



2021 Development Charges Update Study

Township of Mulmur

For Public Circulation and Comment

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1. Introduction

1.1 Background

The Township of Mulmur (Township) imposes development charges (D.C.) to recover the increase in need for service arising from development. The basis for the calculation of the Township’s current residential and non-residential D.C. is documented in the Township’s development charges background study titled “Township of Mulmur Development Charges Background Report” dated July 3, 2019. This D.C. Background Study provides the supporting documentation for the Township’s D.C. By-law 30-19. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force.

Table 1-1
Township of Mulmur
Current Schedule of D.C.s

Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transportation	7,064	57%	0.82	65%
Fire Services	2,218	18%	0.26	21%
Recreation	1,498	12%	-	0%
Library Services	28	0%	-	0%
Growth-Related Studies	1,510	12%	0.18	14%
Total	12,317	100%	1.26	100%

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 30-19, in accordance with the *Development Charges Act*, 1997, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

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



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

1.2.2 Determination of the Amount of the Charge

The following conventions were adopted:

- a) Costs allocated to residential uses will be assigned to one residential charge that encompasses all of the different types of residential units. Costs allocated to non-residential uses will be assigned to the non-residential charge based on the gross floor area (G.F.A.) constructed.
- b) Costs allocated to residential and non-residential uses are based upon a review of the Township's tax assessment. This approach has been summarized in Section C5 of the 2019 D.C. Background Study.

1.2.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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



The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 2 years prior to the issuance of a building permit.

Additionally, where a non-residential building and associated use is proposed to be relocated to a different lot and the existing building is demolished, the building at the new location shall be granted the redevelopment credit. If the future development of the demolished site is proposed, the new proposed development shall be subject to the full applicable D.C. as the credit has already been transferred to the relocated site.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s. 3); and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s. 2 of O. Reg. 82/98).

Non-statutory exemptions

- Accessory agricultural buildings
- Temporary buildings
- Places of Worship

1.2.5 Indexing

All D.C.s will be subject to mandatory indexing annually January 1st of each year, beginning on January 1, 2021, in accordance with provisions under the D.C.A.



1.2.6 By-law Duration

The by-law will expire on July 3, 2024 unless it is repealed by Council at an earlier date.

1.2.7 Date Charge Payable

Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building, or structure.

1.3 Changes to the D.C.A.: More Homes, More Choice Act and the COVID-19 Economic Recovery Act

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.



In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and was proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
and
- Additional services as prescribed.



Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Statutory Exemptions

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

Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the



by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“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 is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.

1.5 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Township’s D.C. by-law. The proposed amendments relate to the removal of the 10% deduction for soft services and provide updates to the underlying D.C. eligible capital cost estimates. In addition, other proposed amendments relate to the timing and collection of D.C.s and statutory exemptions, as a result of recent changes to the D.C.A. (as summarized in Section 1.3 and 1.4 herein).

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs



- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this Study is provided as an update to the Township's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Township's D.C. Background Study cost base).

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Township's website in accordance with provisions of the D.C.A. by July 2, 2021. The statutory public meeting will be held on August 4, 2021. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is September 1, 2021.

1.6 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 30-19 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Township's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible costs and calculation of the charges resulting from the removal of the 10% statutory deduction for 'soft' services, as well as the change in classification of Administration service to the class of service for Growth-Related Studies. Changes to the capital costs underlying the charge have been made for Administration Studies/Growth-Related Studies only. These changes are discussed in detail in Chapter 3 of this report.



Chapter 5 presents the changes to the D.C. by-law collection policies and statutory exemptions to reflect legislative changes. Chapter 5 also includes updates to the Township's policy regarding redevelopment credits.



2. Anticipated Development

It is a requirement of Section 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”. The growth forecast contained in Section C of the 2019 D.C. Background Study provides for the anticipated development for which the Township will be required to provide services over a 10-year planning horizon.

The growth forecast contained in the 2019 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2019 D.C. Background Study remains unchanged.

Table 2-1
Township of Mulmur
2019 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential Net Population	Non-Residential Sq.ft. of GFA
Late 2019	3,640	
Late 2029	4,182	
10-year (2019-2029)	542	20,000



3. Revisions to the Anticipated Capital Needs

The 2019 D.C. Background Study justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Administration Studies (Growth-Related Studies);
- Transportation;
- Fire Services;
- Recreation; and
- Library.

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A., the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Recreation Services, Library Services and for specific studies under Administration Studies (Growth-Related Studies).

Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Township's 2019 D.C. Background Study remain unchanged.

3.1 Administration (Growth-Related Studies Class of Service)

The Township's 2019 D.C. Background Study included growth-related studies under the Administration Studies service. Changes to Administration Studies are provided to conform with changes in the D.C. eligible services under the D.C.A. and the ability to include a separate class of services for growth-related studies (as summarized in Section 1.3). General growth-related studies included in the Township's 2019 D.C. Background Study, as well as the additional costs of undertaking this D.C. by-law amendment process, have been included in the D.C. calculation under a separate class of service (i.e. Growth-Related Studies). The following provides a list of the projects included in the Growth-Related Studies class of service:

- Official Plan Update;
 - Zoning By-law Update;
-



- Development Charges Background Study and Amendment Study;
- Mansfield Servicing Feasibility Study;
- Strategic Plan;
- Aggregate Feasibility Study; and
- Primrose Business Park Study.

The gross capital costs for Growth-Related Studies total \$359,000 after adding \$9,000 for the costs of this D.C. by-law amendment process. A deduction of \$31,000 has been made to reflect the general benefits of these studies to other non-D.C. eligible services as well as \$50,400 for the benefit to existing development. This results in D.C. eligible costs of \$277,600 and which are presented in Table 3-1.

The costs for the growth-related studies have been allocated to the eligible services in the following manner based on the proportionate share of the D.C.-eligible costs:

- Transportation – 60.2%
- Fire Services – 18.2%
- Recreation – 21.4%
- Library – 0.2%

The D.C. recoverable costs included in the schedule of charges as a separate “class of service” total approximately \$268,900 after accounting for the current D.C. reserve fund surplus. The allocation of the net growth-related costs to each of the other D.C. eligible services and between residential and non-residential development is shown in Table 3-2. The allocation of D.C.-eligible costs between residential and non-residential development is based on the current relationship of residential and non-residential property tax assessment.

3.2 Recreation Services

Updates to the D.C. eligible costs for Recreation Services include the removal of the statutory 10% deduction that is no longer required and the inclusion of the Recreation Master Plan (\$80,000) that was previously included within the Administration Service. As a result, the estimated gross capital costs remain increase to \$855,600. A deduction of \$132,300 has been made in recognition of the benefit to existing development. After accounting for existing reserve funds of \$277,300, total D.C.-eligible costs of \$446,000 have been included in the calculation of the charge for Recreation Services. The



detailed capital listing is presented in Table 3-1. These costs are then allocated to residential and non-residential development based on the ratio of the residential and non-residential property tax assessment (i.e. 99% residential and 1% non-residential) and are presented in Table 4-1.

3.3 Library Services

The only change required to Library Services is the removal of the 10% deduction. This results in the total gross capital cost estimates remaining at \$7,600. From the total gross capital costs, \$1,100 is deducted from the calculation of the charge in acknowledgment to the benefits to existing development. This results in a total of \$6,500 being included in the calculation of the charge. The capital listing for Library Services can be found in Table 3-1.

These costs are then allocated to residential and non-residential development based on the ratio of the residential and non-residential property tax assessment and are presented in Table 4-1.



Table 3-1
Township of Mulmur
D.C. Eligible Costs

DESCRIPTION	FUTURE REQUIREMENTS	REQUIREMENT UNITS	COST PER UNIT	TOTAL GROSS CAPITAL COST ESTIMATES (2019\$)	GROWTH RELATED SHARE	SUBTOTAL	DISCOUNT (%)	D.C.-ELIGIBLE COSTS
Transportation								
Roads	\$1,059,872	\$	n/a	\$1,059,872	100%	\$1,059,872	0%	\$1,059,872
Sand Storage	777.56	sq. ft.	\$70.00	\$78,084	100%	\$78,084	0%	\$78,084
Buildings	1,021.47	sq. ft.	\$150.00	\$288,766	100%	\$288,766	0%	\$288,766
Vehicles and Equipment	\$473,108	\$	n/a	\$473,108	90%	\$425,798	0%	\$425,798
Growth-Related Studies (Service Specific)	-		n/a	-	100%	-	0%	-
Reserve Fund Adjustment								\$(362,751)
Subtotal				\$1,899,831	98%	\$1,852,520		\$1,489,769
Fire Services								
Honeywood and Rosemont Buildings	740.94	sq. ft.	\$161.25	\$119,477	100%	\$119,477	0%	\$119,477
Shelburne Building	\$191,400	\$	n/a	\$191,400	100%	\$191,400	0%	\$191,400
Fire Vehicles	\$197,401	\$	n/a	\$197,401	100%	\$197,401	0%	\$197,401
Fire suits	3.82	number of firefighters	\$6,500.00	\$24,851	100%	\$24,851	0%	\$24,851
Small equipment	\$27,384	\$	n/a	\$27,384	100%	\$27,384	0%	\$27,384
Growth-Related Studies (Service Specific)	-	\$	n/a	-	100%	-	0%	-
Reserve Fund Adjustment								\$(92,711)
Subtotal				\$560,514	100%	\$560,514		\$467,802



DESCRIPTION	FUTURE REQUIREMENTS	REQUIREMENT UNITS	COST PER UNIT	TOTAL GROSS CAPITAL COST ESTIMATES (2019\$)	GROWTH RELATED SHARE	SUBTOTAL	DISCOUNT (%)	D.C.-ELIGIBLE COSTS
Recreation								
Recreation/Community Buildings	2,155	sq. ft.	\$100.00	\$215,500	85%	\$183,175	0%	\$183,175
Arena (100% -50% share)	1,818.53	sq. ft.	\$200.00	\$363,706	85%	\$309,150	0%	\$309,150
Recreation Vehicles & Small Equip	\$26,491	\$	n/a	\$26,491	85%	\$22,518	0%	\$22,518
Developed Parkland	3.78	acres	\$45,000.00	\$169,936	85%	\$144,446	0%	\$144,446
Growth-Related Studies (Service Specific)	\$80,000	\$	n/a	\$80,000	80%	\$64,000	0%	\$64,000
Reserve Fund Adjustment								\$(277,314)
Subtotal				\$855,634	85%	\$723,289		\$445,975
Library Services								
Library Circulation and Equipment/Furniture	\$3,087.49	\$	n/a	\$3,087	85%	\$2,624	0%	\$2,624
Shelburne Library Expansion	\$4,500	\$	n/a	\$4,500	85%	\$3,825	0%	\$3,825
Growth-Related Studies (Service Specific)	-	\$	n/a	-	100%	-	0%	-
Reserve Fund Adjustment								-
Subtotal				\$7,587	85%	\$6,449		\$6,449
Growth-Related Studies								
Growth-Related Studies (General)	\$359,000	\$	n/a	\$359,000	77%	\$277,600	0%	\$277,600
Reserve Fund Adjustment								\$(8,744)
Subtotal				\$359,000	77%	\$277,600		\$268,856
Grand Total				\$3,682,565	93%	\$3,420,371		\$2,678,851



Table 3-2
Township of Mulmur
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of Service

Service	2019-2029	Residential Share	Non-Residential Share
Transportation	161,772.74	160,048.57	1,724.17
Fire Services	48,947.29	48,425.61	521.68
Recreation	57,572.90	56,959.29	-
Library Services	563.20	557.19	-
Total	268,856.12	265,990.66	2,245.85



3.4 Summary

Table 3-3 summarizes the total change in D.C. eligible costs for all services and classes of service in comparison to the 2019 D.C. Background Study. In aggregate, D.C. eligible capital costs of \$81,100 have been added to the calculation of the charge.

Table 3-3
Township of Mulmur
D.C.-eligible Cost Comparison

Service/Class	D.C.-Eligible Costs			
	2019 D.C. Study	By-law Amendment	Change (\$)	Change (%)
Transportation	1,489,769	1,489,769	-	0%
Fire Services	467,802	467,802	-	0%
Recreation	316,046	445,975	129,929	41%
Library Services	5,804	6,449	645	11%
Growth-Related Studies (Administration)	318,377	268,856	(49,521)	-16%
Total	2,597,798	2,678,851	81,053	3%



4. Revised D.C. Calculation and Schedule of Charges

Based on the proposed amendments to the D.C.-eligible costs included in the 2019 D.C. Background Study detailed in Chapter 3, Table 4-1 presents the revised D.C. calculation for the municipal-wide services over the 10-year planning period (i.e. 2019-2029).

The D.C. calculation has been undertaken on an average cost basis, whereby the calculated charge seeks to recover the total costs from the anticipated development over the planning period. The total D.C.-eligible costs in Table 4-1 includes the attribution of growth-related studies by service area identified in Table 3-2. For the residential calculations, charges are calculated on a single uniform type of residential unit based on the assumed average persons per unit of 2.5. The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis.

Table 4-2 presents the revised calculated schedule of charges, denominated in 2019\$ consistent with the 2019 D.C. Background Study. Table 4-3 then presents the indexed charges in 2021\$ consistent with the Townships indexation policy included within their current D.C. by-law.

A comparison of the amended charges with the Township's current D.C.s are provided in Table 4-4 for residential development and Table 4-5 for non-residential development. In total, D.C.s for residential dwelling units would increase by \$384 per unit (+3.1%). The non-residential charge per sq.ft. of G.F.A. would decrease by \$0.06 (-4.8%).



Table 4-1
Municipal-Wide Services D.C. Calculation
2020-2029

MUNICIPAL SERVICES	D.C.-ELIGIBLE COSTS SUMMARY (2019\$)					CALCULATED CHARGE BY TYPE (\$2019)	
	D.C.-ELIGIBLE COSTS	2019 RESERVE FUND ADJUSTMENT	NET CAPITAL AFTER RESERVES	RESIDENTIAL SHARE	NON-RESIDENTIAL SHARE	RESIDENTIAL	NON-RESIDENTIAL
Transportation							
Roads	\$1,059,872	\$212,515	\$847,356	\$838,325	\$9,031	\$3,867	\$0.45
Sand Storage	\$78,084	\$10,352	\$67,733	\$67,011	\$722	\$309	\$0.04
Buildings	\$288,766	\$42,484	\$246,282	\$243,657	\$2,625	\$1,124	\$0.13
Vehicles and Equipment	\$425,798	\$97,400	\$328,398	\$324,898	\$3,500	\$1,499	\$0.18
Growth-Related Studies (General)	\$167,034	\$5,261	\$161,773	\$160,049	\$1,724	\$738	\$0.09
Growth-Related Studies (Service Specific)	-	-	-	-	-	-	-
Subtotal	\$2,019,554	\$368,012	\$1,651,541	\$1,633,939	\$17,602	\$7,537	\$0.88
Fire Services							
Honeywood and Rosemont Buildings	\$119,477	\$44,966	\$74,511	\$73,717	\$794	\$340	\$0.04
Shelburne Building	\$191,400	-	\$191,400	\$89,360	\$2,040	\$873	\$0.10
Fire Vehicles	\$197,401	\$35,444	\$161,957	\$160,231	\$1,726	\$739	\$0.09
Fire suits	\$24,851	\$8,204	\$16,647	\$16,470	\$177	\$76	\$0.01
Small equipment	\$27,384	\$4,098	\$23,287	\$23,038	\$248	\$106	\$0.01
Growth-Related Studies (General)	\$50,539	\$1,592	\$48,947	\$48,426	\$522	\$223	\$0.03
Growth-Related Studies (Service Specific)	-	-	-	-	-	-	-
Subtotal	\$611,053	\$94,303	\$516,749	\$511,242	\$4,713	\$2,358	\$0.28



MUNICIPAL SERVICES	D.C.-ELIGIBLE COSTS SUMMARY (2019\$)					CALCULATED CHARGE BY TYPE (\$2019)	
	D.C.-ELIGIBLE COSTS	2019 RESERVE FUND ADJUSTMENT	NET CAPITAL AFTER RESERVES	RESIDENTIAL SHARE	NON-RESIDENTIAL SHARE	RESIDENTIAL	NON-RESIDENTIAL
Recreation							
Recreation/Community Buildings	\$183,175	\$46,576	\$136,599	\$135,143		\$623	
Arena (100% -50% share)	\$309,150	\$184,233	\$124,917	\$123,586		\$570	
Recreation Vehicles & Small Equip	\$22,518	\$1,758	\$20,759	\$20,538		\$95	
Developed Parkland	\$144,446	\$44,746	\$99,700	\$98,637		\$455	
Growth-Related Studies (General)	\$59,445	\$1,872	\$57,573	\$56,959		\$263	
Growth-Related Studies (Service Specific)	\$64,000	-	\$64,000	\$63,318		\$292	
Subtotal	\$782,734	\$279,186	\$503,548	\$498,181		\$2,298	
Library Services							
Library Circulation and Equipment/Furniture	\$ 2,624	-	\$2,624	\$2,596		\$12	
Shelburne Library Expansion	\$3,825	-	\$3,825	\$3,784		\$17	
Growth-Related Studies (General)	\$582	\$18	\$563	\$557		\$3	
Growth-Related Studies (Service Specific)	-	-	-	-		-	
Subtotal	\$7,031	\$18	\$7,013	\$6,938		\$32	
Grand Total	\$3,420,371	\$741,520	\$2,678,851	\$2,650,300	\$22,315	\$12,225	\$1.16

10-Year Gross Population Growth	542
Residential Average P.P.U.	2.5
10-Year G.F.A. Growth (sq. ft.)	20,000



Table 4-2
Township of Mulmur
Schedule of Calculated D.C.s (2019\$)

Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transportation	6,798	56%	0.79	68%
Fire Services	2,135	17%	0.25	21%
Recreation	2,035	17%	-	0%
Library Services	29	0%	-	0%
Growth-Related Studies	1,227	10%	0.12	10%
Total	12,225	100%	1.16	100%

Table 4-3
Township of Mulmur
Schedule of Calculated D.C.s (2021\$)

Service/Class	Residential	Percent of Residential Charge	Non-Residential	Percent of Non-Residential Charge
Transportation	7,064	56%	0.82	68%
Fire Services	2,218	17%	0.26	22%
Recreation	2,115	17%	-	0%
Library Services	31	0%	-	0%
Growth-Related Studies	1,275	10%	0.12	10%
Total	12,701	100%	1.20	100%



Table 4-4
Township of Mulmur
Comparison of Current and Calculated Residential D.C.s

Service/Class	Current	Calculated	Change (\$)	Change (%)
Transportation	7,064	7,064	-	0%
Fire Services	2,218	2,218	0	0%
Recreation	1,498	2,115	616	41%
Library Services	28	31	3	11%
Growth-Related Studies	1,510	1,275	(235)	-16%
Total	12,317	12,701	384	3%

Table 4-5
Township of Mulmur
Comparison of Current and Calculated Non-Residential D.C.s

Service/Class	Current	Calculated	Change (\$)	Change (%)
Transportation	0.82	0.82	-	0.0%
Fire Services	0.26	0.26	-	0.0%
Recreation	-	-	-	0.0%
Library Services	-	-	-	0.0%
Growth-Related Studies	0.18	0.12	(0.06)	-33.3%
Total	1.26	1.20	(0.06)	-5%



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

The Township's current D.C. by-law provides for the uniform municipal-wide recovery of growth-related costs. D.C.s are imposed for all services through one by-law. The intent of the amendment does not alter the Township's policy for the imposition of municipal-wide D.C.s.

Other than those policy revisions identified in Sections 5.1 through 5.5, all other rules and polices contained within By-law 30-19 remain unchanged.

5.1 D.C. Calculation and Collection Policies

The recent amendments to the D.C.A. (S.26.1) provide for mandatory installment payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- Rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy.
- Non-profit housing developments will pay D.C.s in 21 equal annual installments.
- Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.

Furthermore, S.26.2 of the D.C.A. requires that the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is made and will be payable at building permit issuance (or as required by S.26.1 of the D.C.A.). The requirements of S.26.2 of the D.C.A. is explained further below:

- The D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020) shall be determined based on the D.C. in effect on the date the Site Plan or Zoning By-law Amendment planning application is made.
- If the development is not proceeding via these planning approvals, or if the building permit is issued more than two-years after the application approval, then the amount is determined at building permit issuance.



The D.C.A. also provides that municipalities may charge interest on the installment payments, and charges calculated where the planning application is received in specific circumstances outlined above. The interest charged on installment payments and charges calculated when the planning application is made will be governed by the Township’s Council approved Development Charges Interest Policy.

5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:

- A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of September 1, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after September 1, 2021, and for which development charges were paid.



Table 5-1
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).

To provide additional clarity in interpreting the application of the exemption for a second dwelling that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling, the proposed new principal dwelling and one ancillary dwelling unit must be located on parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.



**Table 5-2
Prescribed Classes of Proposed New Residential Buildings, and Restrictions**

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and*



Universities Act to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“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 is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

The Township’s D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.

5.3 Non-Statutory Exemptions

Section 8.4 of the Township’s current D.C. by-law provides for the non-statutory exemption of places of Worship for religious uses. Through this amendment process this exemption will be altered to exclude those lands designated as employment lands within the Township’s Official Plan.

5.4 Redevelopment Credits

Within the Township’s current D.C. by-law, redevelopment credits are granted for the conversion or demolition of existing buildings or structures on sites that will be replaced within 2-years. This policy will be revised through this process to exclude the demolition of derelict or uninhabitable buildings (as determined by the Chief Building Official) from receiving redevelopment credits.

5.5 By-Law Definitions

The definition of a “dwelling unit” as contained in section 1.13 of the current D.C. By-law is to be updated to provide clarity for the application of D.C.s to seasonal dwelling units. A “dwelling unit” will be defined as:

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.



6. Asset Management Plan and Long-Term Capital and Operating Costs

The D.C.A. requires the background study to include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

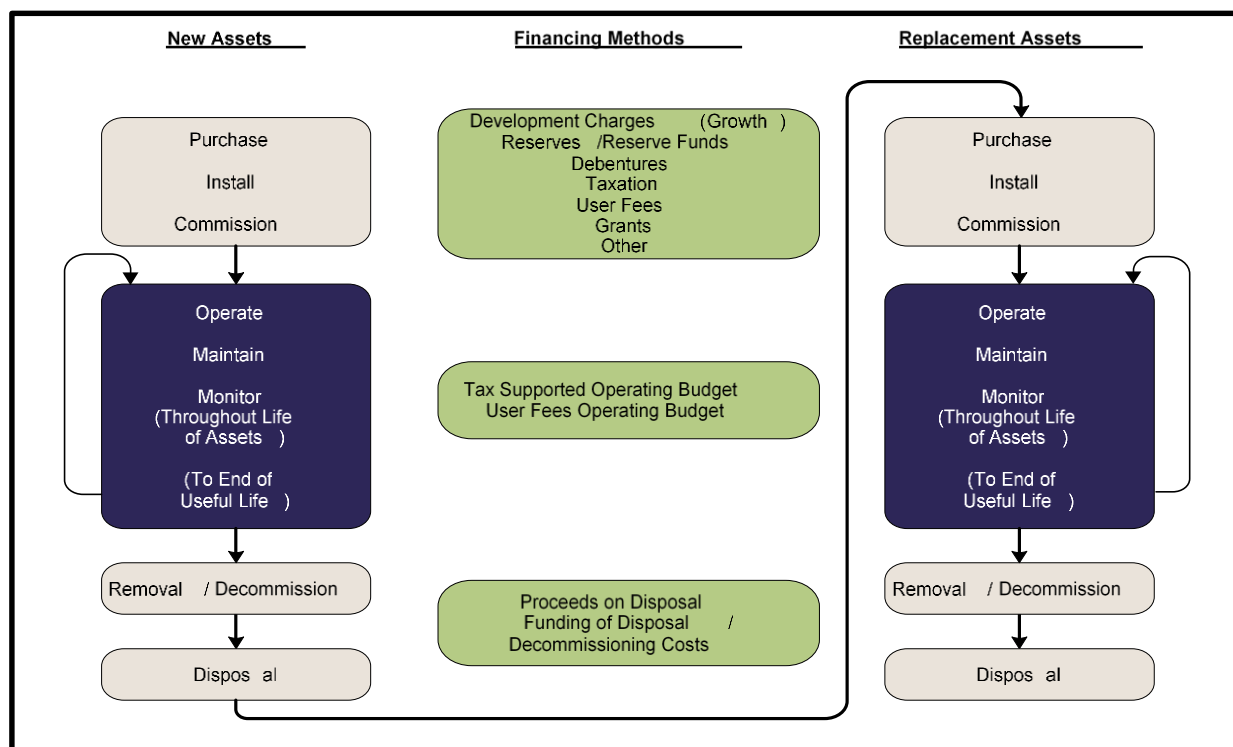
- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- (c) contain any other information that is prescribed; and**
- (d) be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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The Township completed its A.M.P. in 2016, however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2016 A.M.P.

In recognition to the schematic in Section 6, the following table (presented in 2019\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C.



capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from other financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 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 \$645,000.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$612,500. This amount, totalled with the existing operating revenues of \$5.9 million, provides annual revenues of \$6.6 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 6-1
Township of Mulmur
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2031 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	445,765
Annual Debt Payment on Post Period Capital ¹	-
Lifecycle:	
Annual Lifecycle - Township-Wide Services	151,241
Sub-Total - Annual Lifecycle	151,241
Incremental Operating Costs (for D.C. Services)	47,944
Total Expenditures	644,950
Revenue (Annualized)	
Total Existing Revenue ²	5,945,415
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	612,465
Total Revenues	6,557,880

¹ Interim Debt Financing for Post Period Benefit

² As per Sch. 10 of FIR

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.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.



Table 6-2
Township of Mulmur
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Transportation	91,375	22,485	113,860
Fire Services	34,225	19,478	-
Recreation	25,202	3,553	28,755
Library Services	440	2,428	2,868
Growth-Related Studies (Administration)	-	-	-
TOTAL	151,241	47,944	145,483



7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2019 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft Amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. It is proposed that the Amending D.C. By-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated July 2, 2021, subject to further annual review during the capital budget process;”

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

“Approve the Amending Development Charge By-law as set out herein.”



Appendix A

Draft Amending D.C. By-law

THE CORPORATION OF THE TOWNSHIP OF MULMUR
BY-LAW NO XX-21

*A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF MULMUR TO AMEND
DEVELOPMENT CHARGES BY-LAW 30-19*

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; 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 it's intent to provide the said services; and

AND WHEREAS a Development Charge is intended to ensure that the increase in the need for services attributed to the anticipated growth will be met; and

AND WHEREAS Section 19 of the Act provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the Township of Mulmur (hereinafter called "the Council") has determined that certain amendments should be made to the Development Charge By-law of the Township of Mulmur, being By-law 30-19;

AND WHEREAS the Council has given Notice of its Development Charges proposal in accordance with Section 12(1) of the Act, and held a public meeting on August 4, 2021 and is satisfied that no further notice is required.

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

1. By-law 30-19 is hereby amended as follows

1.1 Sections 1.13 and 1.16 are deleted and replaced with the following:

1.13 **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

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

1.16.1 As a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;

1.16.2 As a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010.

1.16.3 By any institution of the following post-secondary institutions for the objects of the institution:

1.16.3.1 a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;

1.16.3.1 a college or university federated or affiliated with a university described in subclause 1.16.3.1; or

1.16.3.1 an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;

1.16.4 As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

1.16.5 As a hospice to provide end of life care.

1.2 The following definitions are added to Section 1 of the By-law:

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

1.28.1 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;

1.28.2 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

1.28.3 A non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

1.29 **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.

1.3 Section 2.1 is deleted and replaced with the following:

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.

1.4 Section 6.2 is deleted and replaced with the following:

6.2 No Development Charges are payable in the following cases:

6.2.1 An enlargement to an existing dwelling unit;

- 6.2.2 The creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling:
- 6.2.3 The creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
- 6.2.4 The creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling;
- 6.2.5 The creation of a second dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

1.5 The following is added to the by-law:

6.3 For the purposes of Section 6.2 “existing residential building/dwelling”, means:

6.3.1 A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of September 1, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or

6.3.2 The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after September 1, 2021 and for which development charges were paid.

- 6.4 In addition to the restrictions outlined in Subsection 6.2.5, for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.
- 6.5 For the purposes of Subsection 6.2.5, “parcel of land” means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the Planning Act.
- 1.6 Section 8.4 is deleted and replaced with the following:
- 8.4 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.
- 1.7 The following is added to Section 8 of the By-law:
- 8.5 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.
- 1.8 The following is added to Section 9 of the by-law:
- 9.6 No credit shall be given with respect to the demolition of derelict buildings as determined by the Chief Building Official of the Township
- 1.9 The following is added to Section 10 of the by-law:
- 10.3 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.

- 10.4 Development charges for non-profit housing developments are due and payable in 21 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.
- 10.5 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 10.1, 10.3 and 10.4 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 10.1, 10.3 and 10.4 shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.
- 10.6 Interest for the purposes of Subsections 10.3, 10.4 and 10.5 shall be determined as defined in the Township’s Council approved Development Charge Interest Rate Policy.
- 1.10 Section 15.1 is deleted and replaced with the following:
- 15.1 The following schedules to this By-law form and integral part of this By-law:
- Schedule “A” – Classification of Services and Classes of Service;
- Schedule “B” – Components of Development Charge
- 1.11 Schedule “A” is deleted and the attached Schedule “A” substitutes therefore.
- 1.12 Schedule “B” is deleted and the attached Schedule “B” substitutes therefore.
- 1.13 This By-law shall come into force and effect on September 1, 2021.

FINALLY PASSED AND ENACTED THIS 1st DAY OF SEPTEMBER, 2021

Mayor

Clerk

Schedule "A"
Classification of Services and Classes of Service

<p>Transportation</p> <p>Roads Sand Storage Buildings Vehicles and Equipment</p>
<p>Fire Services</p> <p>Honeywood and Rosemont Buildings Shelburne Building Fire Vehicles Fire suits Small equipment</p>
<p>Recreation</p> <p>Recreation/Community Buildings Arena Recreation Vehicles and Small Equipment Developed Parkland Growth-Related Studies (Service Specific)</p>
<p>Library Services</p> <p>Library Circulation and Equipment/Furniture Shelburne Library Expansion</p>
<p>Class of Growth-Related Studies</p> <p>Transportation Fire Services Recreation Library Services</p>

Schedule "B"
Components of Development Charge

Service/Class	Residential (per Dwelling Unit)	Percent of Residential Charge	Non- Residential (per sq.ft. of Gross Floor Area)	Percent of Non- Residential Charge
Transportation	6,798	56%	0.79	68%
Fire Services	2,135	17%	0.25	21%
Recreation	2,035	17%	-	-
Library Services	29	0%	-	-
Growth-Related Studies	1,227	10%	0.12	10%
Total	12,225	100%	1.16	100%