthwith pay the appropriate refund, calculated in accordance with the Act and Regulations passed under the Act.

17. SCHEDULES

- 17.1 The following schedules to this By-law form an integral part of this By-law;
- Schedule "A" - Classification of Services;
- Schedule "B" - Components of Development Charge;

18. GENERAL

- 18.1 This By-law comes into full force and effect upon the final passing thereof.
- 18.2 Unless repealed earlier, or unless the term of the By-law is extended by legislation, this By-law expires ten years from the day it comes into force.
- 18.3 Where in this By-law the context so requires, words in the singular include the plural and words in the plural include the singular, and words importing the masculine gender include feminine and neuter gender.
- 18.4 Any portion of this By-law found to be invalid shall be severed, and the balance of the By-law shall be deemed to be valid and enforceable and shall be construed without reference to the invalid portions.



19. REPEAL

- 19.1 By-law 30-19, as amended is hereby repealed upon the coming into full force and effect of this by-law.

FINALLY PASSED AND ENACTED THIS 3rd day of July 2024

Mayor

Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Parks and Recreation Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES

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 Service:					
Parks and Recreation Services	10,880	10,767	8,074	4,013	1.17
Total Township Wide Service	\$10,880	\$10,767	\$8,074	\$4,013	\$1.17



Appendix J

Proposed D.C. By-law – Library Services



THE CORPORATION OF THE TOWNSHIP OF MULMUR

BY-LAW NUMBER XX

BEING A BY-LAW to establish development charges for the Corporation of the Township of Mulmur related to Library Services

WHEREAS the Township of Mulmur will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Township of Mulmur; and

AND WHEREAS The Corporation of the Township of Mulmur has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

WHEREAS a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and

WHEREAS the Council of Township of Mulmur has given notice of and held a public meeting on the May 1, 2024 in accordance with the Act and the regulations thereto; and

WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to the proposed by-law; and



WHEREAS Council resolved on May 1, 2024 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on May 1, 2024 that no further public meeting be required, and that this by-law be brought forward for enactment.

WHEREAS Section 2(1) of the *Development Charges Act, 1997* ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

NOW THEREFORE BE IT HEREBY RESOLVED THAT The Corporation of the Township of Mulmur hereby enacts the following:

1. DEFINITIONS

- 1.1 "Act" means the *Development Charges Act, 1997* as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;
- 1.2 In this By-law:
 - 1.2.1 All words and phrases used in this By-law that have not been defined in the Act shall have the same meaning as those words and phrases in the Act;
 - 1.2.2 Where the Development Charges Act does not specify a definition, the following definitions shall apply to the extent that they are not in conflict with the definitions in the Act;
- 1.3 "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- 1.4 "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.5 "Agricultural Use" means the growing of crops, including nursery, biomass, and horticulture crops; raising of livestock; raising of other animals for food,



- fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry, maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities and manure storages, but excluding:
- 1.5.1 A Residential Use;
 - 1.5.2 On-farm Diversified Uses;
 - 1.5.3 Cannabis Facilities; and
 - 1.5.4 A Greenhouse.
- 1.6 "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row dwelling;
- 1.7 "Apartment Dwelling" means a building containing 3 or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use common elements, and includes Stacked Townhouses;
- 1.8 "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- 1.9 "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- 1.10 "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- 1.11 "Board Of Education" means a board of education, public school board, secondary school board, Separate school board or Public-school board.
- 1.12 "Building" Or "Structure" means a structure occupying an area greater than 10 square metres consisting of walls and a roof or a structural system serving the same purpose as defined in the Building Code and including carports and



- cloth, plastic or vinyl materials supported by structural frames but does not include awnings or an exterior storage tank.
- 1.13 “Building Code Act” means the *Building Code Act*, S.O. 1992, chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended.
- 1.14 “Building Permit” means a Permit issued in accordance with the Building Code Act.
- 1.15 Cannabis” means:
- 1.15.1 A Cannabis plant;
 - 1.15.2 Any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - 1.15.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and
 - 1.15.4 Any substance that is identical to any phytocannabinoid produce by, or found in, such a plant, regardless of how the substance was obtained.
- 1.16 “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 1.17 Cannabis Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a licence, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis.
- 1.18 “Capital Cost” shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,
- 1.18.1 to acquire land or an interest in land;



- 1.18.2 to improve land;
 - 1.18.3 to acquire, construct or improve building and structures;
 - 1.18.4 to acquire, construct or improve facilities including:
 - 1.18.4.1 rolling stock with estimated useful life of seven years or more, furniture and equipment other than computer equipment; and
 - 1.18.4.2 material acquired for circulation, reference or information purposes by a library board as defined in *The Public Libraries Act*, R.S.O. 1990, as amended; and
 - 1.18.5 interest on borrowing for those expenditures under clauses 1.10.1, 1.10.2, and 1.10.3 that are growth related.
- 1.19 "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, boarding, lodging and rooming houses.
- 1.20 "Council" means the Council of the Corporation of the Township of Mulmur.
- 1.21 "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment.
- 1.22 "Development Charge" means a charge imposed pursuant to this By-law.
- 1.23 "Duplex" means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule.
- 1.24 "Dwelling Unit" means a combination of rooms where generally a kitchen, living quarter and sanitary conveniences are provided for habitation for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside. It may include a modular home constructed in accordance with the Building Code and C.S.A. A-277 Regulations. Any "dwelling" and "additional second dwellings" as



- defined by the Township of Mulmur Comprehensive Zoning By-Law 28-18, as amended, or replaced, shall also be considered a “dwelling unit” under this By-law.
- 1.25 “Existing Industrial” means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;
- 1.26 “Greenhouse” means the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein. A retail space accessory to a greenhouse shall have a maximum retail floor area of 75 square metres.
- 1.27 “Gross Floor Area” means the total floor area, as hereinafter defined, exclusive of any portion of the building or structure above and below finished grade measured between the exterior faces of the exterior walls which is used for heating, the storage of goods or personal effects, laundry facilities, recreational areas, the storage or parking of motor vehicles, exclusive of any private garage, carport, basement, walkout basement, cellar, porch, verandah or sunroom unless such sunroom is habitable during all seasons of the year.
- 1.28 “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 1.29 "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an



- industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- 1.30 “Institutional” means development of a building or structure intended for use:
- 1.30.1 as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
 - 1.30.2 as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - 1.30.3 by any institution of the following post-secondary institutions for the objects of the institution:
 - 1.30.3.1 a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - 1.30.3.2 a college or university federated or affiliated with a university described in subclause (i); or
 - 1.30.3.3 an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
 - 1.30.4 as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - 1.30.5 as a hospice to provide end of life care.
- 1.31 “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 1.32 “Mixed Use Development” means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;
- 1.33 “Multi-Unit” means, for the purposes of this By-law, any combination of two (2) or more dwelling units on a lot which is not defined as a Semi-Detached Dwelling and includes an Apartment, Townhouse and Duplex as defined herein.



- 1.34 "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
- 1.34.1 a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - 1.34.2 a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - 1.34.3 a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- 1.35 "Non-Residential Uses" means land, buildings, or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use.
- 1.36 "On-farm Diversified Use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a residential dwelling, and may include, but not be limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business.
- 1.37 "Other Multiples" means all dwellings other than Single-detached, Semi-detached, and Apartment dwellings, and includes a Duplex, and the portion of a Live-Work Unit, intended to be used exclusively for living accommodations for one or more individuals;
- 1.38 "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed.
- 1.39 "Place of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended, and does not include portions of



- buildings used for any commercial or institutional uses, including, but not limited to, daycare facilities, private schools, and entertainment facilities, or for residential purposes;
- 1.40 “Redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 1.41 “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.
- 1.42 “Residential Uses” means land, buildings, or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;
- 1.43 “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- 1.44 “Semi-Detached Dwelling” means the whole of a building divided vertically into two separate dwelling units.
- 1.45 “Service” means services designated in this By-law including Schedule A to this By-law or in agreement under Section 44 of the Act, or both.
- 1.46 “Single Detached Dwelling” means a detached building containing one dwelling unit only.
- 1.47 “Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 1.48 “Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the



effect of increasing the total floor area thereof for a continuous period not exceeding eight month.

1.49 “Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

1.50 “Township” means The Corporation of the Township of Mulmur.

2. IMPOSITION OF DEVELOPMENT CHARGES

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

2.1.1 the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;

2.1.2 the approval of a minor variance under section 45 of the *Planning Act*;

2.1.3 a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

2.1.4 the approval of a plan of subdivision under section 51 of the *Planning Act*;

2.1.5 a consent under section 53 of the *Planning Act*;

2.1.6 the approval of a description under section 9 of the *Condominium Act*, 1998; or

2.1.7 the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure



3. APPLICATION OF THIS BY-LAW

- 3.1 This By-law shall apply to all lands within The Corporation of the Township of Mulmur.
- 3.2 No land, except land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the Education Act, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the Assessment Act.
- 3.3 Nothing in this By-law prevents the approval authority or Council, as the case may be, from requiring, as a condition of an agreement under the *Planning Act*, SS. 51 or 53, that the owner at his or her own expense shall install or pay for local services as the approval authority or Council may require.

4. CALCULATION OF DEVELOPMENT CHARGES – GENERAL

- 4.1 Development charges shall be calculated in accordance with Schedule "B"

5. INDEXING OF THE DEVELOPMENT CHARGE

- 5.1 Development Charges shall be adjusted, without amendment to this By-law, on the first day of January in each year, beginning with January 1, 2025, in accordance with the then most recent Statistics Canada Quarterly, Construction Price Index (Toronto).

6. CALCULATION OF DEVELOPMENT CHARGES – RESIDENTIAL

- 6.1 The residential 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, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the service according to the type of residential use.
- 6.2 Notwithstanding Section 6.1, no Development Charges are payable in the following cases:



- 6.2.1 an enlargement to an existing dwelling unit;
- 6.2.2 A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- 6.2.3 A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- 6.2.4 One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;
- 6.2.5 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;
- 6.2.6 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;
- 6.2.7 One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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; or

- 6.2.8 In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

7. DISCOUNTS FOR RENTAL HOUSING

- 7.1 The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
- 7.1.1 Three or more bedrooms – 25% reduction;
 - 7.1.2 Two bedrooms – 20% reduction; and
 - 7.1.3 All other bedroom quantities – 15% reduction.

8. OTHER EXEMPTIONS

- 8.1 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- 8.1.1 Affordable residential units; or
 - 8.1.2 Attainable residential units.

9. CALCULATION OF DEVELOPMENT CHARGES – NON-RESIDENTIAL

- 9.1 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, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

10. EXEMPT BUILDINGS

- 10.1 Non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge.



- 10.2 Notwithstanding the provisions of this By-law, development charges shall not be imposed on an Agricultural Use, including barns, silos, or other storage facilities for produce, livestock, or machinery and equipment used in connection with an existing Agricultural Use, and other ancillary development to an Agricultural Use, but excluding a Residential Dwelling, an On-farm Diversified Use or a Cannabis Production Facility.
- 10.3 Buildings owned and used by the Township, or any Board of Education used for school purposes shall be exempt from the Development Charge.
- 10.4 Temporary buildings where the owner has completed an agreement with the Township specifying the owner's obligation to remove the building.
- 10.5 Places of Worship for religious uses, excluding those lands contained within the Township's employment lands as defined in the Township's Official Plan, that are exempt from Provincial taxes pursuant to the Provincial Land Tax RSO 1990, cP32 as amended, shall be exempt from the Development Charge.
- 10.6 Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university, shall be exempt from the Development Charge.
- 10.7 Non-profit Housing.
- 10.8 Industrial Development:
 - 10.8.1 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;
 - 10.8.2 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:



- 10.8.2.1 notwithstanding section 10.7.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- 10.8.2.2 that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- 10.8.2.3 in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- 10.8.2.4 the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of the effective date of this by-law, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any



successor thereof, subsequent to the effective date of this by-law, for which full development charges were paid.

11. REDEVELOPMENT

- 11.1 In accordance with Subsections 11.2, 11.3, & 11.4 where there is a redevelopment, conversion, demolition or change of use of a building or structure or part thereof, the development charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time this By-law was passed.
- 11.2 A credit shall not be warranted where a building, structure, or part thereof was demolished, and no building permit has been issued within 2 years from the date of issuance of the demolition permit.
- 11.3 The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the development charges payable with respect to new or proposed development.
- 11.4 No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building, or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with this By-law.
- 11.5 Where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building demolished, the new building shall be credited in accordance with Subsections 11.1, 11.2, 11.3, & 11.4. If the relocation of the non-residential building and use results in an increased demand on services, the increase in demand for services shall be payable in accordance with the provisions of this By-law. If in the future, redevelopment of the demolished site is proposed, the new proposed development of the site shall be subject to the full Development Charge as the service capacity associated with the demolished site has effectively been transferred.



- 11.6 No credit shall be given with respect to the demolition of derelict buildings as determined by the Chief Building Official of the Township.

12. PAYMENT OF DEVELOPMENT CHARGES

- 12.1 Except as otherwise provided in this By-law, Development Charges shall be calculated and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 12.2 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 12.3 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 12.4 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the Development Charges under Subsections 6 and 9 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Subsections 6 and 9 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest
- 12.5 Interest for the purposes of Subsections 12.3 & 12.4, shall be determined as defined in the in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

13. WRITTEN AGREEMENTS WITH THE TOWNSHIP

- 13.1 Pursuant to the provisions of the Act, Council may enter into written agreements in regard to all matters authorized by the Act and general law.
- 13.2 The applicable provisions of this By-law may be varied in individual instances by the written agreements, as permitted by the Act.



- 13.3 Agreements may give credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-law. The credit shall not exceed the service standard used in the calculation of the development charge, and no credit shall be charged to any development charges reserve fund prescribed in this By-law or exceed the proportion of the development charge related to that service, payable by the owner to the Township.
- 13.4 Agreements may provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
- 13.5 Front-ending agreements entered into under the provisions of s. 44 of the Act shall be deemed to be agreements under this section.
- 13.6 This By-law shall prevail over any previous agreements between a property owner and the Township with respect to the payment of impost fees, lot levies or Development Charges. However, where fees or charges have been paid for services included in this By-law pursuant to an agreement that was registered on the title of the lands prior to the passing of this By-law, the Township shall apply that fee as a credit against the applicable Development Charge

14. ADMINISTRATION

- 14.1 A certified copy of this By-law may be registered on title to any land to which the By-law applies.
- 14.2 This By-law shall be administered by the Treasurer of the Township.

15. RESERVE FUNDS

- 15.1 Monies received from payment of Development Charges shall be maintained in a separate reserve fund, and shall be used only to meet the growth-related net capital costs for which the Development Charge was levied under this By-law.
- 15.2 Where any Development Charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll and shall be collected as taxes. Where any unpaid Development Charges are collected as



taxes, the monies so collected shall be credited to the development charge reserve fund.

- 15.3 The Treasurer of the Township shall, in each year, furnish to Council, a statement in respect of the reserve fund established hereunder for the prior year and then post the statement to the Township's website.

16. REFUNDS

- 16.1 Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by Council, the Township shall forthwith pay the appropriate refund, calculated in accordance with the Act and Regulations passed under the Act.

17. SCHEDULES

- 17.1 The following schedules to this By-law form an integral part of this By-law;
- Schedule "A" - Classification of Services;
- Schedule "B" - Components of Development Charge;

18. GENERAL

- 18.1 This By-law comes into full force and effect upon the final passing thereof.
- 18.2 Unless repealed earlier, or unless the term of the By-law is extended by legislation, this By-law expires ten years from the day it comes into force.
- 18.3 Where in this By-law the context so requires, words in the singular include the plural and words in the plural include the singular, and words importing the masculine gender include feminine and neuter gender.
- 18.4 Any portion of this By-law found to be invalid shall be severed, and the balance of the By-law shall be deemed to be valid and enforceable and shall be construed without reference to the invalid portions.



19. REPEAL

19.1 By-law 30-19, as amended is hereby repealed upon the coming into full force and effect of this by-law.

FINALLY PASSED AND ENACTED THIS 3rd day of July 2024

Mayor

Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Library Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES

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 Service:					
Library Services	232	230	172	86	0.03
Total Township Wide Service	\$232	\$230	\$172	\$86	\$0.03