



2020 Development Charges Background Study

Township of Mapleton

For Public Circulation and Comment

February 13, 2020

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Table of Contents

	Page
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.1.1 Summary of the Process.....	1-2
1.2 More Homes, More Choice Act – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters	1-3
2. Current Township of Mapleton D.C. Policy	2-1
2.1 By-law Enactment.....	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-1
2.4 Indexing	2-2
2.5 Redevelopment Credits	2-2
2.6 Exemptions	2-2
3. Anticipated Development in the Township of Mapleton	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-1
4. Approach to the Calculation of the Charge.....	4-1
4.1 Introduction.....	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in Need for Service.....	4-1
4.4 Local Service Policy.....	4-7
4.5 Capital Forecast.....	4-7
4.6 Treatment of Credits	4-8
4.7 Eligible Debt and Committed Excess Capacity	4-8
4.8 Existing Reserve Funds	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling	4-10



Table of Contents (Cont'd)

	Page
4.9.2	Reduction for Uncommitted Excess Capacity 4-10
4.9.3	Reduction for Benefit to Existing Development 4-11
4.9.4	Reduction for Anticipated Grants, Subsidies, and Other Contributions 4-11
4.9.5	The 10% Reduction 4-12
5.	Development Charge Eligible Cost Analysis by Service 5-1
5.1	Service Levels and 10-Year Capital Costs for Township-wide D.C. Calculation 5-1
5.1.1	Roads and Related Services 5-1
5.1.2	Fire Protection Services 5-2
5.1.3	Parks and Recreation Services 5-2
5.1.4	Administration Studies 5-3
5.2	21-Year Capital Costs for Municipally Serviced Urban Area D.C. Calculation 5-8
5.2.1	Wastewater Services 5-8
5.2.2	Water Services 5-8
6.	D.C. Calculation 6-1
7.	D.C. Policy Recommendations and D.C. Policy Rules 7-1
7.1	Introduction 7-1
7.2	D.C. By-law Structure 7-1
7.3	D.C. By-law Rules 7-2
7.3.1	Payment in any Particular Case 7-2
7.3.2	Determination of the Amount of the Charge 7-2
7.3.3	Application to Redevelopment of Land (Demolition and Conversion) 7-3
7.3.4	Exemptions (full or partial) 7-3
7.3.5	Phase in Provision(s) 7-4
7.3.6	Timing of Collection 7-4
7.3.7	Indexing 7-6
7.3.8	D.C. Spatial Applicability 7-6
7.4	Other D.C. By-law Provisions 7-7
7.4.1	Categories of Services for Reserve Fund and Credit Purposes 7-7
7.4.2	By-law In-force Date 7-7
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing 7-7
7.5	Other Recommendations 7-7
8.	Asset Management Plan 8-1



Table of Contents (Cont'd)

	Page
Appendix A Background Information on Residential and Non-Residential Growth Forecast	A-1
Appendix B Historical Level of Service Calculations	B-1
Appendix C Long Term Capital and Operating Cost Examination	C-1
Appendix D Local Service Policy	D-1
Appendix E Proposed D.C. By-law.....	E-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
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D.C.	Development charge
D.C.A.	Development Charges Act, 1997
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.A.I.C.S.	North American Industry Classification System
N.F.P.O.W.	No Fixed Place of Work
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.s.	Subsection
sq.ft.	square foot
sq.m.	square metre



Development Charges Background Study



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act (D.C.A.), 1997 (s.10), and accordingly, recommends new Development Charges (D.C.s) and policies for the Township of Mapleton (Township).

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

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7) and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation, the Township's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.1.1 Summary of the Process

As required under Section 12 of the D.C.A., a Public Meeting will be scheduled prior to Council considering the by-law for passage. Its purpose is to present the study to the public and to solicit public input on the proposed D.C. by-law. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C. by-law.

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

In accordance with the legislation, the D.C. background study and proposed D.C. by-law were available for public review on February 13, 2020.

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; and
- finalization of the study and Council consideration of the by-law.

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

Process Steps	Dates
1. Project initiation meetings with Township staff	November 11, 2019
2. Data collection, staff interviews, preparation of D.C. calculations	November – December 2019
3. Preparation of draft D.C. background study and review of draft findings with staff	February 2020
4. Council information session	February 11, 2020
5. D.C. background study and proposed D.C. by-law available to public	February 13, 2019



Process Steps	Dates
6. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
7. Public Meeting of Council	April 7, 2020
8. Council considers adoption of D.C. background study and passage of by-law	April 14, 2020
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. Township makes available D.C. pamphlet	by 60 days after in force date

1.2 More Homes, More Choice Act – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters

On May 2, 2019, the Province introduced Bill 108 (More Homes, More Choice Act) which proposes 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. do not come into effect until they are proclaimed by the Lieutenant Governor. At the time of writing the following provisions have been proclaimed:

- However, transitional provisions with respect to soft services, as well as other provisions clarifying definitions and administrative powers to make regulations, are in effect as of the date of royal assent. Regarding the transitional provisions



for soft services, as noted below, services not identified under the new subsection 2(4) (i.e. soft services) will no longer be eligible to be included in D.C. by-law once proclaimed. Soft services within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the prescribed date (currently anticipated to be January 1, 2021), the date a Community Benefits Charge By-law is passed, or the date when the existing D.C. by-law is repealed.

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. charge in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

A summary of further the changes to the D.C.A. to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – the Bill will remove “Soft Services” from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the authority of the *Planning Act*. Once the new s.s. 2(4) is proclaimed, eligible services under the D.C.A. include:

- 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 as defined in subsection 1 (1) of the Municipal Act, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be;
- Electrical power services;



- Policing services;
- Ambulance services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

Waste Diversion and Ambulance – the Bill will remove the mandatory 10% deduction for these services.

Soft Services to be Included in a new Community Benefit Charge under the Planning Act – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



Chapter 2

Current Township of Mapleton D.C. Policy



2. Current Township of Mapleton D.C. Policy

2.1 By-law Enactment

The Township enacted By-law 2015-034 under the D.C.A. on April 14, 2015. The by-law came into effect on April 15, 2015 and expires April 15, 2020. By-law 2015-034 imposes municipal-wide D.C.s for all services except water and wastewater services which are only imposed in the municipally serviced areas. By-law 2015-034 was amended in 2017 by By-law 2017-022 to provide for updates to the underlying capital cost estimates identified in the Township's 2015 D.C. Background Study to determine the updated charges for Water and Wastewater services. By-law 2017-022 also introduced changes to the non-statutory exemptions provided under by-law 2015-034.

2.2 Services Covered

The following services are included under By-law 2015-53:

Township-wide

- Roads and Related Services;
- Fire Protection Services;
- Parks and Recreation Services;
- Administration;

Urban Area-Specific Services

- Water; and
- Wastewater.

2.3 Timing of D.C. Calculation and Payment

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



2.4 Indexing

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

2.5 Redevelopment Credits

The by-law provides D.C. credits for residential and non-residential redevelopments, provided a building permit has been issued for the development within three years from the date the demolition permit was issued. The amount of the credit provided cannot exceed the total development charge that would otherwise be payable.

2.6 Exemptions

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

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

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

- an accessory use;
- a bona-fide farm use;
- a place of worship;
- Temporary erection of a building without foundation as defined in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site which development charges or lot levies have previously been paid;



- Commercial development in areas that are currently serviced for water and wastewater services receives a full exemption for Roads, Fire Protection, Parks & Recreation and Administration services;
- Commercial development in areas that are not serviced for water and wastewater receives an equivalent exemption equal to the statutory exemption received for industrial development (up to 50% of existing GFA); and
- Non-residential development, other than commercial, in areas that are currently serviced for water and wastewater services receives a 20% exemption for Roads, Fire Protection, Parks & Recreation and Administration services.



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

Service	Residential				Wind Turbines and Telecommunication Towers	Solar Farms (per sq.ft. of Gross Floor Area)	Non-Residential (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples			
Township-wide Services:							
Roads and Related Services	\$ 7,778	\$ 3,504	\$ 2,991	\$ 5,384	\$ 7,780	\$ 2.71	\$ 2.71
Fire Protection Services	\$ 50	\$ 22	\$ 19	\$ 35	\$ 50	\$ 0.04	\$ 0.03
Parks and Recreation	\$ 1,351	\$ 609	\$ 519	\$ 935	\$ -	\$ -	\$ 0.07
Administration - Studies	\$ 492	\$ 220	\$ 189	\$ 339	\$ 492	\$ 0.17	\$ 0.17
Total Township-wide Services	\$ 9,671	\$ 4,355	\$ 3,718	\$ 6,693	\$ 8,322	\$ 2.92	\$ 2.98
Urban Services							
Wastewater	\$ 4,605	\$ 981	\$ 839	\$ 1,510	\$ -	\$ -	\$ 0.69
Water	\$ 2,050	\$ 745	\$ 636	\$ 1,145	\$ -	\$ -	\$ 0.53
Total Urban Services	\$ 6,655	\$ 1,726	\$ 1,475	\$ 2,655	\$ -	\$ -	\$ 1.22
Grand Total - Rural Area	\$ 9,671	\$ 4,355	\$ 3,718	\$ 6,693	\$ 8,322	\$ 2.92	\$ 2.98
Grand Total - Urban Area	\$ 16,326	\$ 6,081	\$ 5,193	\$ 9,348	\$ 8,322	\$ 2.92	\$ 4.20



Chapter 3

Anticipated Development in the Township of Mapleton



3. Anticipated Development in the Township of Mapleton

3.1 Requirement of the Act

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 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 this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Mapleton will be required to provide services, over a 10-year (Early-2020 to Early-2030) and a longer-term time horizon (Early-2020 to mid-2041).

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

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

- Wellington County Official Plan (Revisions August 15, 2019) growth forecast for the Township of Mapleton;
- Township of Mapleton 2015 Development Charges Background Study, Watson & Associates Economists Ltd., March 31, 2015;
- 2006, 2011 and 2016 population, household and employment Census data; and
- Historical residential and non-residential building permit data.

3.3 Summary of Growth Forecast

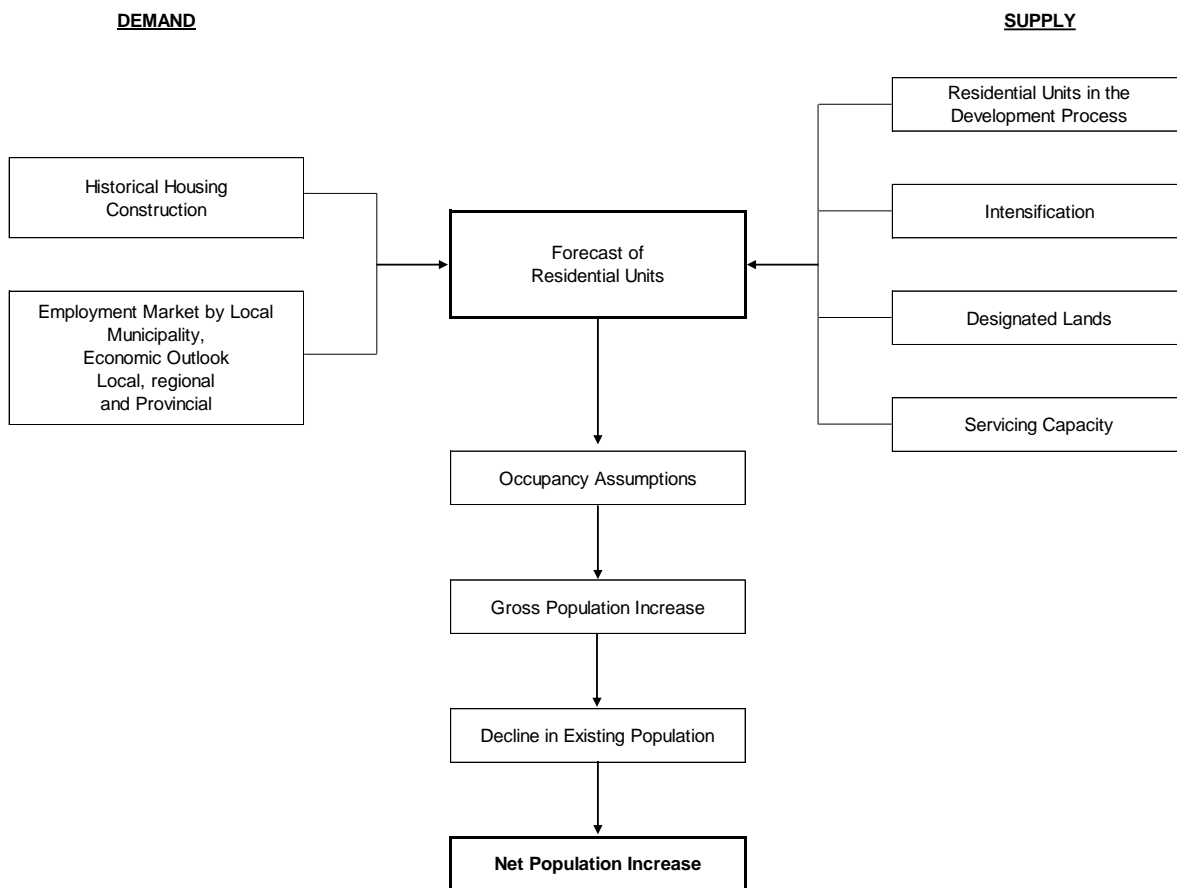
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion



provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's population is anticipated to reach approximately 11,920 by early-2030 and 13,600 by mid-2041, resulting in an increase of approximately 1,245 and 2,930 persons, respectively, over the 10-year and longer-term forecast periods.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2020 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%.



**Table 3-1
Township of Mapleton
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
Historical	<i>Mid 2006</i>	10,160	9,851	6	9,845	2,640	30	185	35	2,890	3.409
	<i>Mid 2011</i>	10,300	9,989	14	9,975	2,773	60	71	25	2,929	3.410
	<i>Mid 2016</i>	10,860	10,527	7	10,520	2,915	45	110	70	3,140	3.353
Forecast	<i>Early 2020</i>	11,010	10,675	7	10,668	2,982	46	121	70	3,219	3.316
	<i>Early 2030</i>	12,300	11,920	8	11,912	3,385	98	141	70	3,694	3.227
	<i>Mid 2041</i>	14,030	13,604	9	13,595	3,800	217	159	70	4,246	3.204
Incremental	Mid 2006 - Mid 2011	140	138	8	130	133	30	-114	-10	39	
	Mid 2011 - Mid 2016	560	538	-7	545	142	-15	39	45	211	
	Mid 2016 - Early 2020	150	148	0	148	67	1	11	0	79	
	Early 2020 - Early 2030	1,290	1,245	1	1,244	403	52	20	0	475	
	Early 2020 - Mid 2041	3,020	2,929	2	2,927	818	171	38	0	1,027	

Derived from Wellington County Official Plan (Revisions August 15, 2019) forecast for the Township of Mapleton and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

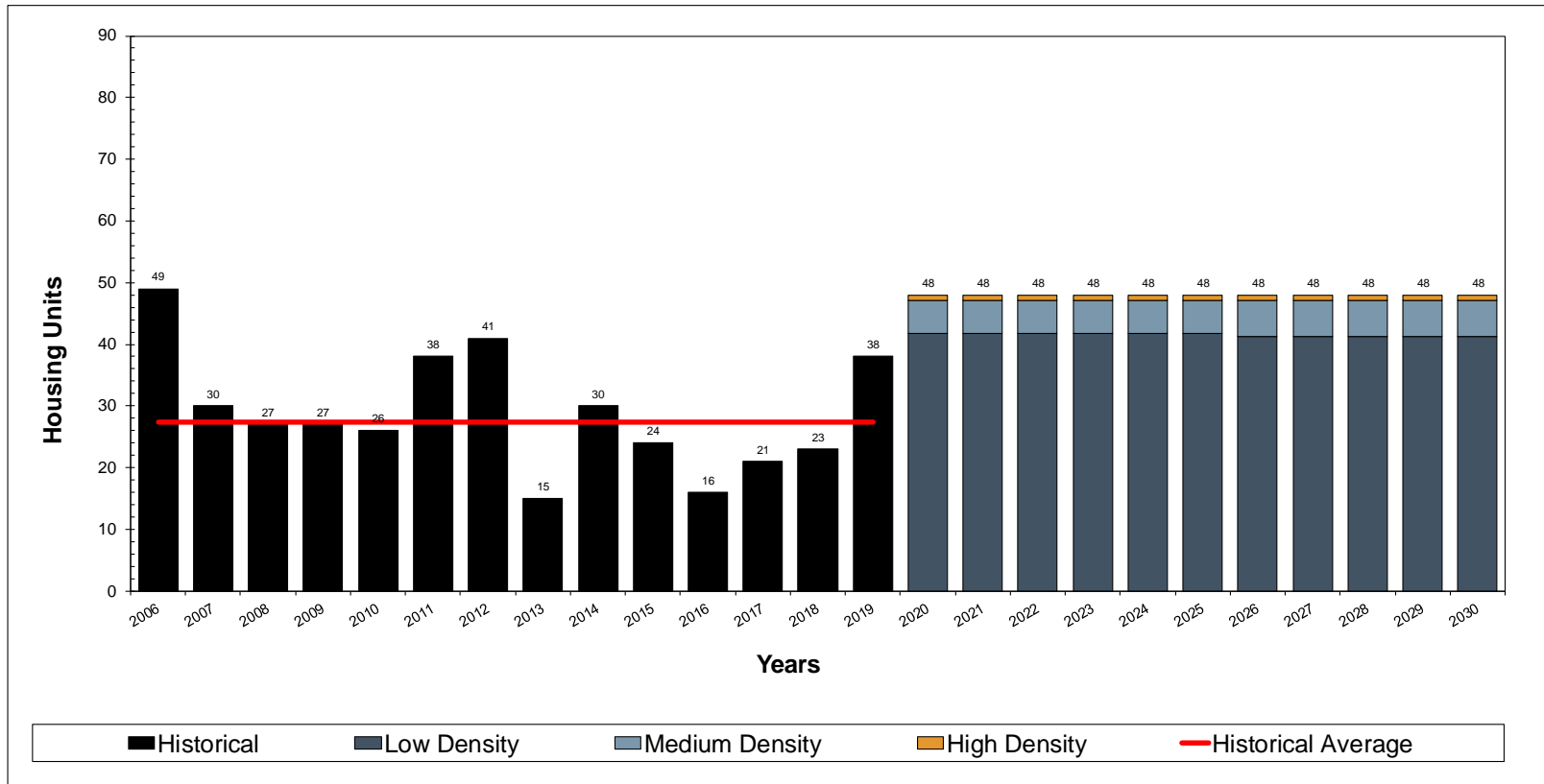
¹ Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Township of Mapleton
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data and information provided by the Township for the Township of Mapleton, 2006-2019.

¹ Growth forecast represents calendar year.



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

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

- The forecast housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6) and a review of the long-term forecast provided through the Wellington County’s Official Plan, 2019.
- Based on the above indicators, the 2020 to 2030 household growth forecast is comprised of a unit mix of 85% low density (single detached and semi-detached), 11% medium density (multiples except apartments) and 4% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type and location of development within the Township of Mapleton.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2020 and 2030 by development location is summarized below.

Development Location	Percentage of Housing Growth, 2020-2030
Urban Total	68%
<i>Drayton</i>	43%
<i>Moorefield</i>	25%
Rural	32%
Total	100%



3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

4. Population in New Housing Units (Appendix A - Schedules 3, 4, 5 and 7)

- The number of housing units to be constructed in the Township of Mapleton during the short- and long-term periods is presented on Figure 3-2. Over the 2020 to 2030 forecast period, the Township is anticipated to average approximately 48 new housing units per year.
- Institutional population¹ is anticipated to grow modestly by 1 person between 2020 to 2030.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for the Township of Mapleton. Due to data limitations, medium and high density PPU's were derived from the Wellington County data, which includes the Township of Mapleton, as outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted upward to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:

¹ Institutional 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 these special care facilities.



- Low density: 3.555
- Medium density: 2.314
- High density¹: 1.542

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

- Existing households for early-2020 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and June-2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2020 to 2030 forecast period is approximately 340.

6. Employment (Appendix A, Schedules 9a, 9b, 9c and 10)

- The employment forecast is largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data² (place of work) for the Township of Mapleton is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 325 primary (9%);
 - 1,340 work at home employment (38%);
 - 1,095 industrial (31%);
 - 425 commercial/population related (12%); and
 - 320 institutional (10%).

¹ Includes bachelor, 1-bedroom and 2 or more bedroom apartments

² 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



- The 2016 employment by usual place of work, including work at home, is approximately 3,505. An additional 559 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).¹ The 2016 employment base, including N.F.P.O.W., totals approximately 4,065.
- Total employment, including work at home and N.F.P.O.W. for the Township of Mapleton is anticipated to reach approximately 5,150 by early-2030 and 6,660 by 2041. This represents an employment increase of 1,030 for the 10-year forecast period and 2,540 for the longer-term forecast.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of Mapleton (excluding work at home) is expected to increase to approximately 2,730 by early-2030 and 3,400 by mid-2041. This represents an employment increase of 550 and 1,220 over the 10-year and longer-term forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.), Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:

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."



- 1,500 sq.ft. per employee for industrial (average of urban and rural);
 - Urban: 1,300 sq.ft. per employee
 - Rural: 2,800 sq.ft. per employee
- 550 sq.ft. per employee for commercial/population-related; and
- 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by approximately 618,800 sq.ft. over the 10-year forecast period and 1,331,700 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2020 to 2041 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 76%;
 - commercial/population-related – 17%; and
 - institutional – 7%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development for Township of Mapleton by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2020 and 2030 by development location is summarized below.

Development Location	Percentage of Non-Residential G.F.A., 2020-2030
Urban Total	78%
<i>Drayton</i>	53%
<i>Moorefield</i>	25%
Rural	22%
Total	100%



Chapter 4

The Approach to the Calculation of the Charge



4. Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of s.s.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 service categories which are provided within the Township.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. In addition, two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of [less than] seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C.s are indicated with a “Yes.”

4.3 Increase in 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, s.s.5(1)3, which requires that municipal 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 D.C. under the Act

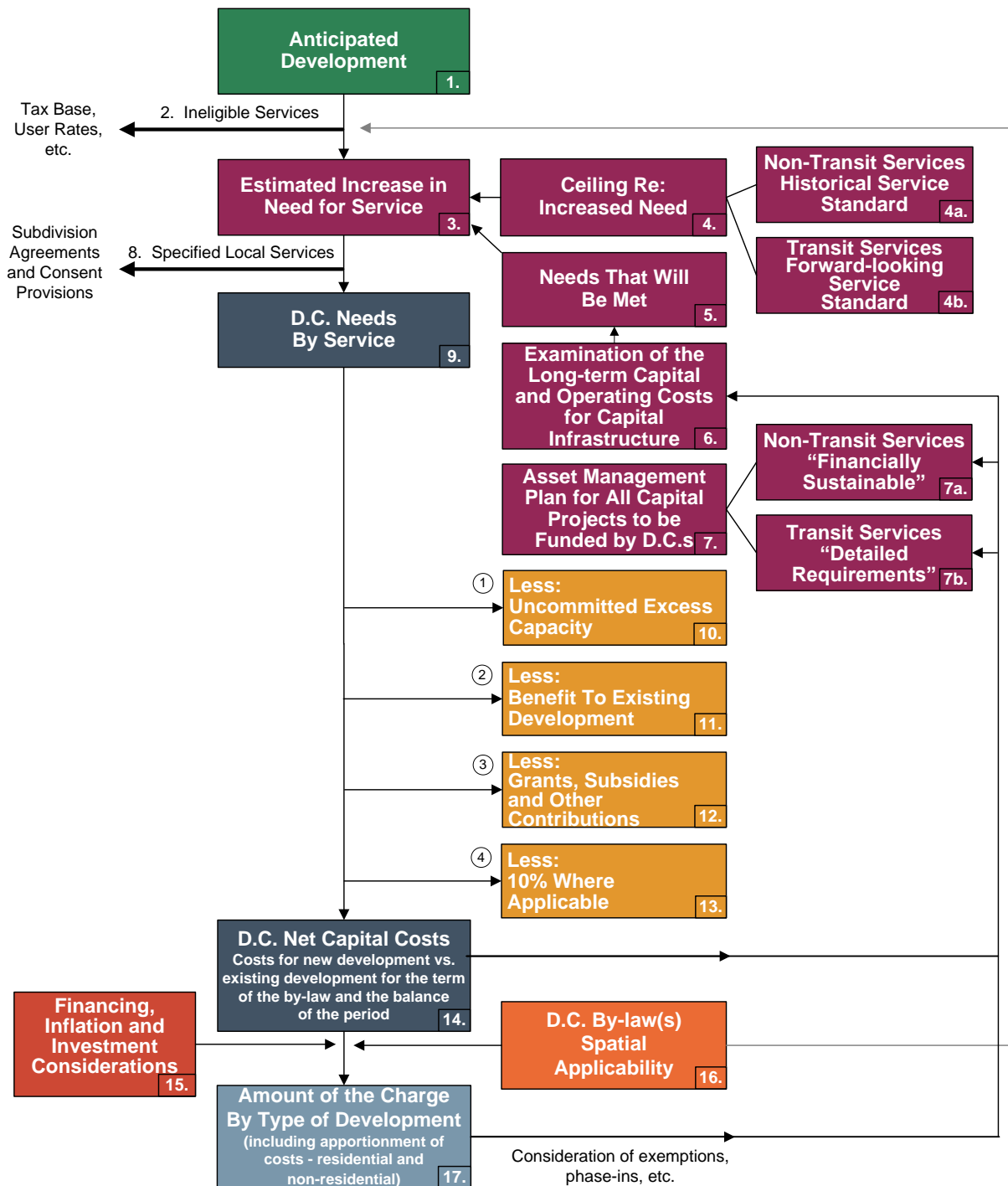




Table 4-1
Categories of Municipal Services
To Be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	Local service	1.4 Local municipal roads	0
	No	1.5 Traffic signals	100
	No	1.6 Sidewalks and streetlights	100
	No	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	n/a	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	Local service	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100

¹with 7+ year life time

*same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	n/a	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles ¹	90
	n/a	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment ¹	100

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	No	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ¹	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Childcare space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90
20. Ambulance	n/a	20.1 Ambulance station space	90
	n/a	20.2 Vehicles ¹	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other Services	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost	0-100
	No	23.2 Interest on money borrowed to pay for growth-related capital	0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

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



4.4 Local Service Policy

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

4.5 Capital Forecast

Paragraph 7 of s.s.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:

- costs to acquire land or an interest therein (including a leasehold interest);
- costs to improve land;
- costs to acquire, lease, construct or improve buildings and structures;
- 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;
- interest on money borrowed to pay for the above-referenced costs;
- costs to undertake studies in connection with the above-referenced matters; and
- costs of the D.C. background study.

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” (s.s.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 s.3). The capital program contained herein reflects the



Township's approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8 para. 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." s.s.17 para. 4 of the same Regulation indicates that, "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Township has no outstanding D.C. credit obligations

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

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

Outstanding debt payments related to the growth-related costs of expanding the Operations/Maintenance Facility have been included in the D.C. calculations.

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 8 of subsection 5(1).”

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

The Township’s D.C. Reserve Funds balances, by service, are presented in Table 4-2 below. The 2019 year-end reserve fund balances have been adjusted to account for eligible and actual reserve funds draws occurring over the 2015-2019 period. These balances have been applied against future spending requirements for all services. It is noted that the reserve fund balances for water and wastewater services have not been adjusted for eligible draws due to ongoing negotiations with prospective partners to design, build, finance, operate and maintain the Township’s new and existing water and wastewater infrastructure. Instead, previously completed projects which were eligible for funding from the D.C. reserve funds for these services have been included as “unfunded” on the infrastructure cost calculation sheets in Chapter 5.

Table 4-2
Township of Mapleton
Estimated D.C. Reserve Funds Balances (as at December 31, 2019)

Service	Totals
Roads and Related	\$ 147,163
Fire Protection	\$ (46,353)
Parks and Recreation	\$ 255,281
Administration	\$ (42,054)
Wastewater Services	\$ 233,940
Water Services	\$ 294,605
Total	\$ 842,582

4.9 Deductions

The D.C.A. potentially requires that five 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;
- anticipated grants, subsidies and other contributions; and
- a 10% reduction for certain services.

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Township over the 10-year period immediately preceding the preparation of the background study...” O.Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Township’s “excess capacity,” other than excess capacity which is “committed” (discussed above in 4.6).

“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

This step involves a further reduction to the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in section 4.9.1 is related, but is not the identical requirement.

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 very 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 Wednesday in one arena and Thursday 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 very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 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 made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development O.Reg. 82.98, s.6. Where grant programs do



not allow funds to be applied to growth-related capital needs, the proceeds can be applied to the non-growth share of the project exclusively. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.

4.9.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, police, and fire protection services. The primary services that the 10% reduction does apply to include services such as parks and recreation and libraries. The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure cost sheets in Chapter 5



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied, on a uniform basis. The required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A., 1997, and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and, accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.1 Service Levels and 10-Year Capital Costs for Township-wide D.C. Calculation

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2020-2030). Each service component is evaluated on two format sheets: the average historical 10-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.

5.1.1 *Roads and Related Services*

The Township has a current inventory of 375.8 kilometres of collector roads and 228 bridges and major culverts. Additionally, the Township's public works department utilizes 43,459 square feet of facility space and operates 29 vehicle/equipment items. This historical level of infrastructure investment equates to a \$30,752 per capita level of service. When applied to the forecast population growth to 2030, a maximum D.C.-eligible cost of approximately \$38.3 million could be expected to meet the future increase in needs for service.

The review of the Township's roads and related needs for the forecast period identified \$25.8 million in gross capital costs. These capital needs include various road and bridge projects as well as a portion of the future debt payments associated with the Operations/Maintenance Facility. Approximately \$23.0 million has been deducted in recognition of the benefit to existing development. Additionally, a deduction of



approximately \$147,000 is included in recognition of the funds collected from prior development charges and available in the D.C. reserve fund. As a result, approximately \$2.6 million in growth-related needs have been included in the calculation of the D.C.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period (i.e. 69% residential/ 31% non-residential).

5.1.2 Fire Protection Services

The Township currently has two fire stations, which provide a combined total of 10,330 square feet of floor space. The fire department also has a current inventory of 9 vehicles and provides 46 sets of equipment for firefighter outfitting. In total, the inventory of fire protection assets provides an historical average level of service of approximately \$581 per capita. The historical level of investment in fire services provides for a D.C.-eligible amount over the forecast period of approximately \$724,000.

Based on discussions with staff and historical service standards, the Township will require funds for additional vehicles and firefighter equipment. The gross capital cost estimates for the increase in service total \$257,000. In total, the growth-related capital costs for fire services over the forecast period are approximately \$298,000 after recognizing the \$46,000 deficit position of the development charges reserve fund and a deduction of \$6,000 recognizing the benefit to existing development.

The allocation of net growth-related costs for fire protection services between residential and non-residential development is 69% residential and 31% non-residential, based on incremental population to employment growth over the forecast period.

5.1.3 Parks and Recreation Services

The Township currently maintains 86 amenities (such as playground equipment, tennis courts, washrooms, etc.) across a number of parks. The Township also operates 56,607 square feet of indoor recreational facility space and 20 vehicle/equipment items. The Township's level of service over the historical 10-year period averaged \$1,309 per capita. In total, the maximum D.C.-eligible amount for parks and recreation services over the 10-year forecast period is approximately \$1.4 million based on the established level of service standards.



The 10-year capital needs for parks and recreation services to accommodate growth have a total gross capital cost of approximately \$653,000. These capital needs include a trail expansion, park amenities, facility expansions, and master plan studies. Deductions of approximately \$234,000 and \$67,500 have been applied to reflect the benefit to existing development and external grants/contributions attributable to new development. The statutory 10% deduction applicable for parks and recreation services totals approximately \$35,000. After deducting the existing reserve fund balance of approximately \$255,000, the resulting net growth-related capital costs for inclusion in the calculation of the D.C.s total \$62,000.

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

5.1.4 Administration Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provisions for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth, including an official plan update, a zoning by-law update, and asset management plans.

The cost of these projects totals approximately \$230,000 over the 10-year forecast period. The reserve fund deficit balance of approximately \$42,000 has been included for recovery from future D.C.s, and approximately \$123,000 has been deducted in recognition of the studies' benefits to the existing population. Deducting the 10% statutory deduction, the net growth-related capital costs included in the charge total approximately \$138,000.

These costs have been allocated 69% to residential and 31% to non-residential development based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2030	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 69%	Non-Residential Share 31%
	Roads										
1	Road Reconstruction	2020-2030	15,632,320	-		15,632,320	14,069,088		1,563,232	1,078,630	484,602
2	Bridge Replacements/Improvements	2020-2030	9,976,900	-		9,976,900	8,979,210		997,690	688,406	309,284
	Public Works Facilities										
3	Operations/Maintenance Facility (unfunded share)		166,969	-		166,969	-		166,969	115,209	51,760
	Reserve Fund Adjustment								(147,163)	(101,542)	(45,620)
	Total		25,776,189	-	-	25,776,189	23,048,298	-	2,580,728	1,780,702	800,026



Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2030	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 69%	Non- Residential Share 31%
	Fire Vehicles										
1	Provision for Additional Fire Vehicle		58,433	-		58,433	-		58,433	40,319	18,114
2	ATV		120,000	-		120,000	6,000		114,000	78,660	35,340
3	Pickup Truck (Unit 2)		56,000	-		56,000	-		56,000	38,640	17,360
	Fire Equipment										
4	Provision for Additional Equipped Firefighters (5)	2020-2029	22,967	-		22,967	-		22,967	15,847	7,120
	Reserve Fund Adjustment								46,353	31,983	14,369
	Total		257,400	-	-	257,400	6,000	-	297,753	205,449	92,303



Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2020-2030											95%	5%	
	Parks and Recreation Amenities												
20146	Trail Expansion	2020	129,925	-		129,925	64,963	37,500	27,463	2,746	24,716	23,480	1,236
18078	Shade Structure for Splash Pad ABC Park	2020	40,000	-		40,000	10,000	15,000	15,000	1,500	13,500	12,825	675
18078	Gazebo at Kinsman Park	2020	40,000	-		40,000	10,000	15,000	15,000	1,500	13,500	12,825	675
	Parks and Recreation Facilities												
19023	Drayton Arena Parking Expansion & Paving	2027	210,000	-		210,000	126,000		84,000	8,400	75,600	71,820	3,780
19038	Arena Kitchen Expansion/Upgrade Bar & Boardroom		100,000	-		100,000	10,461		89,539	8,954	80,585	76,556	4,029
	Operations/Maintenance Facility (unfunded share)		83,485	-		83,485	-		83,485	8,348	75,136	71,379	3,757
	Parks & Recreation Master Plan	2020	25,000	-		25,000	6,250		18,750	1,875	16,875	16,031	844
	Parks & Recreation Master Plan Update	2025	25,000	-		25,000	6,250		18,750	1,875	16,875	16,031	844
	Reserve Fund Adjustment								(255,281)		(255,281)	(242,517)	(12,764)
	Total		653,410	-	-	653,410	233,924	67,500	96,705	35,199	61,506	58,431	3,075



Infrastructure Costs Covered in the D.C. Calculation – Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2020-2030										69%	31%	
1	Development Charges Study	2020	31,000	-		31,000	-		31,000	3,100	27,900	19,251	8,649
2	Development Charges Study	2025	31,000	-		31,000	-		31,000	3,100	27,900	19,251	8,649
3	Asset Management Plan	2021	50,000	-		50,000	44,769		5,231	523	4,708	3,248	1,459
4	Asset Management Plan Update	2026	50,000	-		50,000	44,769		5,231	523	4,708	3,248	1,459
5	Official Plan Update	2021	50,000	-		50,000	25,000		25,000	2,500	22,500	15,525	6,975
6	Zoning Bylaw Update	2022	17,500	-		17,500	8,750		8,750	875	7,875	5,434	2,441
	Reserve Fund Adjustment								42,054		42,054	29,017	13,037
	Total		229,500	-	-	229,500	123,289	-	148,265	10,621	137,644	94,974	42,670



5.2 21-Year Capital Costs for Municipally Serviced Urban Area D.C. Calculation

This D.C. background study provides for the application of wastewater and water charges within the municipally serviced urban areas. The anticipated development-related capital requirements for these services have been considered over the urban 21-year forecast period to 2041.

5.2.1 Wastewater Services

The capital program for wastewater services includes wastewater treatment capacity expansion, a pumping station and forcemain, previously unfunded amounts for wastewater main oversizing on King St., and a portion of the future debt payments associated with the Operations/Maintenance Facility. The gross capital costs are estimated at approximately \$6.0 million, of which approximately \$234,000 was deducted in recognition of the current balance of the reserve fund. The net capital costs identified for inclusion in the calculation of the D.C. total \$5.7 million.

These costs have been allocated 66% residential and 34% non-residential, based on incremental population to employment growth over the forecast period.

5.2.2 Water Services

The water program includes a new water tower, previously unfunded amounts for watermain looping on Main St., and a portion of the future debt payments associated with the Operations/Maintenance Facility. In total, the gross capital cost estimates amount to approximately \$4.3 million. A benefit-to-existing deduction of \$1.7 million has been made in recognition of the existing water storage capacity shortfall that will be addressed by the new water tower. Additionally, a deduction of approximately \$295,000 has been made to account for the existing reserve fund balance. As a result, approximately \$2.1 million in capital needs have been included in the D.C. calculation.

Similar to wastewater, these costs have been allocated 66% residential and 34% non-residential, based on incremental population to employment growth over the forecast period.



Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041 (Urban)	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 66%	Non-Residential Share 34%
18026	Wastewater Capacity Increase to 1,300 m ³ /day	2023	4,100,000	-		4,100,000	-		4,100,000	2,706,000	1,394,000
19001	Pumping station & forcemain	2020	1,800,000	-		1,800,000	-		1,800,000	1,188,000	612,000
	King St. Main Oversizing (unfunded share)		40,000	-		40,000	-		40,000	26,400	13,600
	Operations/Maintenance Facility (unfunded share)		20,871	-		20,871	-		20,871	13,775	7,096
	Reserve Fund Adjustment			-		-	-		(233,940)	(154,400)	(79,540)
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
				-		-	-		-	-	-
	Total		5,960,871	-	-	5,960,871	-	-	5,726,931	3,779,775	1,947,157



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for water and wastewater in the municipally serviced area. Table 6-2 shows the proposed D.C.s for all other services to be imposed on development in the Township over the 10-year (i.e. 2020-2030) forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, and other multiples). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis. Wind turbines and telecommunication towers are deemed to be equivalent to a residential single detached unit as it relates to roads and related services, fire protection services, and administration studies only.

Table 6-3 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.ft. of G.F.A. for non-residential development, and per wind turbine.

Table 6-4 compares the Township's existing charges to the charges proposed herein (Table 6-3), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development.

The calculated charges for developments in the urban serviced area are \$13,105 for a single detached residential dwelling unit and \$4.07 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 20% decrease (-\$3,221) relative to the current charges of \$16,326. The non-residential charges per sq.ft. of G.F.A. represent a 3% decrease (-\$0.13) relative to the current charges of \$4.20 per sq.ft. of G.F.A.



Table 6-1
Urban Area Services D.C. Calculation
2020-2041 (Urban area)

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 3,779,775	\$ 1,947,157	\$ 6,064	\$ 1.87
2. Water Services	\$ 1,395,936	\$ 719,119	\$ 2,239	\$ 0.69
TOTAL	\$ 5,175,711	\$ 2,666,275	\$ 8,303	\$2.56
21-Year Urban Gross Population/GFA Growth (sq.ft.)	2,216	1,042,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 2,335.61	\$ 2.56		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.555	\$ 8,303		
Apartments - 2 Bedrooms +	1.618	\$ 3,779		
Apartments - Bachelor and 1 Bedroom	1.375	\$ 3,211		
Other Multiples	2.314	\$ 5,405		

Table 6-2
Township-Wide Services D.C. Calculation
2020-2030

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Roads and Related	\$ 1,780,702	\$ 800,026	\$ 3,997	\$ 1.29
4. Fire Protection	\$ 205,449	\$ 92,303	\$ 461	\$ 0.15
5. Parks and Recreation	\$ 58,431	\$ 3,075	\$ 131	\$ -
6. Administration	\$ 94,974	\$ 42,670	\$ 213	\$ 0.07
TOTAL	\$ 2,139,557	\$ 938,074	\$ 4,802	\$ 1.51
10-Year Gross Population/GFA Growth (sq.ft.)	1,584	618,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 1,350.73	\$ 1.52		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.555	\$ 4,802		
Apartments - 2 Bedrooms +	1.618	\$ 2,185		
Apartments - Bachelor and 1 Bedroom	1.375	\$ 1,857		
Other Multiples	2.314	\$ 3,126		



Table 6-3
Schedule of Calculated D.C.s

Service	Residential				Wind Turbines and Telecommunication Towers	Non-residential (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		
Township Wide Services:						
Roads and Related	\$ 3,997	\$ 1,819	\$ 1,546	\$ 2,602	\$ 3,997	\$ 1.29
Fire Protection	\$ 461	\$ 210	\$ 178	\$ 300	\$ 461	\$ 0.15
Parks and Recreation	\$ 131	\$ 60	\$ 51	\$ 85	\$ -	\$ -
Administration	\$ 213	\$ 97	\$ 82	\$ 139	\$ 213	\$ 0.07
Total Township Wide Services	\$ 4,802	\$ 2,186	\$ 1,857	\$ 3,126	\$ 4,671	\$ 1.51
Urban Services						
Wastewater Services	\$ 6,064	\$ 2,760	\$ 2,345	\$ 3,947	\$ -	\$ 1.87
Water Services	\$ 2,239	\$ 1,019	\$ 866	\$ 1,457	\$ -	\$ 0.69
Total Urban Services	\$ 8,303	\$ 3,779	\$ 3,211	\$ 5,404	\$ -	\$ 2.56
GRAND TOTAL RURAL AREA	\$ 4,802	\$ 2,186	\$ 1,857	\$ 3,126	\$ 4,671	\$ 1.51
GRAND TOTAL URBAN AREA	\$ 13,105	\$ 5,965	\$ 5,068	\$ 8,530	\$ 4,671	\$ 4.07



Table 6-4
Comparison of Current and Calculated D.C.s

Service	Residential (per Single Detached Dwelling Unit)		Non-Residential (per sq.ft. of Gross Floor Area)	
	Current	Calculated	Current	Calculated
Township-Wide Services:				
Roads and Related	\$ 7,778	\$ 3,997	\$ 2.71	\$ 1.29
Fire Protection	\$ 50	\$ 461	\$ 0.03	\$ 0.15
Parks and Recreation	\$ 1,351	\$ 131	\$ 0.07	\$ -
Administration	\$ 492	\$ 213	\$ 0.17	\$ 0.07
Total Township-Wide Services	\$ 9,671	\$ 4,802	\$ 2.98	\$ 1.51
Urban Services:				
Wastewater Services	\$ 4,605	\$ 6,064	\$ 0.69	\$ 1.87
Water Services	\$ 2,050	\$ 2,239	\$ 0.53	\$ 0.69
Total Urban Services	\$ 6,655	\$ 8,303	\$ 1.22	\$ 2.56
Grand Total - Urban Area	\$ 16,326	\$ 13,105	\$ 4.20	\$ 4.07



Chapter 7

D.C. Policy Recommendations and D.C. Policy Rules



7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

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

s.s.5(1)9 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 subsection 5(1) goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.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 5(1) 2-8 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;
- 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; and
- with respect to “the rules,” subsection 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide D.C. calculation for all municipal services except water and wastewater services;



- the Township's D.C.s for water and wastewater services be imposed in the municipal serviced area only; and
- one municipal D.C. by-law be used for all services.

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 Section 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 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the G.F.A. constructed.



2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less 3 years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.3.4 Exemptions (full or partial)

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

- An accessory use;
- A bona-fide farm use;
- A place of worship;
- Temporary erection of a building without foundation as defined in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site which development charges or lot levies have previously been paid;
- Redevelopment of a property with a current use that is exempt from development charges, to a use subject to development charges, receives a redevelopment credit equal to the product of the non-residential rate, for all applicable services, and the square footage of the building, or portion of building, being redeveloped; and
- Residential development that results in only the creation of a second dwelling unit, including structures ancillary to the principal residential dwelling, as per O.Reg. 454/19 which amends O.Reg. 82/98.

7.3.5 Phase in Provision(s)

The proposed D.C. By-law will come into effect at the time of By-law passage, and no transition policy has been proposed.

7.3.6 Timing of Collection

The D.C.s for all services 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., 1997.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 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. charge in effect on the day of the Site Plan or Zoning By-law Amendment application.



Installment payments and payments determined at the time of Site Plan or Zoning Bylaw Amendment application are subject to annual interest charges. These interest charges will be calculated using the Township's weighted average interest rate on outstanding debt plus one percentage point. The weighted average interest rate will be updated on an annual basis using the following formula:

$$\frac{\textit{Total interest payments made during the year}}{\textit{Total debt principal outstanding at the beginning of the year}}$$

In cases where no interest payments were made by the Township during the preceding year, the Township's 10-year borrowing rate will be used instead.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“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.

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

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



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

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

7.3.7 Indexing

All D.C.s will be subject to mandatory indexing annually on the first day of January, in accordance with provisions under the D.C.A.

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. Amendments to 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. The Township’s approach in prior D.C. by-laws has been to impose area-specific D.C.s for water and wastewater services, and Township-wide D.C.s for all other services. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and discussions with Township staff, area-specific D.C.s are suitable for urban (water and wastewater) services. The recommendations are:

- to continue to apply municipal-wide D.C.s for administration, roads and related, fire protection, and parks and recreation; and.
- to continue to apply area-specific D.C.s for water and wastewater.



7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into six (6) separate reserve funds, including: Roads and Related Services, Fire Protection Services, Parks and Recreation Services, Administration Studies, Water Services, and Wastewater Services.

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force on the date of by-law passage.

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-law comes into force (as per s.11 of O.Reg. 82/98).

7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated February 13, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated February 13, 2020”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

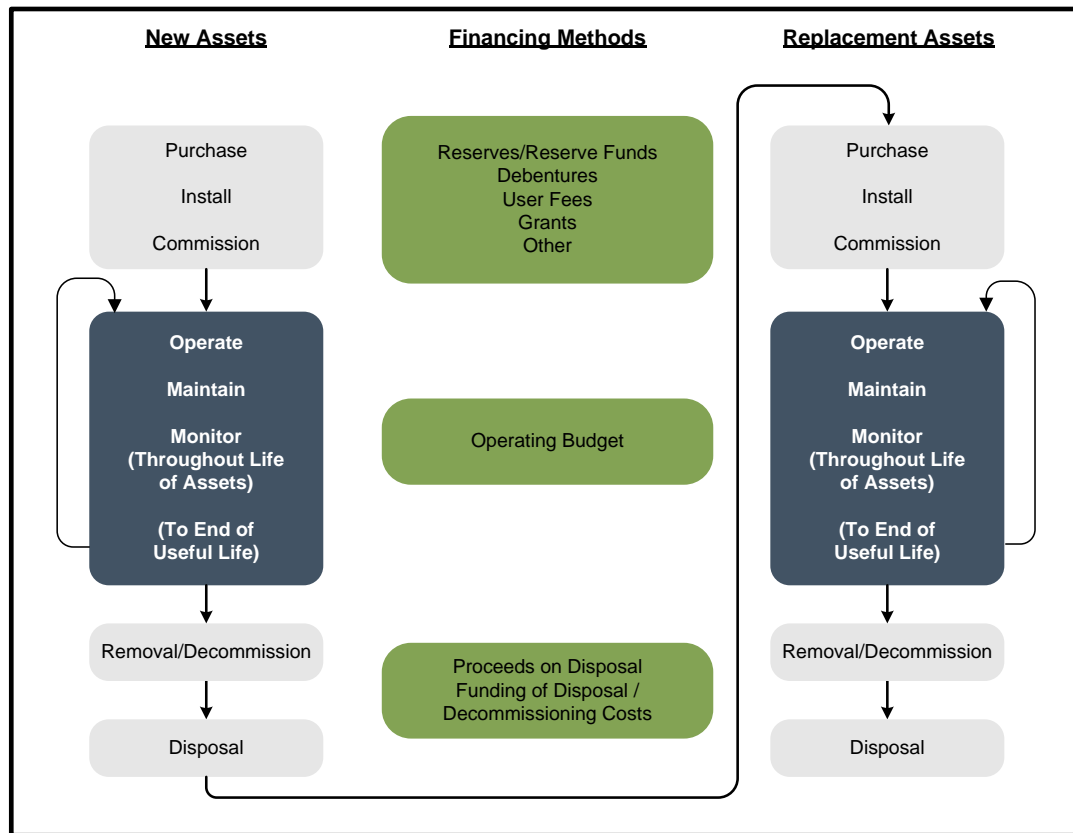
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared 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 recently completed an A.M.P. for its core assets in 2019, however, this A.M.P. did not include all the assets identified in this background study and did not address growth. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2019 A.M.P.



In recognition to the schematic in Section 8.1, the following table (presented in 2020\$) 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 lifecycle funding 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 the Township's financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented as an annual debt charge amount based on 20-year financing, totalling \$1.9 million.
2. Lifecycle costs for the 2020 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. Total incremental costs attributable to the growth-related expenditures (i.e. annual lifecycle costs and incremental operating costs) total approximately \$315,000.
5. The resultant total annualized expenditures are \$2.2 million.
6. 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 identified above. The new operating revenues are \$1.7 million. This amount, totalled with the existing operating revenues of \$12.9 million, provides annual revenues of \$14.6 million by the end of the period.
7. The incremental operating revenues of \$1.7 million will adequately cover the incremental growth-related expenditures of \$315,000. The remainder of the incremental operating revenues and the existing operating revenues of \$12.9 million can cover the \$1.9 million of non-D.C. recoverable expenditures.



8. In consideration of the above, the capital plan is deemed to be financially sustainable.

Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2020\$)

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,846,147
Annual Debt Payment on Post Period Capital ²	11,546
Annual Lifecycle - Township-Wide Services	88,153
Annual Lifecycle - Area Specific Services	155,937
Incremental Operating Costs (for D.C. Services)	\$70,425
Total Expenditures	\$2,172,208
Revenue (Annualized)	
Total Existing Revenue ³	\$12,895,576
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$1,688,420
Total Revenues	\$14,583,996

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Mapleton 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	
Historical	<i>Mid 2006</i>	10,160	9,851	6	9,845	2,640	30	185	35	2,890	3.409
	<i>Mid 2011</i>	10,300	9,989	14	9,975	2,773	60	71	25	2,929	3.410
	<i>Mid 2016</i>	10,860	10,527	7	10,520	2,915	45	110	70	3,140	3.353
Forecast	<i>Early 2020</i>	11,010	10,675	7	10,668	2,982	46	121	70	3,219	3.316
	<i>Early 2030</i>	12,300	11,920	8	11,912	3,385	98	141	70	3,694	3.227
	<i>Mid 2041</i>	14,030	13,604	9	13,595	3,800	217	159	70	4,246	3.204
Incremental	Mid 2006 - Mid 2011	140	138	8	130	133	30	-114	-10	39	
	Mid 2011 - Mid 2016	560	538	-7	545	142	-15	39	45	211	
	Mid 2016 - Early 2020	150	148	0	148	67	1	11	0	79	
	Early 2020 - Early 2030	1,290	1,245	1	1,244	403	52	20	0	475	
	Early 2020 - Mid 2041	3,020	2,929	2	2,927	818	171	38	0	1,027	

Derived from Wellington County Official Plan (Revisions August 15, 2019) forecast for the Township of Mapleton and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

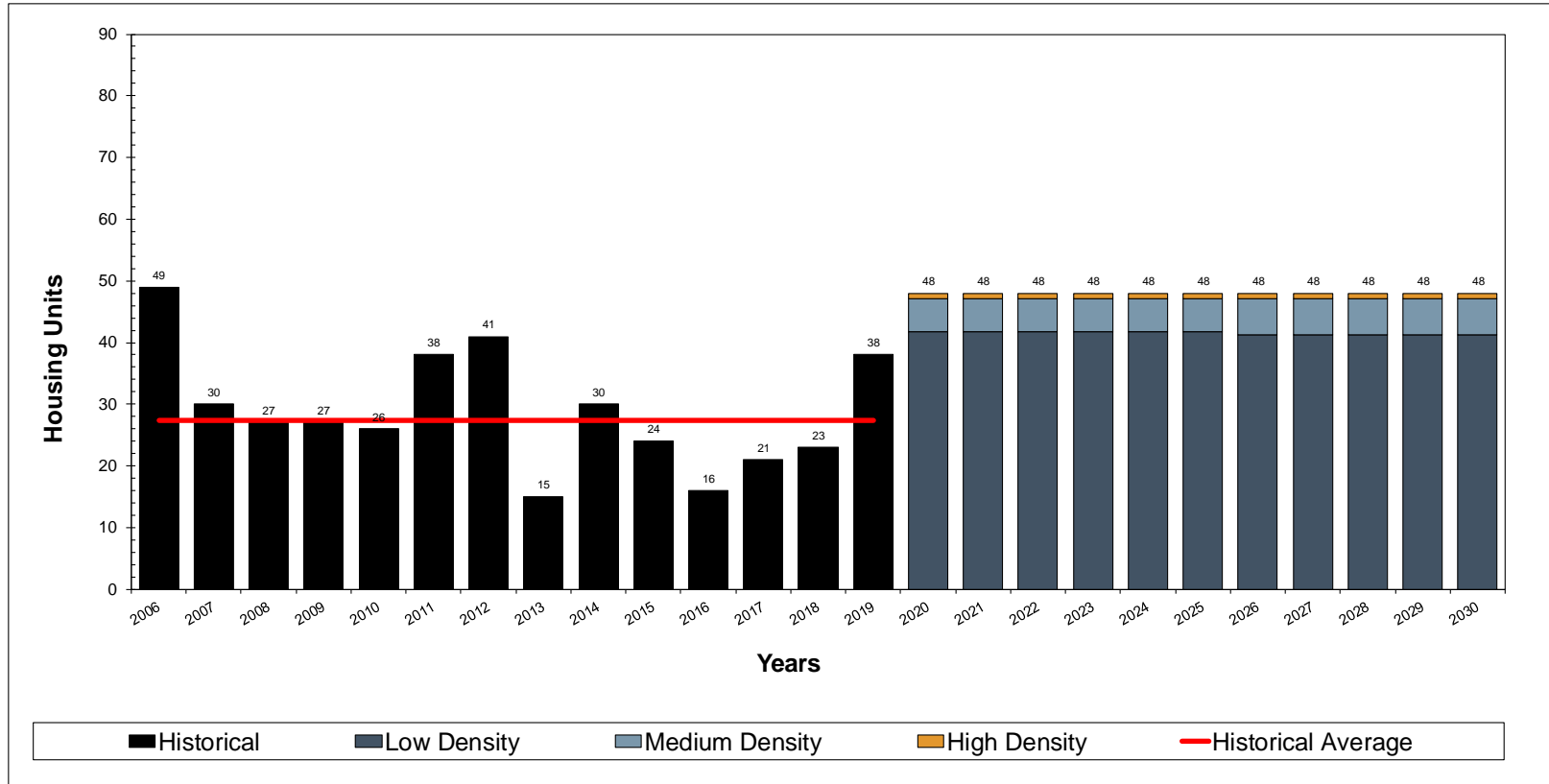
¹ Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1
Township of Mapleton
Annual Housing Forecast¹



Source: Historical housing activity derived from Statistics Canada building permit data and information provided by the Township for the Township of Mapleton , 2006-2019.

¹ Growth forecast represents calendar year.



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

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2020 - 2030	253	52	20	325	1,051	-87	964	1	965
	2020 - 2041	496	171	38	705	2,216	-112	2,104	2	2,106
Drayton	2020 - 2030	166	31	10	207	679	-68	611	1	612
	2020 - 2041	370	95	19	484	1,566	-88	1,478	2	1,480
Moorefield	2020 - 2030	87	21	10	118	372	-19	353	0	353
	2020 - 2041	125	76	19	220	650	-24	626	0	626
Rural	2020 - 2030	150	0	0	150	533	-253	280	0	280
	2020 - 2041	323	0	0	323	1,147	-324	823	0	823
Township of Mapleton	2020 - 2030	403	52	20	475	1,584	-340	1,244	1	1,245
	2020 - 2041	818	171	38	1,027	3,363	-436	2,927.00	2	2,929

Derived from Wellington County Official Plan (Revisions August 15, 2019) forecast for the Township of Mapleton and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

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



Schedule 3
Township of Mapleton
Current Year Growth Forecast
Mid 2016 to Early 2020

		Population
Mid 2016 Population		10,527
Occupants of New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	79
	<i>multiplied by P.P.U. (3)</i>	3.139
	<i>gross population increase</i>	248
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020	<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 2016 to Early 2020	<i>Units (4)</i>	3,140
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.032
	<i>total decline in population</i>	-100
Population Estimate to Early 2020		10,675
<i>Net Population Increase, Mid 2016 to Early 2020</i>		<i>148</i>

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2016 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>	3.429	85%	2.908
<i>Multiples (6)</i>	2.000	1%	0.025
<i>Apartments (7)</i>	1.477	14%	0.206
Total		100%	3.139

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



**Schedule 4
Township of Mapleton
10-Year Growth Forecast
Early 2020 to Early 2030**

		Population
Early 2020 Population		10,675
Occupants of New Housing Units, Early 2020 to Early 2030	<i>Units (2)</i>	475
	<i>multiplied by P.P.U. (3)</i>	3,335
	<i>gross population increase</i>	1,584
Occupants of New Equivalent Institutional Units, Early 2020 to Early 2030	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	1
Decline in Housing Unit Occupancy, Early 2020 to Early 2030	<i>Units (4)</i>	3,219
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.106
	<i>total decline in population</i>	-340
Population Estimate to Early 2030		11,920
<i>Net Population Increase, Early 2020 to Early 2030</i>		1,245

(1) Early 2020 Population based on:

2016 Population (10,527) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (79 x 3.139 = 248) + (x 1.1 =) + (3,140 x -0.032 = -100) = 10,675

(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>	3.555	85%	3.017
<i>Multiples (6)</i>	2.314	11%	0.253
<i>Apartments (7)</i>	1.542	4%	0.065
<i>one bedroom or less</i>	1.375		
<i>two bedrooms or more</i>	1.618		
Total		100%	3.335

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Early 2020 households based upon 2016 Census (3,140 units) + Mid 2016 to Early 2020 unit estimate (79 units) = 3,219 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5
Township of Mapleton
Long Term Growth Forecast
Early 2020 to Mid 2041**

		Population
Early 2020 Population		10,675
Occupants of New Housing Units, Early 2020 to Mid 2041	<i>Units (2)</i>	1,027
	<i>multiplied by P.P.U. (3)</i>	3,274
	<i>gross population increase</i>	3,363
Occupants of New Equivalent Institutional Units, Early 2020 to Mid 2041	<i>Units</i>	2
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	2
Decline in Housing Unit Occupancy, Early 2020 to Mid 2041	<i>Units (4)</i>	3,219
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.135
	<i>total decline in population</i>	-436
Population Estimate to Mid 2041		13,604
<i>Net Population Increase, Early 2020 to Mid 2041</i>		<i>2,929</i>

(1) Early 2020 Population based on:

2016 Population (10,527) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (79 x = 248) + (3,140 x -0.0318 = -100) = 10,675

(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>	3.555	80%	2.832
<i>Multiples (6)</i>	2.314	17%	0.385
<i>Apartments (7)</i>	1.542	4%	0.057
<i>one bedroom or less</i>	1.375		
<i>two bedrooms or more</i>	1.618		
Total		100%	3.274

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Early 2020 households based upon 3,140 (2016 Census) + 79 (Mid 2016 to Early 2020 unit estimate) = 3,219

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Township of Mapleton
Historical Residential Building Permits
Years 2007 to 2019

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	30	0	0	30
2008	27	0	0	27
2009	25	0	2	27
2010	26	0	0	26
2011	38	0	0	38
Average (2007 - 2011)	29	0	0	30
% Breakdown	98.6%	0.0%	1.4%	100.0%
2012	30	0	11	41
2013	14	1	0	15
2014	28	2	0	30
2015	21	3	0	24
2016	15	1	0	16
Sub-total	108	7	11	126
Average (2012 - 2016)	22	1	2	25
% Breakdown	85.7%	5.6%	8.7%	100.0%
2017	21	0	0	21
2018	23	0	0	23
2019	16	0	22	38
Sub-total	60	0	22	82
% Breakdown	73.2%	0.0%	26.8%	100.0%
2007 - 2019				
Total	314	7	35	356
Average	25	1	1	27
% Breakdown	88.2%	2.0%	9.8%	100.0%

Source: Statistics Canada Publication, 64-001XIB. 2016 - 2019 derived from data provided by the Township of Mapleton.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7a
Township of Mapleton
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.320	-	3.429		
6-10	-	-	-	3.393	-	3.250		
11-15	-	-	-	3.000	-	3.344		
16-20	-	-	-	3.088	-	3.440		
20-25	-	-	-	2.968	5.083	3.786	3.450	3.555
25-35	-	-	-	3.186	-	3.282		
35+	-	-	2.233	3.391	4.522	3.449		
Total	-	1.182	2.234	3.276	4.789	3.433		

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

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



Schedule 7b
Wellington County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.722	2.000	-	2.000		
6-10	-	-	1.667	2.600	-	2.156		
11-15	-	-	1.632	2.583	-	2.064		
16-20	-	-	-	2.889	-	2.632		
20-25	-	-	-	2.533	-	2.364	2.243	2.314
25-35	-	-	-	2.667	-	2.273		
35+	-	1.071	2.227	2.565	-	2.230		
Total	-	1.500	1.811	2.575	-	2.228		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.438	1.386	-	-	1.477		
6-10	-	-	1.750	-	-	1.650		
11-15	-	-	1.412	-	-	1.385		
16-20	-	-	1.692	-	-	1.600		
20-25	-	-	1.609	-	-	1.471	1.516	1.542
25-35	-	1.162	1.735	-	-	1.542		
35+	-	1.126	1.597	2.320	-	1.494		
Total	0.900	1.191	1.590	2.225	-	1.503		

¹ Includes townhouses and apartments in duplexes.

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

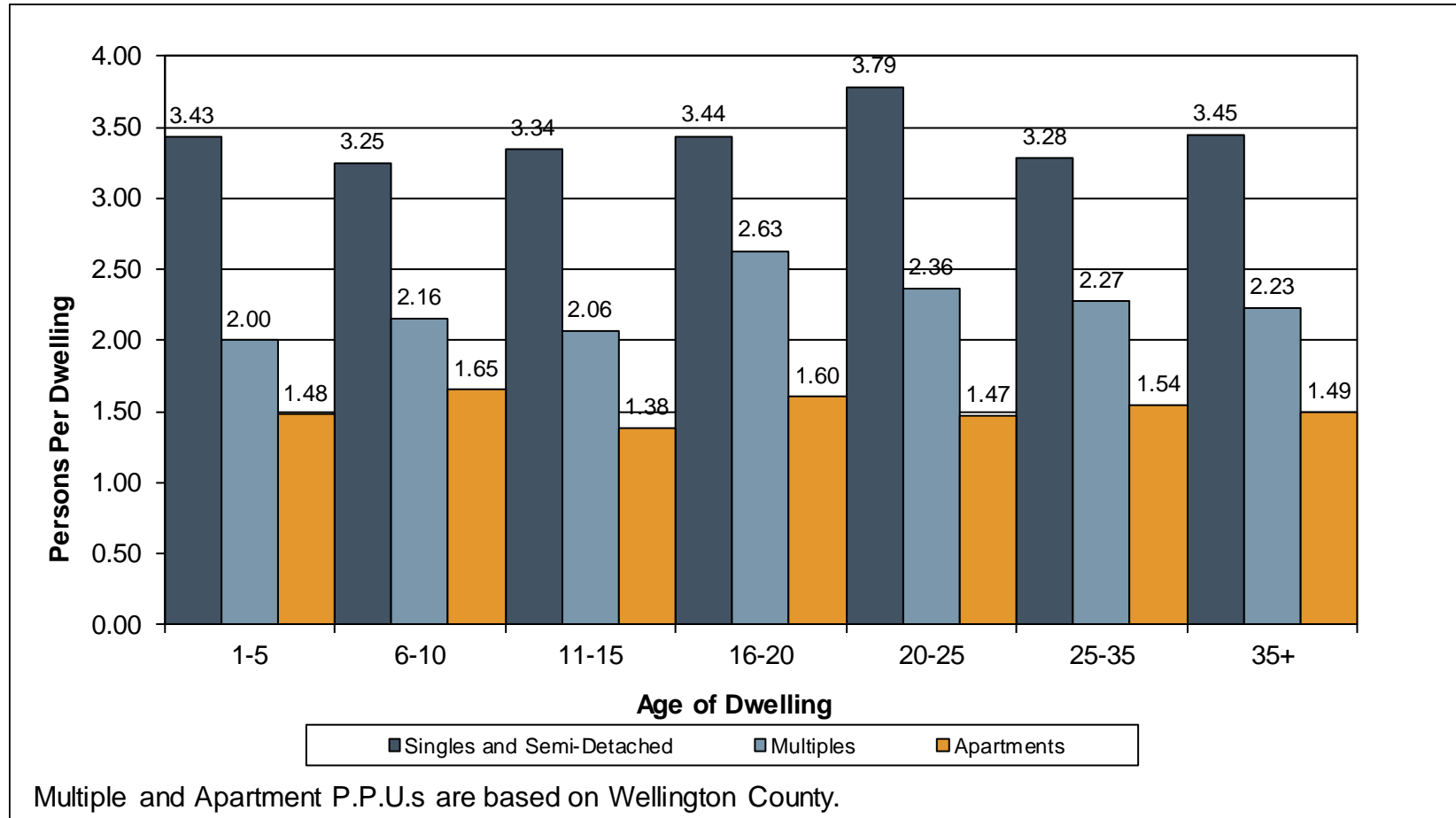
³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

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



Schedule 8
Township of Mapleton
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 9a Township of Mapleton Employment Forecast, 2020 to 2041

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 NFPOW	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 2006	9,851	0.026	0.145	0.087	0.042	0.022	0.323	0.044	0.367	255	1,430	860	415	220	3,180	436	3,616	1,750
Mid 2011	9,989	0.027	0.139	0.108	0.047	0.030	0.350	0.046	0.396	265	1,385	1,078	473	300	3,500	459	3,959	2,115
Mid 2016	10,527	0.031	0.127	0.104	0.040	0.030	0.333	0.053	0.386	325	1,340	1,095	425	320	3,505	559	4,064	2,185
Early 2020	10,675	0.030	0.127	0.103	0.041	0.030	0.331	0.055	0.386	325	1,359	1,095	438	320	3,537	583	4,120	2,178
Early 2030	11,920	0.029	0.139	0.119	0.052	0.031	0.370	0.064	0.434	325	1,657	1,418	620	369	4,389	763	5,152	2,732
Mid 2041	13,604	0.024	0.169	0.130	0.062	0.033	0.418	0.071	0.489	325	2,296	1,772	849	449	5,691	966	6,657	3,395
Incremental Change																		
Mid 2006 - Mid 2011	138	0.001	-0.007	0.021	0.005	0.008	0.028	0.002	0.029	10	-45	218	58	80	320	24	344	365
Mid 2011 - Mid 2016	538	0.0043	-0.0114	-0.0039	-0.0069	0.0004	-0.0174	0.0071	-0.0103	60	-45	18	-48	20	5	100	105	50
Mid 2016 - Early 2020	148	-0.0004	0.0000	-0.0014	0.0007	-0.0004	-0.0016	0.0015	-0.0001	0	19	0	13	0	32	24	56	13
Early 2020 - Early 2030	1,245	-0.0014	0.0117	0.0164	0.0110	0.0010	0.0387	0.0079	0.0480	0	298	323	182	49	852	180	1,032	554
Early 2020 - Mid 2041	2,929	-0.0066	0.0415	0.0277	0.0214	0.0031	0.0870	0.0179	0.1034	0	937	677	411	129	2,154	383	2,537	1,217
Annual Average																		
Mid 2006 - Mid 2011	28	0.00013	-0.00130	0.00411	0.00103	0.00154	0.00552	0.00035	0.00587	2	-9	44	12	16	64	5	69	73
Mid 2011 - Mid 2016	108	0.0009	-0.0023	-0.0008	-0.0014	0.0001	-0.0035	0.0014	-0.0021	12	-9	4	-10	4	1	20	21	10
Mid 2016 - Early 2020	42	-0.0001	0.0000	-0.0004	0.0002	-0.0001	-0.0005	0.0004	0.0000	0	5	0	4	0	9	7	16	4
Early 2020 - Early 2030	125	-0.00014	0.00117	0.00164	0.00110	0.00010	0.00387	0.00079	0.00480	0	30	32	18	5	85	18	103	55
Early 2020 - Mid 2041	136	-0.00030	0.00193	0.00129	0.00099	0.00014	0.00405	0.00083	0.00481	0	44	31	19	6	100	18	118	57

Derived from Wellington County Official Plan (Revisions August 15, 2019) forecast for the Township of Mapleton and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

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.



Schedule 9b
Township of Mapleton
Employment and Gross Floor Area (G.F.A.) Forecast, 2020 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total	
Mid 2006	9,851	255	860	415	220	1,750					
Mid 2011	9,989	265	1,078	473	300	2,115					
Mid 2016	10,527	325	1,095	425	320	2,165					
Early 2020	10,675	325	1,095	438	320	2,178					
Early 2030	11,920	325	1,418	620	369	2,732					
Mid 2041	13,604	325	1,772	849	449	3,395					
Incremental Change											
Mid 2006 - Mid 2011	138	10	218	58	80	365					
Mid 2011 - Mid 2016	538	60	18	-48	20	50					
Mid 2016 - Early 2020	148	0	0	13	0	13	0	7,200	0	7,200	
Early 2020 - Early 2030	1,245	0	323	182	49	554	484,400	100,100	34,300	618,800	
Early 2020 - Mid 2041	2,929	0	677	411	129	1,217	1,015,300	226,000	90,300	1,331,700	
Annual Average											
Mid 2006 - Mid 2011	28	2	44	12	16	73					
Mid 2011 - Mid 2016	108	12	4	-10	4	10					
Mid 2016 - Early 2020	42	0	0	4	0	4	0	2,057	0	2,057	
Early 2020 - Early 2030	125	0	32	18	5	55	48,440	10,010	3,430	61,880	
Early 2020 - Mid 2041	117	0	27	16	5	49	40,612	9,040	3,612	53,268	

Derived from Wellington County Official Plan (Revisions August 15, 2019) forecast for the Township of Mapleton and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Square Foot Per Employee Assumptions

Industrial	1,500
<i>Urban Industrial</i>	1,300
<i>Rural Industrial</i>	2,800
Commercial	550
Institutional	700

* Reflects Mid 2020 to Mid 2040 forecast period

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



Schedule 9c
Township of Mapleton
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Drayton	2020 - 2030	242,800	62,600	21,500	326,900	331
	2020 - 2041	508,800	139,800	55,800	704,400	725
Moorefield	2020 - 2030	121,100	26,400	9,000	156,500	154
	2020 - 2041	254,100	60,000	23,900	338,000	339
Rural	2020 - 2030	120,500	11,100	3,800	135,400	69
	2020 - 2041	252,400	26,200	10,600	289,200	153
Township of Mapleton	2020 - 2030	484,400	100,100	34,300	618,800	554
	2020 - 2041	1,015,300	226,000	90,300	1,331,600	1,217

Derived from Wellington County Official Plan (Revisions August 15, 2019) forecast for the Township of Mapleton and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2020

¹ Square feet per employee assumptions:

Industrial	1,500
<i>Urban Industrial</i>	1,300
<i>Rural Industrial</i>	2,800
Commercial	550
Institutional	700

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

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



Schedule 10
Township of Mapleton
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
Primary Industry Employment							
11	<i>Agriculture, forestry, fishing and hunting</i>	1,255	1,280	1,235	25	-45	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	0	0	0	0	0	
Sub-total		1,255	1,280	1,235	25	-45	
Industrial and Other Employment							
22	<i>Utilities</i>	0	0	0	0	0	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	245	255	290	10	35	
31-33	<i>Manufacturing</i>	540	675	535	135	-140	
41	<i>Wholesale trade</i>	155	195	235	40	40	
48-49	<i>Transportation and warehousing</i>	120	55	150	-65	95	
56	<i>Administrative and support</i>	13	20	68	8	48	
Sub-total		1,073	1,200	1,278	128	78	
Population Related Employment							
44-45	<i>Retail trade</i>	185	180	190	-5	10	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	0	45	15	45	-30	
52	<i>Finance and insurance</i>	35	40	50	5	10	
53	<i>Real estate and rental and leasing</i>	15	10	10	-5	0	
54	<i>Professional, scientific and technical services</i>	55	70	45	15	-25	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	13	20	68	8	48	
71	<i>Arts, entertainment and recreation</i>	55	25	15	-30	-10	
72	<i>Accommodation and food services</i>	70	145	70	75	-75	
81	<i>Other services (except public administration)</i>	150	155	145	5	-10	
Sub-total		578	690	608	113	-83	
Institutional							
61	<i>Educational services</i>	155	135	175	-20	40	
62	<i>Health care and social assistance</i>	100	70	130	-30	60	
91	<i>Public administration</i>	20	125	80	105	-45	
Sub-total		275	330	385	55	55	
Total Employment		3,180	3,500	3,505	320	5	
Population		9,851	9,989	10,527	138	538	
Employment to Population Ratio							
Industrial and Other Employment		0.11	0.12	0.12	0.01	0.00	
Population Related Employment		0.06	0.07	0.06	0.01	-0.01	
Institutional Employment		0.03	0.03	0.04	0.01	0.00	
Primary Industry Employment		0.13	0.13	0.12	0.00	-0.01	
Total		0.32	0.35	0.33	0.03	-0.02	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Historical Level of Service Calculations



Service: Roads
 Unit Measure: km of roadways and number of structures

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Collector Roads - paved	210.1	210.1	210.1	210.1	210.1	210.1	212.2	212.2	212.2	212.5	\$822,000
Collector Roads - gravel	163.3	163.3	163.3	163.3	163.3	163.3	163.3	163.3	163.3	163.3	\$511,300
Total	373.4	373.4	373.4	373.4	373.4	373.4	375.5	375.5	375.5	375.8	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.0374	0.0374	0.0368	0.0364	0.0362	0.0358	0.0357	0.0356	0.0354	0.0353

10 Year Average	2010-2019
Quantity Standard	0.0362
Quality Standard	\$686,238
Service Standard	\$24,842

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$24,842
Eligible Amount	\$30,928,041



Service: Bridges, Culverts & Structures
 Unit Measure: Number of Bridges, Culverts & Structures

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Culverts (≥3m)	25	25	25	25	25	25	25	25	25	25	\$250,000
Culverts (<3m)	151	151	151	151	151	151	153	153	153	153	\$65,000
Bridges (≥3m)	50	50	50	50	50	50	50	50	50	50	\$700,000
Total	226	226	226	226	226	226	228	228	228	228	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

10 Year Average	2010-2019
Quantity Standard	0.0219
Quality Standard	\$225,699
Service Standard	\$4,943

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$4,943
Eligible Amount	\$6,153,786



Service: Public Works Facilities
 Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Administration & Maintenance - Drayton	12,960	12,960	12,960	12,960	12,960	12,950	12,950	34,603	34,603	34,603	\$186	\$209
Salt/Sand Building - Drayton	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$75	\$87
Office/Equipment Depot - Moorefield	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	-	\$95	\$108
Sand/Salt Building - Moorefield	1,100	1,100	1,100	1,100	1,100	4,200	4,200	4,200	4,200	4,200	\$75	\$87
Storage Building - Moorefield	128	128	128	128	128	128	128	128	128	128	\$225	\$252
Storage Building - Drayton	328	328	328	328	328	328	328	328	328	328	\$225	\$252
Total	26,636	26,636	26,636	26,636	26,636	29,726	29,726	51,379	51,379	43,459		

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	2.6692	2.6665	2.6283	2.5948	2.5800	2.8481	2.8238	4.8677	4.8461	4.0783

10 Year Average	2010-2019
Quantity Standard	3.2603
Quality Standard	\$163
Service Standard	\$533

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$533
Eligible Amount	\$663,597



Service: Roads and Related Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Tandems	6	7	8	8	8	8	8	8	8	8	\$280,000
1.5 Ton Dump Trucks	1	1	1	1	1	1	1	1	1	1	\$85,000
Crew Cab Trucks	1	1	2	2	2	1	1	1	1	1	\$63,800
Pick Up Trucks	4	4	4	4	4	4	4	4	4	4	\$57,600
Graders	3	3	3	3	3	3	3	3	3	4	\$472,000
Tractor	1	1	1	1	1	1	1	1	1	1	\$116,000
Backhoe/Loader	1	2	2	2	2	2	2	2	2	2	\$130,000
Static Rubber Tired Road Compactor	1	1	1	1	1	1	1	1	1	2	\$24,000
Water Tanker	2	2	2	2	2	2	2	2	2	2	\$15,000
Mobile Speed Sign	-	-	-	-	-	-	-	-	-	1	\$10,000
Gravel Reclaimer	1	1	1	1	1	1	1	1	1	1	\$10,000
Wood Chipper	-	-	-	-	-	1	1	1	1	1	\$38,000
Snow Blower	1	1	1	1	1	1	1	1	1	1	\$33,000
Total	22	24	26	26	26	26	26	26	26	29	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.0022	0.0024	0.0026	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0027

10 Year Average	2010-2019
Quantity Standard	0.0025
Quality Standard	\$173,856
Service Standard	\$435

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$435
Eligible Amount	\$541,127



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Drayton Station	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	4,840	\$300	\$350
Moorefield Station	5,490	5,490	5,490	5,490	5,490	5,490	5,490	5,490	5,490	5,490	\$300	\$350
Total	10,330	10,330	10,330	10,330	10,330	10,330	10,330	10,330	10,330	10,330		

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	1.0352	1.0341	1.0193	1.0063	1.0006	0.9897	0.9813	0.9787	0.9743	0.9694

10 Year Average	2010-2019
Quantity Standard	0.9989
Quality Standard	\$350
Service Standard	\$350

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$350
Eligible Amount	\$435,277



Service: Fire Vehicles
 Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Tanker	2	2	2	2	2	3	3	3	3	3	\$276,480
Pumper	3	3	3	3	3	2	2	2	2	2	\$290,000
Rescue Van	2	2	2	2	2	2	2	2	2	2	\$357,510
Pick Up	-	1	1	1	1	1	1	1	1	1	\$39,725
Fire Safety House	1	1	1	1	1	1	1	1	1	1	\$15,000
Total	8	9	9	9	9	9	9	9	9	9	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.0008	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0008	0.0008

10 Year Average	2010-2019
Quantity Standard	0.0009
Quality Standard	\$234,433
Service Standard	\$211

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$211
Eligible Amount	\$262,683



Service: Fire Small Equipment and Gear
 Unit Measure: No. of equipped firefighters

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Equipped Firefighters											
Drayton Firefighters	20	20	20	20	20	23	21	23	21	21	\$4,825
Moorfield Firefighters	20	20	20	20	20	23	21	23	20	20	\$4,825
Auxillary Officers	4	4	4	4	4	4	4	4	4	4	\$2,625
Fire Chief	1	1	1	1	1	1	1	1	1	1	\$2,625
Total	45	45	45	45	45	51	47	51	46	46	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.0045	0.0045	0.0044	0.0044	0.0044	0.0049	0.0045	0.0048	0.0043	0.0043

10 Year Average	2010-2019
Quantity Standard	0.0045
Quality Standard	\$4,593
Service Standard	\$21

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$21
Eligible Amount	\$25,734



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Pitching Machine	1	1	1	1	1	1	1	1	1	1	\$5,100
Benches (various construction)	14	14	14	14	14	25	25	25	25	25	\$560
Picnic Tables	48	48	48	48	48	35	35	35	35	35	\$356
Picnic Shelter, Centennial Park, Drayton	1	1	1	1	1	1	1	1	1	1	\$80,800
Washrooms/Concession Booth, Kinsmen Park, Drayton	1	1	1	1	1	1	1	1	1	1	\$113,000
Boy Scouts Storage Building, Kinsmen Park, Drayton	1	1	1	1	1	1	1	1	1	1	\$10,200
Lighting/Fence/Bleachers/Playground equip., Kinsmen Park, Drayton	1	1	1	1	1	1	1	1	1	1	\$219,000
Playground Equipment/Shelter, Andrews Drive Park	1	1	1	1	1	1	1	1	1	1	\$69,500
Washrooms, N/S Ball Avenue, Moorefield	1	1	1	1	1	1	1	1	1	1	\$134,000
Dugouts/Scoreboards & Booths, N/S Ball Avenue, Moorefield	1	1	1	1	1	1	1	1	1	1	\$56,700
Bleachers/Playground Equipment, Rothsay Park	1	1	1	1	1	1	1	1	1	1	\$87,000
Floodlighting, N/S Ball Avenue, Moorefield	1	1	1	1	1	1	1	1	1	1	\$155,700
Recreation Fencing, N/S Ball Avenue, Moorefield	1	1	1	1	1	1	1	1	1	1	\$138,000
Playground Equipment, Rothsay Park	1	1	1	1	1	1	1	1	1	1	\$32,800
Fencing, Rothsay Park	1	1	1	1	1	1	1	1	1	1	\$11,500
Picnic Shelter, Glen Allan	1	1	1	1	1	1	1	1	1	1	\$34,100
Storage Building, 15 Ball Avenue, Moorefield	1	1	1	1	1	1	1	1	1	1	\$10,200
Concession Booth, Picnic Shelter, N/A Ball Ave, Moorfield	1	1	1	1	1	1	1	1	1	1	\$101,200
Tennis Courts	1	1	1	2	2	2	2	2	2	2	\$72,400
Picnic Shelter, Alma	1	1	1	1	1	1	1	1	1	1	\$94,100
Playground, Alma	1	1	1	1	1	1	1	1	1	1	\$61,700
Gazebo, ABC Park (Andrews Drive)	-	-	1	1	1	1	1	1	1	1	\$8,600
Swings - Glen Allan	-	-	-	1	1	1	1	1	1	1	\$8,500
Tennis Courts - Glen Allan	-	-	-	1	1	1	1	1	1	1	\$72,400
Splash Pad ABC Park	-	-	-	-	-	-	-	-	1	1	\$250,000
Play structure in Moorefield park	-	-	-	-	-	-	-	-	-	1	\$25,000
Chapel Cemetery	1	1	1	1	1	1	1	1	1	1	\$78,000
Total	82	82	83	86	86	84	84	84	85	86	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.0082	0.0082	0.0082	0.0084	0.0083	0.0080	0.0080	0.0080	0.0080	0.0081

10 Year Average	2010-2019
Quantity Standard	0.0081
Quality Standard	\$20,946
Service Standard	\$170

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$170
Eligible Amount	\$211,227



Service: Indoor Recreation Facilities
 Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Hall/Arena - Drayton	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	34,941	\$195	\$219
Community Hall - Moorefield	7,348	7,348	7,348	7,348	7,348	7,348	7,348	7,348	7,348	7,348	\$160	\$180
Drayton Parks Shop (58 Woods St)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$74	\$85
Optimist Hall, 14 Ball Ave, Moorefield	2,796	2,796	2,796	2,796	2,796	2,796	2,796	2,796	2,796	2,796	\$39	\$47
Alma Community Centre	-	8,522	8,522	8,522	8,522	8,522	8,522	8,522	8,522	8,522	\$225	\$252
Total	48,085	56,607	56,607	56,607	56,607	56,607	56,607	56,607	56,607	56,607		

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	4.8186	5.6669	5.5858	5.5146	5.4830	5.4237	5.3773	5.3631	5.3393	5.3122

10 Year Average	2010-2019
Quantity Standard	5.3885
Quality Standard	\$203
Service Standard	\$1,091

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$1,091
Eligible Amount	\$1,358,743



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Tractor/Loader	2	2	2	2	3	3	3	3	3	3	\$36,600
1998 Olympia M/2500 S/8030	1	1	1	1	1	1	1	1	1	1	\$109,000
Pick Up Truck	1	1	1	1	1	1	1	1	1	1	\$57,600
Mowers	3	4	4	4	4	4	4	5	5	5	\$24,000
Trailers	1	1	2	2	2	2	2	2	2	2	\$5,200
1.5 Ton Dump Truck	1	1	1	1	1	1	1	1	1	1	\$85,000
Lawn mower attachment	3	3	3	3	3	3	3	3	3	3	\$7,000
Tractor attachments	4	4	4	4	4	4	4	4	4	4	\$5,000
Total	16	17	18	18	19	19	19	20	20	20	

Population	9,979	9,989	10,134	10,265	10,324	10,437	10,527	10,555	10,602	10,656
Per Capita Standard	0.0016	0.0017	0.0018	0.0018	0.0018	0.0018	0.0018	0.0019	0.0019	0.0019

10 Year Average	2010-2019
Quantity Standard	0.0018
Quality Standard	\$26,711
Service Standard	\$48

D.C. Amount (before deductions)	10 Year
Forecast Population	1,245
\$ per Capita	\$48
Eligible Amount	\$59,860



Appendix C

Long Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2018 Financial Information Return.

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

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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Roads and Related	58,551	4,637	63,188
Fire Protection	18,104	3,081	21,186
Parks and Recreation	11,498	1,784	13,282
Administration	-	-	-
Wastewater	111,469	33,822	145,291
Water	44,468	27,101	71,569
TOTAL	244,091	70,425	314,516



Appendix D

Local Service Policy



Appendix D: Local Service Policy

Local Service guidelines are summarized as follows:

1. Collector Roads

- 1.1 Collector roads internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2 Roads (collector and arterial) external to development – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- 1.3 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Township or rail corridors – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

- 2.1 Traffic signalization within or external to development – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Intersection Improvements

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



4. Streetlights

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

5. Sidewalks

- 5.1 Sidewalks on provincial and county roads – Include in the area municipal D.C. or, in exceptional circumstances, may be a local improvement or direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- 5.2 Sidewalks on area municipal roads – Linked to collector road funding source in item 1.
- 5.3 Other sidewalks external to development (which are a local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s.59 of the D.C.A.).

6. Traffic Control Systems

- 6.1 Include in the D.C. calculation.

7. Land Acquisition for Road Allowances

- 7.1 Land acquisition for arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in the D.C. calculation (to the extent eligible).
- 7.2 Land acquisition for collector roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to the 27-metre right-of-way); in areas with limited or no development, include in the D.C. calculation (to the extent eligible).

8. Land Acquisition for Easements

- 8.1 Easement costs external to subdivisions – Included in the D.C. calculation.



9. Storm Water Management

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

10. Water

10.1 Water treatment facilities, and pumping stations and works associated with zone boundaries – Include in the D.C. calculation.

10.2 Water mains external to subdivisions – Include in the D.C.

10.3 Marginal costs of waterworks within the subdivision – Include in the D.C. above 300 mm nominal diameter.

10.4 Connections to trunk mains and pumping stations to service specific areas – Direct developer responsibility.

11. Sanitary Sewer

11.1 Sewage treatment facilities and pumping stations – Include in the D.C.

11.2 Sanitary sewers external to subdivisions – Include in the D.C.

11.3 Connections to trunk mains and pumping stations to service specific areas – Direct developer responsibility.

11.4 Marginal costs of sanitary sewer works within the subdivision, which benefits upstream developers – Include in the D.C. calculation above 375 mm nominal diameter.



Appendix E

Proposed D.C. By-law



The Corporation of the Township of Mapleton

By-Law No. 2020-__

A by-law to establish development charges for the Corporation of the Township of Mapleton

WHEREAS the Township of Mapleton will experience growth through development and re-development;

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

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 Mapleton 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 S.O. 1997, c.27*, as amended authorizes by-laws of the council of a municipality to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.

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

AND WHEREAS the Council of The Corporation of the Township of Mapleton provided notice as required by the Act and held a public meeting on April 7, 2020 in accordance with the Act and the regulations thereto;

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

1. Interpretation

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



“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Act” means the Development Charges Act, as amended, or any successor thereof;

“agricultural use” means the use of land and buildings for apiaries, fish farming, animal husbandry or the cultivation of trees, shrubs, flowers, grains, sod, fruits, vegetables and other crops or ornamental plants;

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

“board of education” has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“bona fide farm use” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the Building Code Act, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of and as authorized by the Township or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,



- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment; and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more; and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the Township, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

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

“Council” means the Council of the Township;

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

“development charge” means a charge imposed with respect to this By-law;

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



“existing” means the number, use and size that existed as of the date this By-law was passed;

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

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;



“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Township of Mapleton or any part or parts thereof;

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

“multiple dwellings” means all dwellings other than single detached, semi-detached and apartment unit dwellings;

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

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

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

“Official Plan” means the Official Plan adopted for the Township, as amended and approved;



“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;

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

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

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

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

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

“school, private” means a private school defined under the Education Act or any successor thereto, being “an institution at which instruction is provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study;

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



“service” means a service designated in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“telecommunications tower” means any tower, apparatus, structure or other thing that is used or is capable of being used for telecommunications or for any operation directly connected with telecommunications, and includes a transmission facility as defined in the Telecommunications Act;

“Township” means the area within the geographic limits of the Township of Mapleton; and

“wind turbine” means any wind energy system, comprising one or more turbines, that converts energy into electricity and consists of a wind turbine, a tower, and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary; and

“zoning by-law” means the Zoning By-law of the Township of Mapleton or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. Designation of Services

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

- (a) Roads and Related Services;
- (b) Fire Protection Services;
- (c) Parks and Recreation Services;
- (d) Administration Services;
- (e) Water Services; and
- (f) Wastewater Services.



2.2 The components of the services designated in Section 2.1 are described in Schedule A.

3. Application of By-law Rules

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

- (a) the lands are located in the area described in Section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

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

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

- (a) the Township or a local board thereof;
- (b) a board of education as defined in Section 1(1) of the Education Act; or
- (c) the Corporation of the County of Wellington or any local board thereof;

Approvals for Development

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

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
- (ii) the approval of a minor variance under Section 45 of the Planning Act;
- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- (iv) the approval of a plan of subdivision under Section 51 of the Planning Act;
- (v) a consent under Section 53 of the Planning Act;



- (vi) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.
- (b) No more than one development charge for each service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies, even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing, or ancillary to, a single detached dwelling; or
 - (c) one additional dwelling unit in, or ancillary to, any other existing residential building.
- 3.6 Notwithstanding subsection 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding Section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.



3.8 Exemption for Industrial Development:

- (a) 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.
- (b) 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:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection 3.8(a)(i) by the amount of the enlargement.

3.9 For the purpose of Section 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.10 Other Exemptions:

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

- (a) An accessory use;
- (b) A bona-fide farm use;
- (c) A place of worship;
- (d) Temporary erection of a building without foundation as defined in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site which development charges or lot levies have previously been paid;
- (e) Redevelopment of a property, meeting the requirements of section 3.14 with a current use that is exempt from development charges, to a use subject to development charges, receives a redevelopment credit equal to the product of the non-residential rate, for all applicable services, and the square footage of the building, or portion of building, being redeveloped; and
- (f) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, 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.	<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>

Amount of Charges

Residential

3.11 The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.12 The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.



Wind Turbines and Telecommunication Towers

3.13 The development charges described in Schedule B to this By-law shall be imposed on wind turbines and telecommunications towers with respect to roads and related services, fire protection services and administration studies on a per unit basis.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 3 years prior to the date of payment of development charges in regard to such redevelopment was or is to be demolished in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;
- provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

3.15 Development Charges are due and payable in full to the Township on the date the first building permit is issued for any land, buildings, or structures affected by the applicable development charge and a building permit with respect to a building or structure shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the Act.



- 3.16 Notwithstanding Subsection 3.15, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.17 Notwithstanding Subsection 3.15, 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.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment application received 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 3.15, 3.16 and 3.17 shall be calculated based 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 3.15, 3.16 and 3.17 shall be calculated based on the rates, including interest, set out in Schedule "B" on the date of the later planning application, including interest.
- 3.19 For the purpose of Subsections 3.16, 3.17 and 3.18 herein, "interest" means the weighted average interest rate on the Township's outstanding debt plus one percentage point. The weighted average interest rate will be updated on an annual basis using the following formula:

$$\frac{\text{Total interest payments made during the year}}{\text{Total debt principal outstanding at the beginning of the year}}$$

In cases where no interest payments were made by the Township during the preceding year, the Township's 10-year borrowing rate will be used instead.

- 3.20 This shall not be deemed to limit the authority of the Council to enter into an agreement for payment of the development charges before or after the date of building permit issuance subject to Section 27 of the *Development Charges Act, 1997*.



4. Payment of Services

- 4.1 Despite the payment required under Sections 3.10 to 3.13, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. Indexing

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on the first day of January, without amendment to this By-law and in accordance with the most recent twelve month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto (i.e. Statistics Canada. Table 18-10-0135-01 Building construction price indexes, by type of building.)

6. Schedules

- 6.1 The following schedules shall form part of this By-law:
Schedule A – Components of Services Designated in Section 2.1; and
Schedule B – Schedule of Development Charges.

7. Conflicts

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding Section 7.1, where a development which is the subject of an agreement to which Section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



8. Severability

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

9. Date By-law In Force

9.1 This By-law shall come into effect at 12:01 a.m. on April 15, 2020.

10. Date By-law Expires

10.1 This By-law will expire at 12:01 a.m. on April 15, 2025 unless it is repealed by Council at an earlier date.

11. Existing By-law Repealed

11.1 By-laws No. 2015-034 and 2017-022 are hereby repealed upon the enforcement of this By-law.

Read a first, second and third time, and passed in open Council this 14th day of April, 2020.

Mayor

Township Clerk



**Schedule “A” To
By-law 2020-___
Components of Services Designated in Section 2.1**

100% Eligible Services

Water Services

Wastewater Services

Roads and Related Services

Roads

Public Works Facilities

Roads and Related Vehicles

Fire Protection Services

Fire Facilities

Fire Vehicles

Fire Small Equipment and Gear

90% Eligible Services

Parks and Recreation Services

Parkland Amenities

Recreation Facilities

Parks and Recreation Vehicles and Equipment

Administration Services

Growth-related Studies



**Schedule “B” To By-law 2020-__
Schedule of Development Charges**

Service	Residential				Wind Turbines and Telecommunication Towers	Non-residential (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		
Township Wide Services:						
Roads and Related	\$ 3,997	\$ 1,819	\$ 1,546	\$ 2,602	\$ 3,997	\$ 1.29
Fire Protection	\$ 461	\$ 210	\$ 178	\$ 300	\$ 461	\$ 0.15
Parks and Recreation	\$ 131	\$ 60	\$ 51	\$ 85	\$ -	\$ -
Administration	\$ 213	\$ 97	\$ 82	\$ 139	\$ 213	\$ 0.07
Total Township Wide Services	\$ 4,802	\$ 2,186	\$ 1,857	\$ 3,126	\$ 4,671	\$ 1.51
Urban Services						
Wastewater Services	\$ 6,064	\$ 2,760	\$ 2,345	\$ 3,947	\$ -	\$ 1.87
Water Services	\$ 2,239	\$ 1,019	\$ 866	\$ 1,457	\$ -	\$ 0.69
Total Urban Services	\$ 8,303	\$ 3,779	\$ 3,211	\$ 5,404	\$ -	\$ 2.56
GRAND TOTAL RURAL AREA	\$ 4,802	\$ 2,186	\$ 1,857	\$ 3,126	\$ 4,671	\$ 1.51
GRAND TOTAL URBAN AREA	\$ 13,105	\$ 5,965	\$ 5,068	\$ 8,530	\$ 4,671	\$ 4.07