



# Development Charges Background Study

Township of Hamilton

May 3, 2019

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
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.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



# Executive Summary







# Executive Summary

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

- Chapter 1 – Overview of the legislative requirements of the Act;
- Chapter 2 – Review of present D.C. policies of the Township;
- Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

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

- 1) Identify amount, type and location of growth;
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
  - Grants, subsidies and other contributions;
  - Benefit to existing development;
  - Statutory 10% deduction (soft services);
  - Amounts in excess of 10-year historic service calculation;
  - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of the Smart Growth for Our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
  - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
  - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
  - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2019 to 2028) and Longer Term (2019 to 2041) periods.

Measure	10 Year	Longer Term
	2019-2028	2019-2041
(Net) Population Increase	417	1,288
Residential Unit Increase	347	833
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	80,000	285,500

Source: Watson & Associates Economists Ltd. Forecast 2019

5. On July 8, 2014, the Township of Hamilton passed By-law 2014-41 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. The



by-law will expire on July 8, 2019. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for June 3, 2019 with adoption of the by-law on July 4, 2019.

6. The Township's D.C.s currently in effect are \$6,101 for single detached dwelling units. Non-residential charges are \$0.63 per square foot. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services. The corresponding single detached unit charge is \$6,185. The non-residential charge is \$4.47 per square foot of building area. These rates are submitted to Council for its consideration.
7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 2,703,300
Less:	
Benefit to existing development	\$ 296,250
Post planning period benefit	\$ -
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 49,125
Grants, subsidies and other contributions	\$ -
<b>Net Costs to be recovered from development charges</b>	<b>\$ 2,357,925</b>

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, mandatory 10% deduction, and the grants, subsidies and other contributions), \$0.35 million (or an annual amount of \$0.07 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Township plans to spend \$2.70 million over the next five years, of which \$2.36 million (87%) is recoverable from D.C.s. Of this net amount, \$1.93 million is recoverable from residential development and \$0.43 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.



8. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on a longer term (2041) forecast:

- Services Related to a Highway; and
- Fire Services.

All other services are calculated based on a 10-year forecast. These include:

- Outdoor Recreation Services;
- Indoor Recreation Facilities;
- Library Services; and
- General Government (Studies).

Note: Through discussions with staff, Police Protection D.C.'s will not be collected by the Township during this D.C. process.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-1  
Summary of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Services Related to a Highway	4,347	2,971	2,557	1,878	3.17
Fire Protection Services	490	335	288	212	0.36
Outdoor Recreation Services	233	159	137	101	0.05
Indoor Recreation Services	308	210	181	133	0.07
Library Services	62	42	36	27	0.01
General Government	745	509	438	322	0.81
<b>Total Municipal Wide Services</b>	<b>6,185</b>	<b>4,226</b>	<b>3,637</b>	<b>2,673</b>	<b>4.47</b>





# Report







# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

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

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

This D.C. background study, containing the proposed D.C. by-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 requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Hamilton's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

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



## 1.2 Summary of the Process

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The public meeting required under Section 12 of the D.C.A., has been scheduled for June 3, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on May 3, 2019.

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 report and Council consideration of the by-law subsequent to the public meeting.

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



Figure 1-1  
Schedule of Key D.C. Process Dates for the Township of Hamilton

1. Data collection, staff review, engineering work, D.C. calculations and policy work	February to April 2019
2. Background study and proposed by-law available to public	May 3, 2019
3. Public meeting advertisement placed in newspaper(s)	No later than May 13, 2019
4. Public meeting of Council	June 3, 2019
5. Council considers adoption of background study and passage of by-law	July 4, 2019
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## **1.3 Changes to the D.C.A.: Smart Growth for Our Communities Act (Bill 73)**

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With the amendment of the D.C.A. (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's Background Study and how they have been dealt with to ensure compliance with the amended legislation.

### **1.3.1 Area Rating**

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)
- 2) Section 10(2)c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area rating.

### **1.3.2 Asset Management Plan for New Infrastructure**

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing



assumptions, approaches and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

### ***1.3.3 60-Day Circulation of D.C. Background Study***

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on May 3, 2019 to ensure the new requirements for release of the study is met.

### ***1.3.4 Timing of Collection of D.C.s***

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Township's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Township may enter into a delayed payment agreement in order to capture the full development.

### ***1.3.5 Other Changes***

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which Transit D.C. service standards are calculated, the inclusion of Waste Diversion and the ability for collection of additional levies; however, these sections do not impact the Township's D.C.







# Chapter 2

## Current Township of Hamilton Policy





## 2. Current Township of Hamilton Policy

### 2.1 Schedule of Charges

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On July 8, 2014, the Township of Hamilton passed By-law 2014-41 under the D.C.A. The by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect:

Table 2-1  
Township of Hamilton  
Current D.C. Rates

Service	Residential	Non-Residential
	All Residential Units	per sq.ft.
Roads Construction	2,857	0.29
Roads Equipment	976	0.10
Fire Protection Services	692	0.07
Police Protection	367	0.04
Recreation Facilities/Recreation Equipment	767	0.08
Library Services	287	0.03
General Government	155	0.02
<b>Total</b>	<b>6,101</b>	<b>0.63</b>

### 2.2 Services Covered

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The following services are covered under By-law 2014-41:

- Roads Construction;
- Roads Equipment;
- Fire Protection Services;
- Police Protection;
- Recreation Facilities/Recreation Equipment;
- Library Services; and
- General Government.

Note: Through discussions with staff, D.C.'s for Police Protection will not be collected during this D.C. process.



## 2.3 Timing of D.C. Calculation and Payment

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D.C.s are payable at the time of building permit issuance and are collected by the Township of Hamilton Building Department.

## 2.4 Indexing

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Rates may be indexed annually on the 1<sup>st</sup> of August by the percentage change recorded in the average annual Non-Residential Building Construction Price Index produced by Statistics Canada.

## 2.5 Redevelopment Allowance

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An owner who has secured the necessary approvals may demolish and replace existing dwelling units or commercial and/or industrial floor area and not be subject to the development charge under section 2 of the D.C. by-law with respect to the development being replaced, provided that any additional floor area or dwelling units created in excess of those demolished shall be subject to the development charge calculated under section 2 of the by-law.

## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-law 2014-41:

- A place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1980, c.31.



# Chapter 3

## Anticipated Development in the Township of Hamilton





## 3. Anticipated Development in the Township of Hamilton

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Hamilton will be required to provide services, over a 10-year (2019 to 2029) and a longer term (2019 to 2041) time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of 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.”

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

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In compiling the growth forecast, the following specific information sources were consulted to assess the residential and non-residential development potential for the Township of Hamilton over the forecast period, including:

- Northumberland County Housing Forecast by Area Municipality, 2011 to 2041, September 30, 2014;
- Northumberland County Official Plan, as approved by the Ontario Municipal Board on November 23, 2016, Meridian Planning Consultants;
- Historical residential and non-residential building permit data for 2009 to 2018 period; and
- Available Census data regarding population, housing and employment.

### 3.3 Summary of Growth Forecast

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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

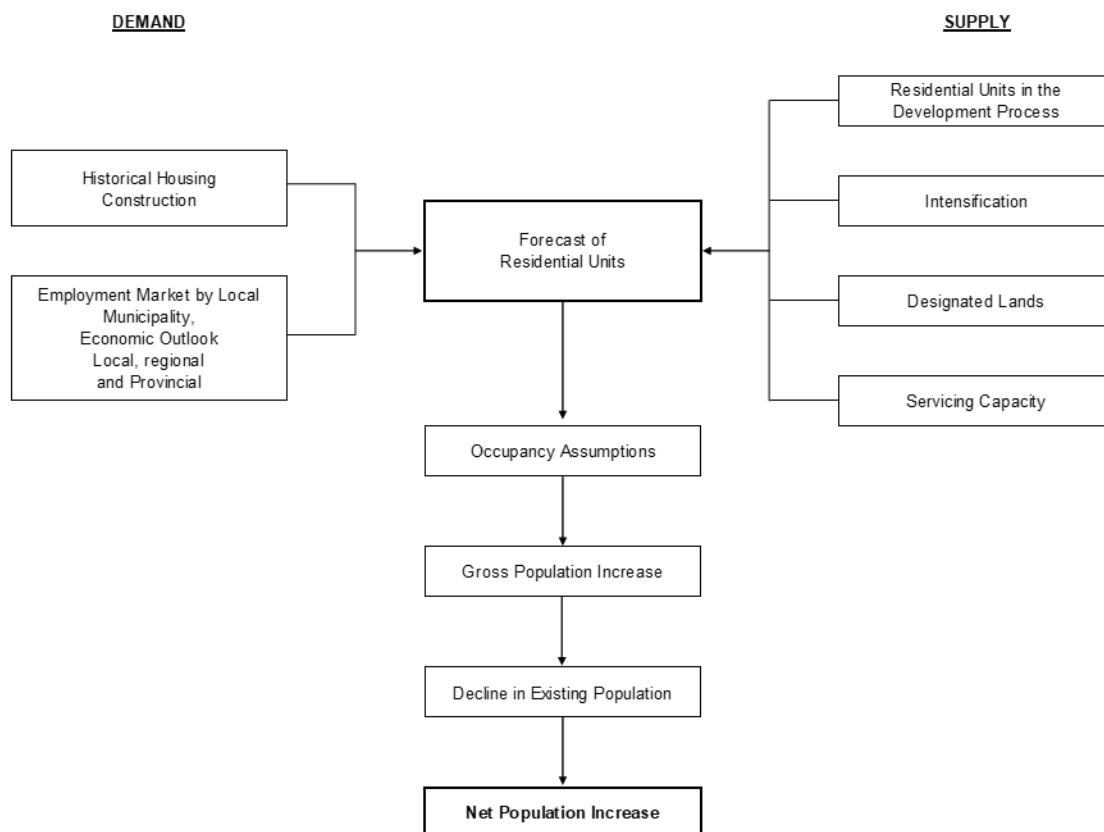
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provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and *Schedule 1*, the Township's population is anticipated to reach approximately 11,560 by 2029 and 12,430 by 2041, resulting in an increase of approximately 420 and 1,290 persons, respectively, over the 10-year and longer term forecast periods<sup>1</sup>

Figure 3-1  
Population and Household Projection Model



<sup>1</sup> The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 3.4%.





Table 3-1  
Township of Hamilton  
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>1</sup>	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 <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2006	11,350	10,972	7	10,965	3,750	30	35	175	3,990	6	2.750
	Mid 2011	11,070	10,702	287	10,415	3,866	18	37	15	3,936	261	2.719
	Mid 2016	11,320	10,942	17	10,925	4,045	40	50	130	4,265	15	2.566
Forecast	Mid 2019	11,530	11,144	17	11,127	4,131	40	50	130	4,351	15	2.561
	Mid 2029	11,960	11,561	18	11,543	4,478	40	50	130	4,698	16	2.461
	Mid 2034	12,360	11,950	19	11,931	4,668	40	50	130	4,888	17	2.445
	Mid 2041	12,860	12,432	21	12,411	4,964	40	50	130	5,184	19	2.398
Incremental	Mid 2006 - Mid 2011	-280	-270	280	-550	116	-12	2	-160	-54	255	
	Mid 2011 - Mid 2016	250	240	-270	510	179	22	13	115	329	-246	
	Mid 2016 - Mid 2019	210	202	0	202	86	0	0	0	86	0	
	Mid 2019 - Mid 2029	430	417	1	416	347	0	0	0	347	1	
	Mid 2019 - Mid 2034	830	806	2	804	537	0	0	0	537	2	
	Mid 2019 - Mid 2041	1,330	1,288	4	1,284	833	0	0	0	833	4	

Source: Derived from 2014 Northumberland County Housing Forecast by Area Municipality, 2011-2041 forecast for the Township of Hamilton.

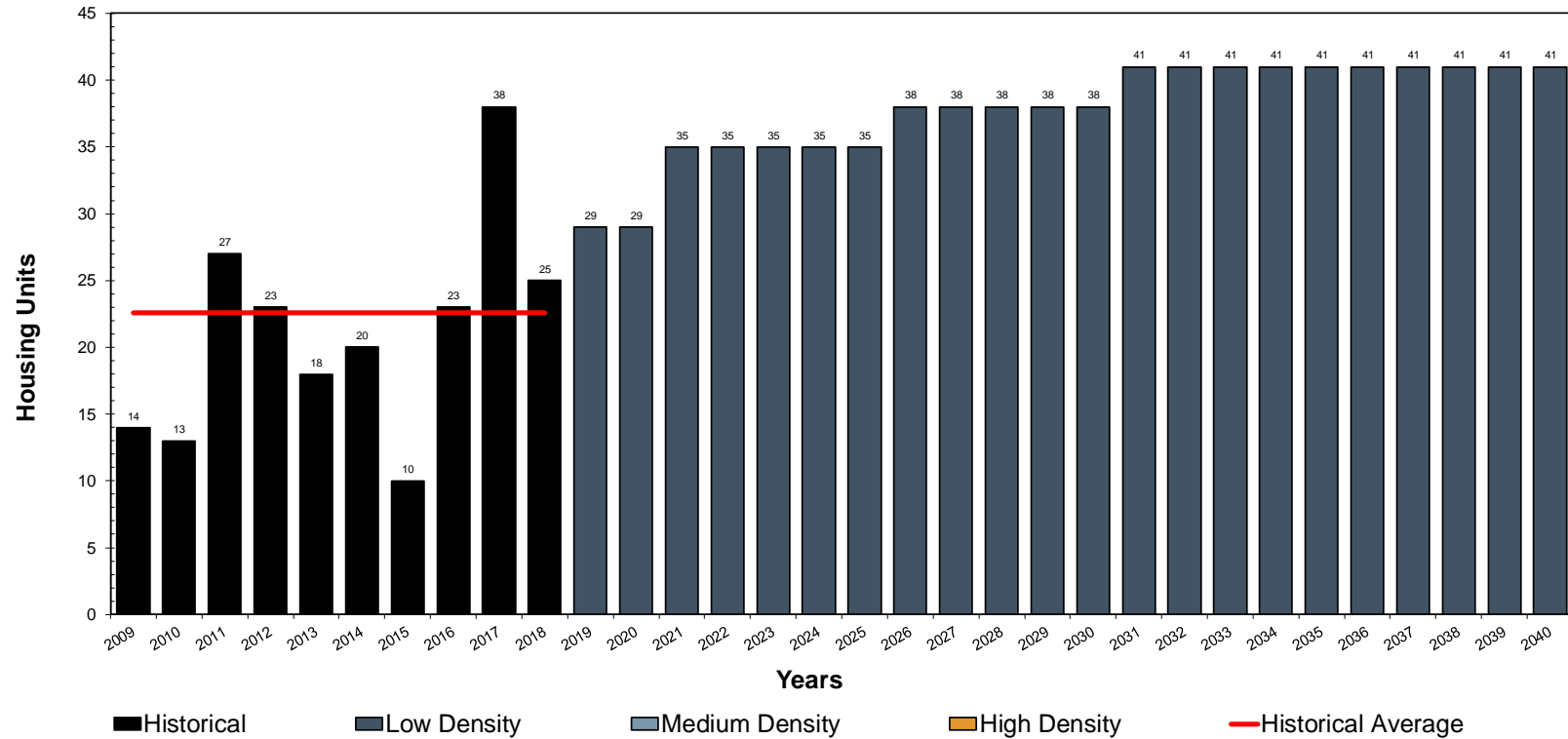
<sup>1</sup> Net Census undercoverage estimated at approximately 3.4%. Note: Population including the undercoverage has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Table 3-2  
Township of Hamilton  
Annual Housing Forecast



Source: Historical housing activity derived from the Township of Hamilton, 2009-2018.

<sup>1</sup> Growth forecast represents calendar year.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as residential housing units in the development approvals process (as per Schedule 6).
- Based on the above indicators, the 2019 to 2041 household growth forecast is comprised of a unit mix of 100% low density (single detached and semi-detached).

#### 2. 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, and fire services can utilize a longer planning period.

#### 3. Population in New Housing Units (Appendix A - Schedules 2, 3, 4, 5, 8a and 8b)

- The number of housing units to be constructed in the Township of Hamilton during the short- and long-term periods is presented on Figure 3-2. Over the 10-year and longer term forecast periods, the Township is anticipated to average of approximately 35 and 38 new housing units per year, respectively.
- Institutional population<sup>1</sup> is anticipated to grow by 4 persons between 2019 to 2041.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix

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<sup>1</sup> 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.



discussion) and average persons per unit (P.P.U.) by dwelling type for new units.

- Schedule 8a and 8b summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been adjusted to account for the upward P.P.U. trend which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.972
  - Medium density: 2.031
  - High density<sup>1</sup>: 1.572
  - Institutional density 1.100

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

- Existing households for 2019 are based on the 2016 Census households, plus estimated residential units constructed between 2017 and 2018 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 10-year and longer term forecast period is approximately 620 and 1,190, respectively.

#### 5. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

- Employment projections are 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.

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<sup>1</sup> Includes bachelor, 1-bedroom and 2 or more bedroom apartments



- 2016 employment data (place of work) for the Township of Hamilton is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 30 primary (2%);
  - 435 work at home employment (30%);
  - 458 industrial (32%);
  - 368 commercial/population related (26%); and
  - 145 institutional (10%).
- The 2016 employment by usual place of work, including work at home, is estimated at 1,435. An additional 490 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>1</sup> The 2016 employment base, including N.F.P.O.W., totals approximately 1,925.
- Total employment, including work at home and N.F.P.O.W., for the Township of Hamilton is anticipated to reach approximately 2,140 by 2029 and 2,420 by 2041. This represents an employment increase of 140 for the 10-year forecast period and 420 for the longer term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which 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 Hamilton (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,160 by 2029 and 1,390 by 2041. This represents an employment increase of

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<sup>1</sup> 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."



100 and 330 over the 10-year and longer-term forecast periods, respectively.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 1500 sq.ft. per employee for industrial;
  - 550 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. increase is anticipated to be 80,000 sq.ft. over the 10-year forecast period and 285,500 sq.ft. over the 2019 to 2041 forecast period.
- In terms of percentage growth, the 2019 to 2041 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 53%;
  - commercial/population-related – 29%; and
  - institutional – 18%.



# Chapter 4

## The Approach to the Calculation of the Charge







## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

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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

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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. 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. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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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 Township Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

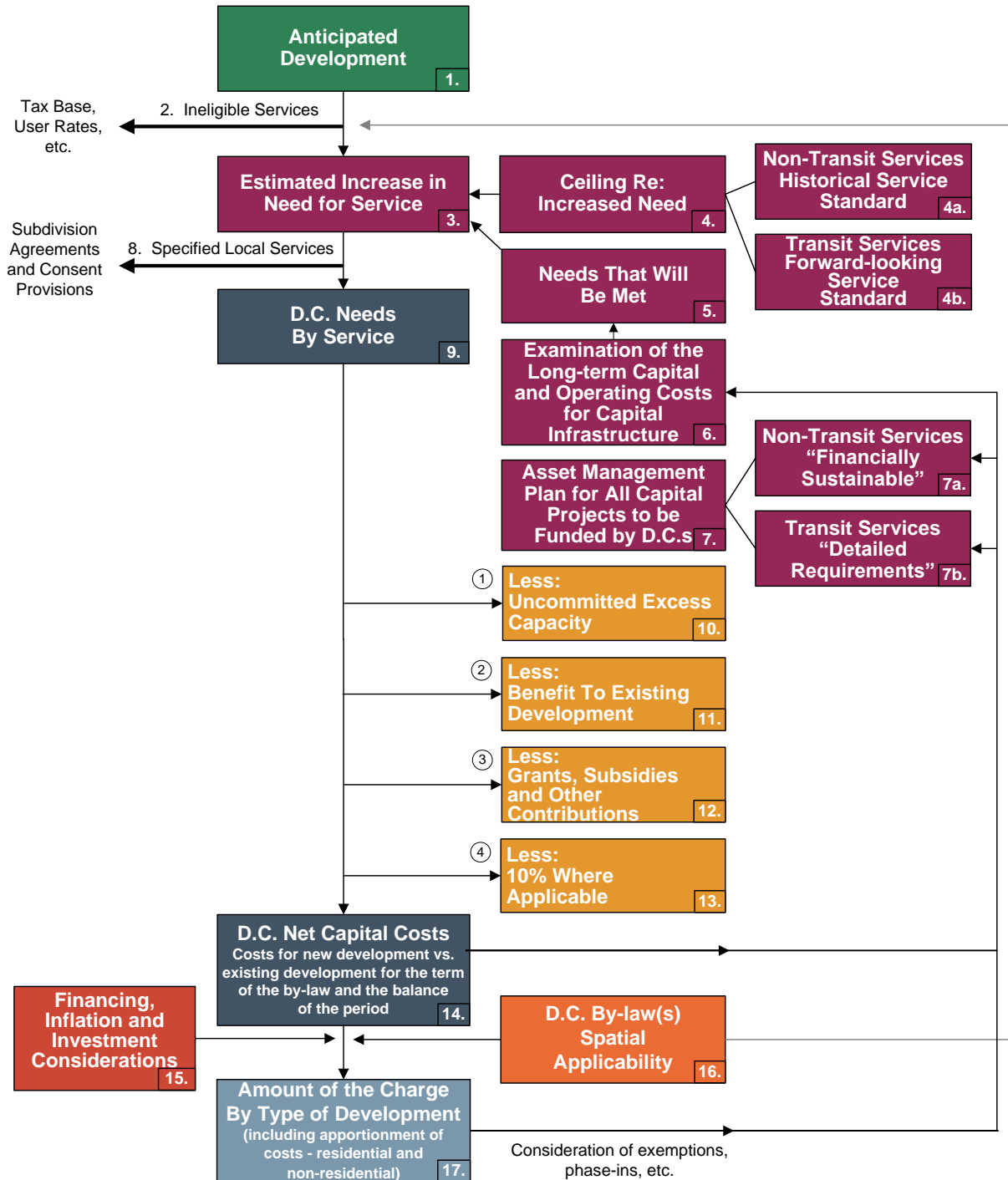




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

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

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
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & 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 <sup>1</sup>	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90

<sup>1</sup>with 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 %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	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 <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100
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 <sup>1</sup> 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 <sup>1</sup>	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	No	7.2 Library vehicles <sup>1</sup>	90
	Yes	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

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<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
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	n/a	10.1 Treatment plants	100
	n/a	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment <sup>1</sup>	100
11. Water Supply Services	n/a	11.1 Treatment plants	100
	No	11.2 Distribution systems	100
	n/a	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	No	12.3 Waste diversion facilities	90
	No	12.4 Waste diversion vehicles and equipment <sup>1</sup>	90
13. Police Services	No	13.1 Police detachments	100
	No	13.2 Police rolling stock <sup>1</sup>	100
	No	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 <sup>1</sup>	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles <sup>1</sup>	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles <sup>1</sup>	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

<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles <sup>1</sup>	90 90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes  Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	  0-100 0-100

<sup>1</sup>with a 7+ year life time

<sup>2</sup>same percentage as service component to which it pertains

## 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 policy is provided in Appendix E to this report.



## 4.5 Capital Forecast

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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:

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

In order for an increase in need for service to be included in the D.C. calculation, Township 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

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Section 8, paragraph 5, of O.Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the



service.” Subsection 17, paragraph 4, of the same Regulation indicates that “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations have been included in the D.C. calculations.

## 4.7 Existing Reserve Funds

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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.

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

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

The Township’s D.C. Reserve Fund Balance (adjusted) by service at December 31, 2018 is shown below:





Service	Balance as of December 31, 2018	Commitments / Adjustments	Net Total
Services Related to a Highway	\$ 851,712	\$ (309,209)	\$ 542,503
Fire Protection Services	\$ 265,313	\$ -	\$ 265,313
Police Protection	\$ 78,901	\$ -	\$ 78,901
Outdoor Recreation Services	\$ 117,359	\$ -	\$ 117,359
Indoor Recreation Services	\$ 117,359	\$ -	\$ 117,359
Library Services	\$ 85,423	\$ -	\$ 85,423
General Government	\$ 24,128	\$ -	\$ 24,128
<b>Total</b>	<b>\$ 1,540,195</b>	<b>\$ (309,209)</b>	<b>\$ 1,230,986</b>

Note: Amounts in brackets are deficit balances.

## 4.8 Deductions

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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
- 10% reduction for certain services.

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

### 4.8.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 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.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

#### ***4.8.2 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."

"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.

#### ***4.8.3 Reduction for Benefit to Existing Development***

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

- the repair or unexpanded replacement of existing assets that are in need of repair;



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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive 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 Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on 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.



#### **4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

#### **4.8.5 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, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

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 costs sheets in Chapter 5.

### **4.9 Municipal-wide vs. Area Rating**

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.4.4.

### **4.10 Allocation of Development**

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This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential



development and between one type of development and another, to arrive at a schedule of charges.

## 4.11 Asset Management

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

## 4.12 Transit

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The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
  1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2(3) of the Act.
  2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.



3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.

C. A new forward-looking service standard (as per 6.1(2) of the Regulations):

1. The service is a discrete service.
2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (section 6.1(3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Township does not currently provide transit services. Therefore, the above calculations and reporting requirements are not required.



# Chapter 5

## D.C.-Eligible Cost Analysis by Service







## 5. D.C.-Eligible Cost Analysis by Service

### 5.1 Introduction

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

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, Township 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.

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

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This section evaluates the development-related capital requirements for all of the "softer" services over a 10-year planning period. 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.

#### 5.2.1 General Government (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 provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Official Plan Review;
- Stormwater master plan;
- Parks and recreation master plan;
- Roads Needs Study;
- Commuter Cycling Plan;



- Fire master plans;
- Asset Management Plan;
- Development Charge studies; and
- Other growth-related studies.

The cost of these studies is \$687,500. After deductions in the amounts of \$318,750 for existing benefit and \$24,128 for the reserve fund surplus have been made, the net growth-related capital cost (after the mandatory 10% deduction) to be included in the D.C. is \$323,747.

These costs have been allocated 80% residential and 20% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Hamilton  
Service: General Government

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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
2019-2028											80%	20%	
1	Development Charges Study	2019	25,000	-		25,000	-		25,000	2,500	22,500	18,000	4,500
2	Development Charges Study	2024	25,000	-		25,000	-		25,000	2,500	22,500	18,000	4,500
3	OP Review	2020	30,000	-		30,000	15,000		15,000	1,500	13,500	10,800	2,700
4	Storm Water Master Planning	2021	100,000	-		100,000	50,000		50,000	-	50,000	40,000	10,000
5	Parks and Recreation Master Plan	2020	75,000	-		75,000	37,500		37,500	3,750	33,750	27,000	6,750
6	Roads Needs Study	2019	45,000	-		45,000	22,500		22,500	-	22,500	18,000	4,500
7	Roads Needs Study	2024	45,000	-		45,000	22,500		22,500	-	22,500	18,000	4,500
8	Commuter Cycling Plan	2019	30,000	-		30,000	15,000		15,000	-	15,000	12,000	3,000
9	Asset Management Roadmap	2019-2020	187,500	-		187,500	93,750		93,750	9,375	84,375	67,500	16,875
10	Asset Management Plan	2021	25,000	-		25,000	12,500		12,500	1,250	11,250	9,000	2,250
11	Fire Master Plan	2020-2023	75,000	-		75,000	37,500		37,500	-	37,500	30,000	7,500
12	Fire Station Location Study	2020-2023	25,000	-		25,000	12,500		12,500	-	12,500	10,000	2,500
13	Reserve Fund Adjustment	Reserve	-	-		-	24,128		(24,128)	-	(24,128)	(19,302)	(4,826)
	<b>Total</b>		<b>687,500</b>	<b>-</b>	<b>-</b>	<b>687,500</b>	<b>342,878</b>	<b>-</b>	<b>344,622</b>	<b>20,875</b>	<b>323,747</b>	<b>258,998</b>	<b>64,749</b>



### **5.2.2 Outdoor Recreation Services**

The Township currently has 33 acres of parkland within its jurisdiction. This parkland consists of various sized parkettes, parks, natural parks and open space area. The Township has sustained the current level of service over the historical 10-year period (2009-2018), with an average of 3.0 acres of parkland, 414.4 metres of trails, and 2.6 parkland amenities items per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playgrounds, tennis courts, etc.), and park trails, the level of service provided is approximately \$467 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$194,822.

In addition to parkland, the Township operates and maintains a total of 10 parks-related vehicles and equipment. The historical 10-year average level of service is \$32 per capita and provides a D.C.-eligible amount of \$13,548.

Therefore, the total D.C.-eligible for outdoor recreation is \$208,371.

Based on the projected growth over the 10-year forecast period, the Township has identified \$225,000 in future growth capital costs for parkland development. These projects include the development of additional parks, playgrounds, and outdoor equipment. After deductions for the reserve fund balance of \$117,359 and the mandatory 10% deduction, the net amount of \$85,141 has been included in the D.C.

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



**Infrastructure Costs Included in the Development Charges Calculation**

Township of Hamilton  
Service: Outdoor Recreation

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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 95%	Non-Residential Share 5%
	2019-2028												
1	Harwood Parkland Development	2020-2024	25,000	-		25,000	-		25,000	2,500	22,500	21,375	1,125
2	Harwood Playground	2020-2024	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
3	Gores Landing Parkland Development	2020-2024	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
4	Gores Landing Playground	2020-2024	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
5	Baltimore RC outdoor fitness equipment	2021-2025	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
6	Reserve Fund Adjustment	Reserve	-	-		-	117,359		(117,359)	-	(117,359)	(111,491)	(5,868)
<b>Total</b>			<b>225,000</b>	<b>-</b>	<b>-</b>	<b>225,000</b>	<b>117,359</b>	<b>-</b>	<b>107,641</b>	<b>22,500</b>	<b>85,141</b>	<b>80,884</b>	<b>4,257</b>



### **5.2.3 Indoor Recreation Facilities**

With respect to recreation facilities, the Township provides a total of 87,808 sq.ft. of space. The average historical level of service for the previous ten years has been approximately 8.1 sq.ft. of space per capita or an investment of \$2,275 per capita. Based on this service standard, the Township would be eligible to collect \$948,754 from D.C.s for facility space.

In addition to the facilities, the Township operates three (3) zambonis for its recreation facilities. The historical 10-year average level of service is \$29 per capita and provides a D.C.-eligible amount of \$12,097.

Therefore, the total D.C.-eligible for indoor recreation is \$960,851.

The Township has identified a provision for additional recreation equipment totalling \$125,000. After the mandatory 10% deduction, the net cost of \$112,500 has been included in the D.C.

While indoor recreation service usage is predominately residential-based, there is some use of the facility by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



**Infrastructure Costs Included in the Development Charges Calculation**

Township of Hamilton  
 Service: Indoor Recreation

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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
2019-2028											95%	5%	
1	Provision for Additional Recreation Equipment	2021	125,000	-		125,000	-		125,000	12,500	112,500	106,875	5,625
	<b>Total</b>		<b>125,000</b>	<b>-</b>	<b>-</b>	<b>125,000</b>	<b>-</b>	<b>-</b>	<b>125,000</b>	<b>12,500</b>	<b>112,500</b>	<b>106,875</b>	<b>5,625</b>



### **5.2.4 Library Services**

The Township currently operates out of 1,824 sq.ft. of library space. Over the past ten years, the average level of service was 0.17 sq.ft. of space per capita or an investment of \$48 per capita. Based on the service standard over the past ten years, the Township would be eligible to collect a total of \$19,958 from D.C.s for library space.

In addition to the facilities, the Township has an inventory of 3,651 library collection items. These collection items, which includes subscriptions, have a total value of approximately \$235,000. Over the past ten years, the average level of service was 0.34 collection items per capita or an investment of \$22 per capita. Based on this service standard, the Township would be eligible to collect approximately \$9,016 from D.C.s for library collection items (over the 10-year period).

Therefore, the total D.C.-eligible for library services is \$28,973.

Based on the projected growth over the 10-year forecast period (2019-2028), a provision to expand the collection materials have been identified. The net growth-related capital cost to be included in the D.C. is \$22,500 (after the mandatory 10% deduction).

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.





**Infrastructure Costs Included in the Development Charges Calculation**

Township of Hamilton  
 Service: Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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
2019-2028											95%	5%	
1	Provision for new collection materials	2019-2028	25,000	-		25,000	-		25,000	2,500	22,500	21,375	1,125
	<b>Total</b>		<b>25,000</b>	<b>-</b>	<b>-</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>25,000</b>	<b>2,500</b>	<b>22,500</b>	<b>21,375</b>	<b>1,125</b>



## 5.3 Service Levels and Longer Term (2041) Capital Costs for Hamilton's D.C. Calculation

This section evaluates the development-related capital requirements for those services with longer term (2041) capital costs.

### 5.3.1 Services Related to a Highway

The Township of Hamilton currently owns and maintains 6 subcategories within its services related to a highway. Those subcategories, along with the current values of each respective inventory, are as follows:

Services Related to a Highway Category	Total count of current inventory	\$ per Capita	Eligible Amount \$
Roads	306 km	\$31,276	\$40,283,617
Bridges & Culverts	76,421 sq.m.	\$4,327	\$5,573,305
Cycling Lanes	6.6 km	\$51	\$65,430
Streetlights	402 items	\$370	\$476,818
Depots and Domes	24,075 sq.ft.	\$206	\$265,032
Vehicles and Equipment	32 vehicles	\$577	\$743,021
<b>Total</b>		<b>\$36,807</b>	<b>\$47,407,223</b>

With respect to future needs, the identified services related to highway program was reviewed with staff and totals \$5,076,000. The capital projects include an expansion to the Public Works garage, provision for additional vehicles, and a provision for road upgrades (rural to urban standard). A deduction in the amount of \$542,503 has been



made to recognize the existing reserve fund balance, which provides a net D.C. eligible amount of \$4,533,497 to be recovered over the current forecast period (2019-2041).

The residential/non-residential allocation for all services related to a highway is 80% residential and 20% non-residential based on the incremental growth in population to employment, for the longer term (2041) forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Hamilton  
Service: Roads and Related

Prj .No	Increased Service Needs Attributable to Anticipated Development  2019-2041	Timing (year)	Gross Capital Cost Estimate (2019\$)	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 80%	Non-Residential Share 20%
1	Public Works Garage Expansion	2020-2024	926,000	-		926,000	-		926,000	740,800	185,200
2	Provision for Road Upgrades	2019-2038	4,000,000	-		4,000,000	-		4,000,000	3,200,000	800,000
3	Provision for New Vehicles	2019-2038	150,000	-		150,000	-		150,000	120,000	30,000
4	Reserve Fund Adjustment	Reserve	-	-		-	542,503		(542,503)	(434,002)	(108,501)
	<b>Total</b>		<b>5,076,000</b>	<b>-</b>	<b>-</b>	<b>5,076,000</b>	<b>542,503</b>	<b>-</b>	<b>4,533,497</b>	<b>3,626,798</b>	<b>906,699</b>



### **5.3.2 Fire Services**

The Township of Hamilton's Fire Department currently operates out of 16,178 sq.ft. of facility space, providing for a per capita average level of service of 1.49 sq.ft. per capita or \$463 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$596,151 for fire facilities.

The fire department has a current inventory of 16 vehicles and equipment consisting of pumpers, tankers, trailers, and other support vehicles. The total D.C.-eligible amount calculated for fire vehicles and equipment over the forecast period is \$751,922.

The fire department also maintains small equipment and gear totalling 210 items for its fire fighters. This results in a calculated average level of service for the historical 10-year period of \$131 per capita, providing for a D.C.-eligible amount over the forecast period of \$168,844 for small equipment and gear.

Therefore, the total D.C.-eligible amount is \$1,516,917.

Based on the growth forecast to 2041, the Township has identified \$4.1 million in growth related capital. These projects include a new station (which will replace two existing stations) and a provision for a new vehicle. Of this amount, \$3.3 million is attributable to benefit existing development. A further reduction equal to \$265,313 has been made to recognize the reserve fund balance. Therefore, the net amount to be included in the D.C. is \$511,396.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 80% being allocated to residential development and 20% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Hamilton  
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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  80%	Non- Residential Share  20%
	2019-2041										
1	New Station (10,000 sqft) - replacing Harwood and Bewdley)	2030	3,340,000	-		3,340,000	3,293,291		46,709	37,367	9,342
2	Provision for New Vehicle	2030	730,000	-		730,000	-		730,000	584,000	146,000
3	Reserve Fund Adjustment	Reserve	-	-		-	265,313		(265,313)	(212,250)	(53,063)
	<b>Total</b>		<b>4,070,000</b>	<b>0</b>	<b>0</b>	<b>4,070,000</b>	<b>3,558,604</b>	<b>0</b>	<b>511,396</b>	<b>409,117</b>	<b>102,279</b>



# Chapter 6

## D.C. Calculation







## 6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for fire services and services related to a highway over the longer term (2041) planning horizon. Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for all other services over a 10-year planning horizon

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, large apartments (2 or more bedrooms.), small apartment (1 bedroom or less), and all other multiples). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services, based on their proposed capital programs.

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

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.

Table 6-3 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 6-1  
Township of Hamilton  
Development Charge Calculations  
Municipal-Wide Services (2041)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Roads and Related	3,626,798	906,699	4,347	3.17
	3,626,798	906,699	4,347	3.17
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles & equipment	409,117	102,279	490	0.36
	409,117	102,279	490	0.36
<b>TOTAL</b>	<b>\$4,035,915</b>	<b>\$1,008,979</b>	<b>\$4,837</b>	<b>\$3.53</b>
D.C.-Eligible Capital Cost	\$4,035,915	\$1,008,979		
2041 Gross Population/GFA Growth (sq.ft.)	2,480	285,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,627</b>	<b>\$3.53</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.972	\$4,837		
Apartments - 2 Bedrooms +	1.748	\$2,845		
Apartments - Bachelor and 1 Bedroom	1.284	\$2,090		
Other Multiples	2.031	\$3,305		



Table 6-2  
Township of Hamilton  
Development Charge Calculations  
Township-Wide Services (10-Year)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Outdoor Recreation Services</u>				
3.1 Parkland development, amenities, trails, vehicles & equipment	80,884	4,257	233	0.05
	80,884	4,257	233	0.05
4. <u>Indoor Recreation Services</u>				
4.1 Recreation facilities, vehicles and equipment	106,875	5,625	308	0.07
	106,875	5,625	308	0.07
5. <u>Library Services</u>				
5.1 Library facilities, materials and vehicles	21,375	1,125	62	0.01
	21,375	1,125	62	0.01
6. <u>General Government</u>				
6.1 Studies	258,998	64,749	745	0.81
<b>TOTAL</b>	<b>\$468,132</b>	<b>\$75,756</b>	<b>\$1,348</b>	<b>\$0.94</b>
D.C.-Eligible Capital Cost	\$468,132	\$75,756		
10-Year Gross Population/GFA Growth (sq.ft.)	1,032	80,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$454</b>	<b>\$0.94</b>		
<b>By Residential Unit Type</b>				
	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	2.972	\$1,348		
Apartments - 2 Bedrooms +	1.748	\$793		
Apartments - Bachelor and 1 Bedroom	1.284	\$582		
Other Multiples	2.031	\$921		



Table 6-3  
Township of Hamilton  
Development Charge Calculations  
Total D.C. Eligible Cost

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
<b>Municipal-wide Services 2041</b>	4,035,915	1,008,979	4,837	3.53
<b>Municipal-wide Services 10 Year</b>	468,132	75,756	1,348	0.94
<b>TOTAL</b>	<b>4,504,046</b>	<b>1,084,735</b>	<b>6,185</b>	<b>4.47</b>



Table 6-4  
Township of Hamilton  
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Live of the By-law

Service	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction		Residential	Non-Residential
1. Services Related to a Highway 1.1 Roads and Related	1,778,300	0	0	0	0	0	1,422,640	355,660
2. Fire Protection Services 2.1 Fire facilities, vehicles & equipment	0	0	0	0	0	0	0	0
3. Outdoor Recreation Services 3.1 Parkland development, amenities, trails, vehicles & equipment	170,000	0	0	0	17,000	0	145,350	7,650
4. Indoor Recreation Services 4.1 Recreation facilities, vehicles and equipment	125,000	0	0	0	12,500	0	106,875	5,625
5. Library Services 5.1 Library facilities, materials and vehicles	12,500	0	0	0	1,250	0	10,688	563
6. General Government 6.1 Studies	617,500	0	296,250	0	18,375	0	242,300	60,575
<b>Total Expenditures &amp; Revenues</b>	<b>\$2,703,300</b>	<b>\$0</b>	<b>\$296,250</b>	<b>\$0</b>	<b>\$49,125</b>	<b>\$0</b>	<b>\$1,927,853</b>	<b>\$430,073</b>





# Chapter 7

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







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

### 7.1 Introduction

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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 the section 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; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided are based on the Township’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



## 7.2 D.C. By-law Structure

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It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services.

## 7.3 D.C. By-law Rules

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

**It is recommended that the following sections provide 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:

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- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for General Government (studies), the costs have been based on a population vs. employment growth ratio (80%/20%) for residential and non-residential, respectively, over the 10-year forecast period;
  - for Indoor Recreation, Outdoor Recreation, and Library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
  - for Services Related to a Highway and Fire Protection services, an 80% residential/20% non-residential allocation has been made based on population vs. employment growth to the 2041 forecast period.

### ***7.3.3 Application to Redevelopment of Land (Demolition and Conversion)***

If a development involves the demolition of 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 D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than five (5) years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.



### **7.3.4 Exemptions (full or partial)**

#### a) Statutory exemptions

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

#### b) Non-statutory exemptions

- A place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1980, c.31.

### **7.3.5 Phasing in**

No provisions for phasing in the D.C. are provided in the D.C. by-law.

### **7.3.6 Timing of Collection**

A D.C. that is applicable under Section 5 of the D.C.A. shall be calculated and payable:

- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of a permit of prior to the commencement of development or redevelopment as the case may be; and
- despite the above, Council, from time to time and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.



### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the first anniversary date of this by-law and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

### **7.3.8 The Applicable Areas**

The charges developed herein provide for charges within the Township, as follows:

- All Township-wide Services – the full residential and non-residential charge will be imposed on all lands within the Township.

## **7.4 Other D.C. By-law Provisions**

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**It is recommended that:**

### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

The Township's D.C. collections are currently reserved in six separate reserve funds: Roads and Related, Fire Protection services, Police Protection, Parks and Recreation, Library Services, and General Government. It is recommended to separate the Parks and Recreation reserve into Outdoor Recreation and Indoor Recreation. Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

### **7.4.2 By-law In-force Date**

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

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<sup>1</sup> O.Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O.Reg. 82/98 to ensure traceability should this index continue to be modified over time.



### **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).

### **7.4.4 Area Rating**

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10(2)c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area-rating.

At present, the Township’s by-law does not provide for area-rating. All Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why they have not been imposed including:

1. All Township services, with the exception of water and wastewater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4(4) of O. Reg. 82/98 provides that “...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific



ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area specific approach. For example, if all services were now built (and funded) within area A (which is 75% built out) and this was funded with some revenues from areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B & C. The development charges would be lower in Area A (as all services are now funded) and higher in B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.
3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform municipal-wide basis.

## 7.5 Other Recommendations

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### **It is recommended that Council:**

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Continue the D.C. approach to calculate the charges on a uniform municipal-wide basis for all services;”



“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated May 3, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated May 3, 2019, as amended (if applicable);”

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

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





# Chapter 8

## By-law Implementation





## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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



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

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

## **8.2 Anticipated Impact of the Charge on Development**

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

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



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

### 8.3.2 Notice of Passage

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

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

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

### 8.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

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

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

### **8.3.4 Appeals**

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

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

### **8.3.5 Complaints**

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

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

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



### **8.3.6 Credits**

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

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

### **8.3.7 Front-Ending Agreements**

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

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

### **8.3.8 Severance and Subdivision Agreement Conditions**

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

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



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

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

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

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





# Appendices





# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast





## Schedule 1 Township of Hamilton Residential Growth Forecast Summary

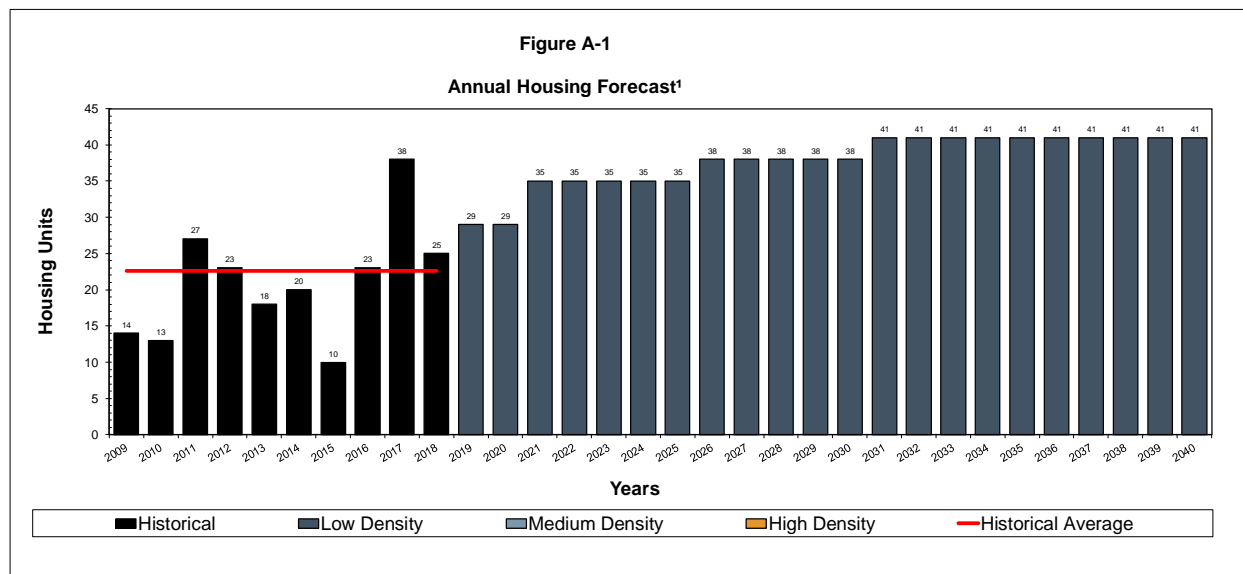
	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2006	11,350	10,972	7	10,965	3,750	30	35	175	3,990	6	2.750
	Mid 2011	11,070	10,702	287	10,415	3,866	18	37	15	3,936	261	2.719
	Mid 2016	11,320	10,942	17	10,925	4,045	40	50	130	4,265	15	2.566
Forecast	Mid 2019	11,530	11,144	17	11,127	4,131	40	50	130	4,351	15	2.561
	Mid 2029	11,960	11,561	18	11,543	4,478	40	50	130	4,698	16	2.461
	Mid 2034	12,360	11,950	19	11,931	4,668	40	50	130	4,888	17	2.445
	Mid 2041	12,860	12,432	21	12,411	4,964	40	50	130	5,184	19	2.398
Incremental	Mid 2006 - Mid 2011	-280	-270	280	-550	116	-12	2	-160	-54	255	
	Mid 2011 - Mid 2016	250	240	-270	510	179	22	13	115	329	-246	
	Mid 2016 - Mid 2019	210	202	0	202	86	0	0	0	86	0	
	Mid 2019 - Mid 2029	430	417	1	416	347	0	0	0	347	1	
	Mid 2019 - Mid 2034	830	806	2	804	537	0	0	0	537	2	
	Mid 2019 - Mid 2041	1,330	1,288	4	1,284	833	0	0	0	833	4	

Source: Derived from 2014 Northumberland County Housing Forecast by Area Municipality. 2011-2041 forecast for the Township of Hamilton.

<sup>1</sup> Net Census undercoverage estimated at approximately 3.4%. Note: Population including the undercoverage has been rounded.

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Historical housing activity derived from the Township of Hamilton, 2009-2018.

<sup>1</sup> Growth forecast represents calendar year.



Schedule 2  
 Township of Hamilton  
 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 <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Township of Hamilton	2019 - 2029	347	0	0	347	1,031	-615	416	1	417
	2019 - 2034	537	0	0	537	1,596	-792	804	2	806
	2019 - 2041	833	0	0	833	2,476	-1,192	1,284	4	1,288

Source: Derived from 2014 Northumberland County Housing Forecast by Area Municipality, 2011-2041 forecast for the Township of Hamilton.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.



Schedule 3  
Township of Hamilton  
Current Year Growth Forecast  
Mid 2016 to Mid 2019

		Population
Mid 2016 Population		10,942
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	86
	<i>multiplied by P.P.U. (3)</i>	3.053
	<i>gross population increase</i>	263
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<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 Mid 2019	<i>Units (4)</i>	4,265
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.014
	<i>total decline in population</i>	-61
Population Estimate to Mid 2019		11,144
<i>Net Population Increase, Mid 2016 to Mid 2019</i>		<i>202</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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.053	100%	3.053
<i>Multiples (6)</i>	2.000	0%	0.000
<i>Apartments (7)</i>	1.650	0%	0.000
<b>Total</b>		100%	3.053
<i>Institutional (8)</i>	1.100	100%	1.100

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> 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.  
 (8) Includes 1-bedroom and 2-bedroom+ apartments in special care facilities.



Schedule 4  
Township of Hamilton  
10-Year Growth Forecast  
Mid 2019 to Mid 2029

		Population
Mid 2019 Population		11,144
Occupants of New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	347
	<i>multiplied by P.P.U. (3)</i>	2,972
	<i>gross population increase</i>	1,031
		1,031
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	1
		1
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	4,351
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.141
	<i>total decline in population</i>	-615
		-615
Population Estimate to Mid 2029		11,561
<i>Net Population Increase, Mid 2019 to Mid 2029</i>		417

(1) Mid 2019 Population based on:

2016 Population (10,942) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (86 x 3.053 = 263) + ( x 1.1 = ) + (4,265 x -0.014 = -61) = 11,144

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.972	100%	2.972
<i>Multiples (6)</i>	2.031	0%	0.000
<i>Apartments (7)</i>	1.572	0%	0.000
<i>one bedroom or less</i>	1.284		
<i>two bedrooms or more</i>	1.748		
Total		100%	2.972
<i>Institutional (8)</i>	1.100	100%	1.100

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 2016 Census (4,265 units) + Mid 2016 to Mid 2019 unit estimate (86 units) = 4,351 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.

(8) Includes 1-bedroom and 2-bedroom+ apartments in special care facilities.





Schedule 4b  
Township of Hamilton  
Longer Term Growth Forecast  
Mid 2019 to Mid 2034

		Population
Mid 2019 Population		11,144
Occupants of New Housing Units, Mid 2019 to Mid 2034	<i>Units (2)</i>	537
	<i>multiplied by P.P.U. (3)</i>	2,972
	<i>gross population increase</i>	1,596
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2034	<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, Mid 2019 to Mid 2034	<i>Units (4)</i>	4,351
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.182
	<i>total decline in population</i>	-792
Population Estimate to Mid 2034		11,950
<i>Net Population Increase, Mid 2019 to Mid 2034</i>		806

(1) Mid 2019 Population based on:

$$2016 \text{ Population } (10,942) + \text{Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period } (86 \times 3.053 = 263) + (x \times 1.1 = ) + (4,265 \times -0.014 = -61) = 11,144$$

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.972	100%	2.972
<i>Multiples (6)</i>	2.031	0%	0.000
<i>Apartments (7)</i>	1.572	0%	0.000
<i>one bedroom or less</i>	1.284		
<i>two bedrooms or more</i>	1.748		
Total		100%	2.972
<i>Institutional (8)</i>	1.100	100%	1.100

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 2016 Census (4,265 units) + Mid 2016 to Mid 2019 unit estimate (86 units) = 4,351 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.

(8) Includes 1-bedroom and 2-bedroom+ apartments in special care facilities.



Schedule 5  
Township of Hamilton  
Longer Term Growth Forecast  
Mid 2019 to Mid 2041

		Population
Mid 2019 Population		11,144
Occupants of New Housing Units, Mid 2019 to Mid 2041	<i>Units (2)</i>	833
	<i>multiplied by P.P.U. (3)</i>	2,972
	<i>gross population increase</i>	2,476
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2041	<i>Units</i>	4
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	4
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2041	<i>Units (4)</i>	833
	<i>multiplied by P.P.U. decline rate (5)</i>	-1,431
	<i>total decline in population</i>	-1,192
Population Estimate to Mid 2041		12,432
<i>Net Population Increase, Mid 2019 to Mid 2041</i>		1,288

(1) Mid 2019 Population based on:

2016 Population (10,942) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (86 x = 263) + (4,265 x -0.0143 = -61) = 11,144

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.972	100%	2.972
<i>Multiples (6)</i>	2.031	0%	0.000
<i>Apartments (7)</i>	1.572	0%	0.000
<i>one bedroom or less</i>	1.284		
<i>two bedrooms or more</i>	1.748		
Total		100%	2.972
<i>Institutional (8)</i>	1.100	100%	1.100

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 4,265 (2016 Census) + 86 (Mid 2016 to Mid 2019 unit estimate) = 4,351

(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.

(8) Includes 1-bedroom and 2-bedroom+ apartments in special care facilities.



Schedule 6  
Township of Hamilton  
Summary of Residential Housing Units in the Development Approvals Process

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	65			<b>65</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	91			<b>91</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	25			<b>25</b>
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
<b>Total</b>	<b>181</b>	<b>0</b>	<b>0</b>	<b>181</b>
<b><i>% Breakdown</i></b>	<b><i>100%</i></b>	<b><i>0%</i></b>	<b><i>0%</i></b>	<b><i>100%</i></b>

Source: Northumberland County Land Use Planning, as of January 2019.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7  
Township of Hamilton  
Historical Residential Building Permits  
Years 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2009	14	0	0	14
2010	13	0	0	13
2011	27	0	0	27
2012	23	0	0	23
2013	18	0	0	18
Sub-total	95	0	0	95
<b>Average (2009 - 2013)</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>19</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014	20	0	0	20
2015	10	0	0	10
2016	23	0	0	23
2017	38	0	0	38
2018	38	0	0	38
Sub-total	129	0	0	129
<b>Average (2014 - 2018)</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>26</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2009 - 2018				
Total	224	0	0	224
<b>Average</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>22</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%

Source: Township of Hamilton, 2019.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 8a  
Township of Hamilton  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						Historical 25 Year Average	25 Year Forecast Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3,063	-	3,053		
6-10	-	-	-	2,833	-	2,958		
11-15	-	-	-	3,171	-	3,340		
16-20	-	-	-	2,800	-	2,915		
20-25	-	-	-	2,750	-	2,621	2,977	2,972
25-35	-	-	-	2,628	3,769	2,682		
35+	-	1,385	1,894	2,526	3,519	2,392		
<b>Total</b>	-	<b>1,316</b>	<b>1,938</b>	<b>2,649</b>	<b>3,773</b>	<b>2,591</b>		

Age of Dwelling	Multiples <sup>1</sup>						Historical 25 Year Average	25 Year Forecast Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	-		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	-		
25-35	-	-	-	-	-	-		
35+	-	-	-	-	-	-		
<b>Total</b>	-	-	-	-	-	<b>1,357</b>		

Age of Dwelling	Apartments <sup>2</sup>						Historical 25 Year Average	25 Year Forecast Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	-		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	-		
25-35	-	-	-	-	-	-		
35+	-	-	-	-	-	-		
<b>Total</b>	-	-	-	-	-	-		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3,133	-	2,909
6-10	-	-	-	2,833	-	3,000
11-15	-	-	-	3,265	4,000	3,294
16-20	-	-	-	2,765	-	2,898
20-25	-	-	-	2,711	-	2,557
25-35	-	-	-	2,656	3,769	2,662
35+	-	1,421	1,863	2,521	3,654	2,365
<b>Total</b>	-	<b>1,393</b>	<b>1,897</b>	<b>2,652</b>	<b>3,891</b>	<b>2,557</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>3</sup> 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 8b  
Northumberland County  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						Historical 25 Year Average	25 Year Forecast Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2,056	2,678	4,364	2,485		
6-10	-	-	2,000	2,627	3,471	2,552		
11-15	-	-	1,789	2,877	3,829	2,720		
16-20	-	-	1,804	2,535	3,500	2,497		
20-25	-	1,083	1,750	2,692	3,400	2,632	2,577	2,595
25-35	-	-	1,803	2,620	3,667	2,646		
35+	-	1,557	1,849	2,471	3,313	2,368		
<b>Total</b>	-	<b>1,528</b>	<b>1,865</b>	<b>2,557</b>	<b>3,484</b>	<b>2,471</b>		

Age of Dwelling	Multiples <sup>1</sup>						Historical 25 Year Average	25 Year Forecast Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1,826	2,400	-	2,000		
6-10	-	-	1,432	2,208	-	1,742		
11-15	-	-	1,333	-	-	1,536		
16-20	-	-	-	-	-	1,875		
20-25	-	-	1,909	-	-	2,500	1,931	2,031
25-35	-	-	2,000	2,933	-	2,289		
35+	-	1,179	2,064	2,640	-	2,244		
<b>Total</b>	-	<b>1,200</b>	<b>1,790</b>	<b>2,586</b>	<b>2,700</b>	<b>2,084</b>		

Age of Dwelling	Apartments <sup>2</sup>						Historical 25 Year Average	25 Year Forecast Adjusted <sup>3</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1,650		
6-10	-	1,190	1,559	-	-	1,418		
11-15	-	-	1,650	-	-	1,484		
16-20	-	1,182	1,765	-	-	1,433		
20-25	-	1,364	1,519	-	-	1,585	1,514	1,572
25-35	-	1,321	1,571	-	-	1,537		
35+	1,333	1,132	1,787	2,372	-	1,529		
<b>Total</b>	<b>1,267</b>	<b>1,169</b>	<b>1,709</b>	<b>2,286</b>	<b>-</b>	<b>1,523</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1,389	1,976	2,648	3,857	2,362
6-10	-	1,226	1,771	2,589	3,361	2,300
11-15	-	1,391	1,711	2,840	3,786	2,558
16-20	-	1,217	1,802	2,512	3,658	2,399
20-25	-	1,320	1,736	2,694	3,692	2,517
25-35	-	1,447	1,770	2,620	3,716	2,524
35+	1,467	1,242	1,839	2,479	3,264	2,245
<b>Total</b>	<b>1,611</b>	<b>1,270</b>	<b>1,824</b>	<b>2,553</b>	<b>3,483</b>	<b>2,337</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

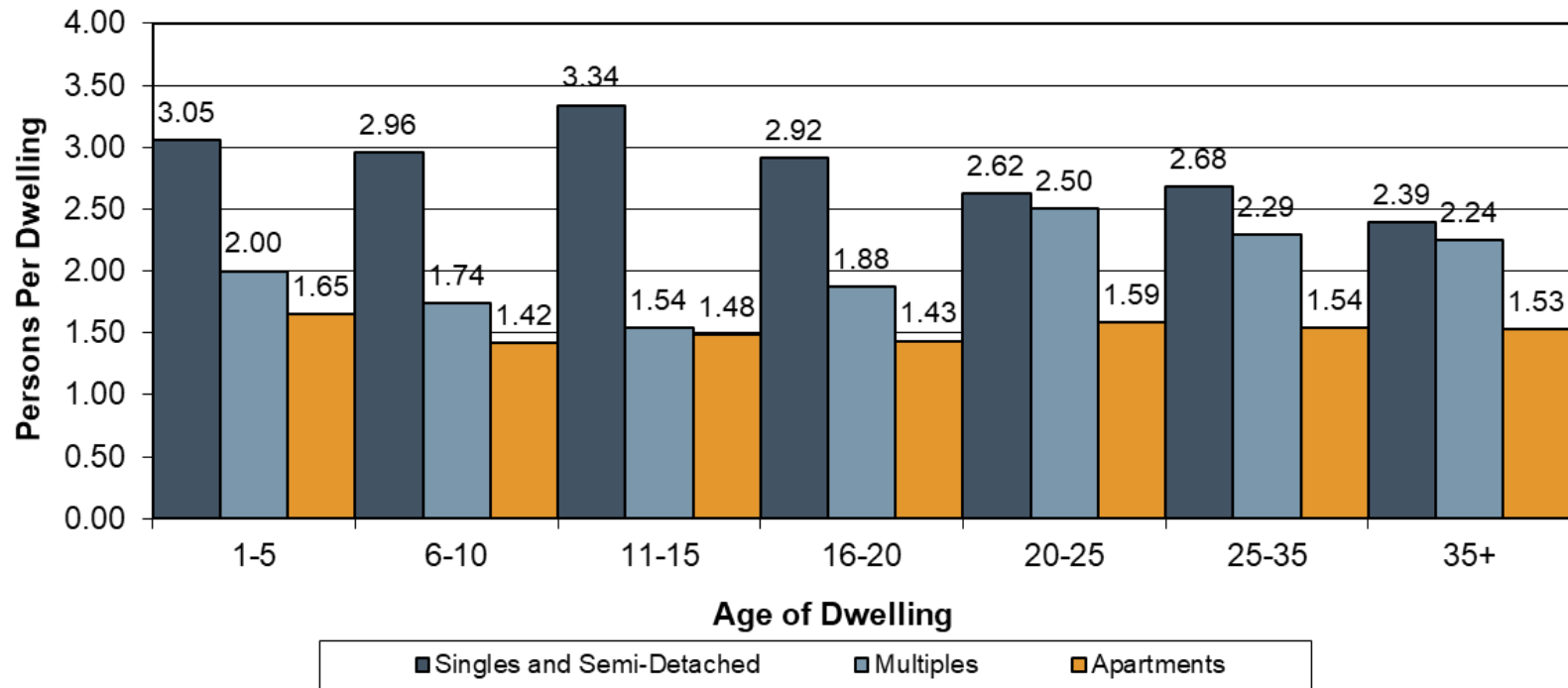
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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 9  
Township of Hamilton  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)



Multiple and Apartment P.P.U.s are based on Northumberland County.



## Schedule 10a Township of Hamilton Employment Forecast, 2019 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding N.F.P.O.W. and Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	10,972	0.005	0.050	0.039	0.031	0.011	0.135	0.060	0.195	50	550	423	338	125	1,485	655	2,140	935
Mid 2011	10,702	0.008	0.031	0.037	0.031	0.023	0.129	0.050	0.179	85	330	393	328	245	1,380	540	1,920	1,050
Mid 2016	10,942	0.003	0.040	0.042	0.034	0.013	0.131	0.045	0.176	30	435	458	368	145	1,435	490	1,925	1,000
Mid 2019	11,144	0.003	0.040	0.041	0.038	0.013	0.135	0.045	0.179	30	443	458	423	147	1,500	500	2,000	1,057
Mid 2029	11,561	0.003	0.040	0.041	0.042	0.014	0.141	0.045	0.185	30	466	480	487	165	1,628	516	2,144	1,162
Mid 2034	11,950	0.003	0.040	0.043	0.043	0.015	0.144	0.044	0.188	30	479	509	518	183	1,719	529	2,248	1,240
Mid 2041	12,432	0.002	0.040	0.045	0.046	0.018	0.151	0.043	0.195	30	492	560	572	224	1,878	541	2,419	1,386
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	-270	0.003	-0.019	-0.002	0.000	0.012	-0.006	-0.009	-0.016	35	-220	-30	-10	120	-105	-115	-220	115
Mid 2011 - Mid 2016	240	-0.005	0.009	0.005	0.003	-0.010	0.002	-0.006	-0.003	-55	105	65	40	-100	55	-50	5	-50
Mid 2016 - Mid 2019	202	0.000	0.000	-0.001	0.004	0.000	0.003	0.000	0.004	0	8	0	55	2	65	10	75	57
Mid 2019 - Mid 2029	417	0.000	0.001	0.000	0.004	0.001	0.006	0.000	0.006	0	23	23	65	18	128	16	144	105
Mid 2019 - Mid 2034	806	0.000	0.000	0.002	0.005	0.002	0.009	-0.001	0.009	0	36	52	96	36	219	29	248	183
Mid 2019 - Mid 2041	1,288	0.000	0.000	0.004	0.008	0.005	0.016	-0.001	0.015	0	49	103	150	77	378	41	419	329
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	-54	0.001	-0.004	0.000	0.000	0.002	-0.001	-0.002	-0.003	7	-44	-6	-2	24	-21	-23	-44	23
Mid 2011 - Mid 2016	48	-0.001	0.002	0.001	0.001	-0.002	0.000	-0.001	-0.001	-11	21	13	8	-20	11	-10	1	-10
Mid 2016 - Mid 2019	67	0.000	0.000	0.000	0.001	0.000	0.001	0.000	0.001	0	3	0	18	1	22	3	25	19
Mid 2019 - Mid 2029	42	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	2	2	6	2	13	2	14	11
Mid 2019 - Mid 2034	54	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	2	3	6	2	15	2	17	12
Mid 2019 - Mid 2041	59	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	2	5	7	4	17	2	19	15

Source: Derived from the Northumberland County Official Plan as approved by the Ontario Municipal Board on November 23, 2016.

<sup>1</sup> 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 10b  
Township of Hamilton  
Employment and Gross Floor Area (G.F.A.) Forecast, 2019 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	10,972	50	423	338	125	935				
Mid 2011	10,702	85	393	328	245	1,050				
Mid 2016	10,942	30	458	368	145	1,000				
Mid 2019	11,144	30	458	423	147	1,058				
Mid 2029	11,561	30	480	487	164	1,161				
Mid 2034	11,950	30	509	518	181	1,238				
Mid 2041	12,432	30	560	572	220	1,382				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	-270	35	-30	-10	120	115				
Mid 2011 - Mid 2016	240	-55	65	40	-100	-50				
Mid 2016 - Mid 2019	202	0	1	56	2	58	700	30,600	1,400	32,700
Mid 2019 - Mid 2029	417	0	22	64	17	103	33,000	35,200	11,800	80,000
Mid 2019 - Mid 2034	806	0	51	95	34	180	76,500	52,200	23,500	152,200
Mid 2019 - Mid 2041	1,288	0	102	149	73	324	153,000	81,900	50,600	285,500
<b>Annual Average</b>										
Mid 2006 - Mid 2011	-54	7	-6	-2	24	23				
Mid 2011 - Mid 2016	48	-11	13	8	-20	-10				
Mid 2016 - Mid 2019	67	0	0	19	1	19	233	10,200	467	10,900
Mid 2019 - Mid 2029	42	0	2	6	2	10	3,300	3,520	1,180	8,000
Mid 2019 - Mid 2034	54	0	3	6	2	12	5,100	3,480	1,567	10,147
Mid 2019 - Mid 2041	59	0	5	7	3	15	6,955	3,723	2,300	12,977

Source: Derived from the Northumberland County Official Plan as approved by the Ontario Municipal Board on November 23, 2016.

<sup>1</sup> Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/ Population Related	550
Institutional	700

\* Reflects Mid 2019 to Mid 2041 forecast period

Note: Institutional forecast employment has been adjusted downward to account for development captured in special care dwellings units.

Figures may not add up precisely due to rounding.



Schedule 10c  
Township of Hamilton  
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. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non- Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Township of Hamilton	2019 - 2029	33,000	35,200	11,800	80,000	103
	2019 - 2034	76,500	52,200	23,500	152,200	180
	2019 - 2041	153,000	81,900	50,600	285,500	324

Source: Derived from the Northumberland County Official Plan as approved by the Ontario Municipal Board on November 23, 2016.

<sup>1</sup> Employment Increase does not include No Fixed Place of Work.

<sup>2</sup> Square feet per employee assumptions:

Industrial 1,500

Commercial 550

Institutional 700

\*Reflects Mid 2019 to Mid 2041 forecast period



Schedule 11  
Township of Hamilton  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	442	0	535	978	163	0	0	163	0	23	0	23	605	23	535	1,164
2008	632	114	0	746	348	0	0	348	0	59	0	59	979	173	0	1,153
2009	132	113	0	245	0	2	2,543	2,543	41	0	0	41	173	115	2,543	2,831
2010	969	195	0	1,164	186	78	0	264	156	312	0	468	1,311	585	0	1,897
2012	43	325	0	368	21	129	0	150	0	0	0	0	64	453	0	518
2013	316	0	0	316	0	53	0	53	0	0	0	0	316	53	0	368
2014	376	10	0	386	0	62	0	62	0	0	0	0	376	72	0	448
2015	130	0	0	130	0	169	0	169	6	14	0	19	136	182	0	318
2016	203	145	0	348	0	568	0	568	0	0	0	0	203	713	0	917
<b>Subtotal</b>	<b>3,465</b>	<b>929</b>	<b>535</b>	<b>4,930</b>	<b>724</b>	<b>1,148</b>	<b>2,543</b>	<b>4,414</b>	<b>203</b>	<b>557</b>	<b>0</b>	<b>760</b>	<b>4,392</b>	<b>2,634</b>	<b>3,078</b>	<b>10,104</b>
Percent of Total	70%	19%	11%	100%	16%	26%	58%	100%	27%	73%	0%	100%	43%	26%	30%	100%
<b>Average</b>	<b>347</b>	<b>133</b>	<b>535</b>	<b>493</b>	<b>145</b>	<b>143</b>	<b>2,543</b>	<b>441</b>	<b>68</b>	<b>111</b>	<b>0</b>	<b>127</b>	<b>439</b>	<b>263</b>	<b>1,539</b>	<b>1,010</b>
2007 - 2011 Period Total				3,383				3,412				741				7,536
<b>2007 - 2011 Average</b>				<b>677</b>				<b>682</b>				<b>148</b>				<b>1,507</b>
% Breakdown				44.9%				45.3%				9.8%				100.0%
2012 - 2016 Period Total				1,547				1,002				19				2,568
<b>2012 - 2016 Average</b>				<b>309</b>				<b>200</b>				<b>4</b>				<b>514</b>
% Breakdown				60.2%				39.0%				0.8%				100.0%
2007 - 2016 Period Total				4,930				4,414				760				10,104
<b>2007 - 2016 Average</b>				<b>493</b>				<b>441</b>				<b>76</b>				<b>1,010</b>
% Breakdown				48.8%				43.7%				7.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2018 (January, 2019) dollars using Reed Construction Cost Index



Schedule 12  
Township of Hamilton  
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
<b>Primary Industry Employment</b>							
11	<i>Agriculture, forestry, fishing and hunting</i>	125	180	140	55	-40	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	10	0	0	-10	0	
<b>Sub-total</b>		<b>135</b>	<b>180</b>	<b>140</b>	<b>45</b>	<b>-40</b>	
<b>Industrial and Other Employment</b>							
22	<i>Utilities</i>	10	20	0	10	-20	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	105	270	160	165	-110	
31-33	<i>Manufacturing</i>	235	110	190	-125	80	
41	<i>Wholesale trade</i>	100	30	105	-70	75	
48-49	<i>Transportation and warehousing</i>	80	60	35	-20	-25	
56	<i>Administrative and support</i>	30	15	48	-15	33	
<b>Sub-total</b>		<b>560</b>	<b>505</b>	<b>538</b>	<b>-55</b>	<b>33</b>	
<b>Population Related Employment</b>							
44-45	<i>Retail trade</i>	165	105	130	-60	25	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	40	30	25	-10	-5	
52	<i>Finance and insurance</i>	25	20	10	-5	-10	
53	<i>Real estate and rental and leasing</i>	25	0	10	-25	10	
54	<i>Professional, scientific and technical services</i>	110	50	95	-60	45	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	30	15	48	-15	33	
71	<i>Arts, entertainment and recreation</i>	50	35	75	-15	40	
72	<i>Accommodation and food services</i>	50	30	70	-20	40	
81	<i>Other services (except public administration)</i>	100	115	120	15	5	
<b>Sub-total</b>		<b>595</b>	<b>400</b>	<b>583</b>	<b>-195</b>	<b>183</b>	
<b>Institutional</b>							
61	<i>Educational services</i>	75	195	85	120	-110	
62	<i>Health care and social assistance</i>	95	55	60	-40	5	
91	<i>Public administration</i>	25	45	30	20	-15	
<b>Sub-total</b>		<b>195</b>	<b>295</b>	<b>175</b>	<b>100</b>	<b>-120</b>	
<b>Total Employment</b>		<b>1,485</b>	<b>1,380</b>	<b>1,435</b>	<b>-105</b>	<b>55</b>	
<b>Population</b>		<b>10,972</b>	<b>10,702</b>	<b>10,942</b>	<b>-270</b>	<b>240</b>	
<b>Employment to Population Ratio</b>							
<b>Industrial and Other Employment</b>		<b>0.05</b>	<b>0.05</b>	<b>0.05</b>	<b>0.00</b>	<b>0.00</b>	
<b>Population Related Employment</b>		<b>0.05</b>	<b>0.04</b>	<b>0.05</b>	<b>-0.02</b>	<b>0.02</b>	
<b>Institutional Employment</b>		<b>0.02</b>	<b>0.03</b>	<b>0.02</b>	<b>0.01</b>	<b>-0.01</b>	
<b>Primary Industry Employment</b>		<b>0.01</b>	<b>0.02</b>	<b>0.01</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total</b>		<b>0.14</b>	<b>0.13</b>	<b>0.13</b>	<b>-0.01</b>	<b>0.00</b>	

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

## Level of Service





**APPENDIX B - LEVEL OF SERVICE CEILING  
TOWNSHIP OF HAMILTON**

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Roads	\$31,276.10	0.0282	km of roadways	1,109,082	per km	40,283,617
	Bridges, Culverts & Structures	\$4,327.10	0.0085	Number of Bridges, Culverts & Structures	509,071	per item	5,573,305
	Cycling Lanes	\$50.80	0.0004	km of roadways	127,000	per km	65,430
	Streetlights	\$370.20	0.0370	No. of Traffic Signals	10,005	per signal	476,818
	Depots and Domes	\$205.77	1.9967	ft <sup>2</sup> of building area	103	per sq.ft.	265,032
	Roads and Related Vehicles	\$576.88	0.0030	No. of vehicles and equipment	192,293	per vehicle	743,021
Fire Protection Services	Fire Facilities	\$462.85	1.4897	ft <sup>2</sup> of building area	311	per sq.ft.	596,151
	Fire Vehicles	\$583.79	0.0015	No. of vehicles	389,193	per vehicle	751,922
	Fire Small Equipment and Gear	\$131.09	0.0193	No. of equipment and gear	6,792	per Firefighter	168,844
Outdoor Recreation	Parkland Development	\$243.09	0.0030	Acres of Parkland	81,030	per acre	101,369
	Parkland Amenities	\$210.02	0.0026	No. of parkland amenities	80,777	per amenity	87,578
	Parkland Trails	\$14.09	0.4144	Linear Metres of Paths and Trails	34	per lin m.	5,876
	Parks Vehicles and Equipment	\$32.49	0.0007	No. of vehicles and equipment	46,414	per vehicle	13,548
Indoor Recreation	Indoor Recreation Facilities	\$2,275.19	8.0853	ft <sup>2</sup> of building area	281	per sq.ft.	948,754
	Recreation Vehicles and Equipment	\$29.01	0.0003	No. of vehicles and equipment	96,700	per vehicle	12,097
Library Services	Library Facilities	\$47.86	0.1679	ft <sup>2</sup> of building area	285	per sq.ft.	19,958
	Library Collection Materials	\$21.62	0.3362	No. of library collection items	64	per collection item	9,016



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Roads  
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Arterial Roads (Hot Mix Asphalt)	130	130	130	130	130	130	130	130	130	130	\$1,054,000
Collector Roads	151	151	151	151	151	151	151	151	151	151	\$660,000
Rural Roads (Gravel)	25	25	25	25	25	25	25	25	25	25	\$490,000
Land (Acres)	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	\$80,000
<b>Total (km of roads)</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.028	0.029	0.029	0.028	0.028	0.028	0.028	0.028	0.028	0.028

10 Year Average	2009-2018
Quantity Standard	0.0282
Quality Standard	\$1,109,082
Service Standard	\$31,276

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$31,276
Eligible Amount	\$40,283,617





**Township of Hamilton**  
**Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges	29	29	29	29	29	29	29	29	29	29	\$1,000,000
Culverts	63	63	63	63	63	63	63	63	63	63	\$285,600
<b>Total</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	<b>92</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0085	0.0086	0.0086	0.0085	0.0085	0.0085	0.0084	0.0084	0.0084	0.0083

10 Year Average	2009-2018
Quantity Standard	0.0085
Quality Standard	\$509,071
Service Standard	\$4,327

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$4,327
Eligible Amount	\$5,573,305



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Cycling Lanes  
Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Active Transportation - Cycling Lanes	-	-	-	6.6	6.6	6.6	6.6	6.6	6.6	6.6	\$120,000
<b>Total</b>	-	-	-	6.6	6.6	6.6	6.6	6.6	6.6	6.6	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	-	-	-	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006

10 Year Average	2009-2018
Quantity Standard	0.0004
Quality Standard	\$127,000
Service Standard	\$51

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$51
Eligible Amount	\$65,430



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Streetlights  
Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Streetlights	402	402	402	402	402	402	402	402	402	402	\$10,000
<b>Total</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	<b>402</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0373	0.0375	0.0376	0.0373	0.0371	0.0370	0.0368	0.0367	0.0366	0.0363

10 Year Average	2009-2018
Quantity Standard	0.0370
Quality Standard	\$10,005
Service Standard	\$370

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$370
Eligible Amount	\$476,818



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Depots and Domes  
Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Existing PW's building	11,335	11,335	11,335	11,335	11,335	11,335	11,335	11,335	11,335	11,335	\$105	\$135
Existing Cold Storage/Garage	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	\$95	\$124
Sand/Salt dome	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	-	\$96	\$126
2018 Sand/Salt dome	-	-	-	-	-	-	-	-	-	7,850	\$96	\$126
Salt Shed	650	650	650	650	650	650	650	650	650	650	\$96	\$126
<b>Total</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>21,425</b>	<b>24,075</b>		

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	1.9904	1.9960	2.0020	1.9891	1.9785	1.9707	1.9618	1.9581	1.9491	2.1713

10 Year Average	2009-2018
Quantity Standard	1.9967
Quality Standard	\$103
Service Standard	\$206

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$206
Eligible Amount	\$265,032



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Pickup Trucks	5	5	5	5	5	5	5	5	5	5	\$60,000
1 Ton's	3	3	3	3	3	3	3	3	3	3	\$75,000
Heavy Equipment (Grader, Two Loaders, Backhoe, Tractor, Two excavators)	7	7	7	7	7	7	7	7	7	7	\$350,000
Tandem Axle Dump Trucks	8	8	8	8	8	8	8	8	8	8	\$300,000
Single Axle Dump Truck	1	1	1	1	1	1	1	1	1	1	\$260,000
Bucket Truck	1	1	1	1	1	1	1	1	1	1	\$375,000
Misc Equipment/Trailers	6	6	6	6	6	6	6	6	6	6	\$30,000
Water Vehicle	1	1	1	1	1	1	1	1	1	1	\$75,000
<b>Total</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0030	0.0030	0.0030	0.0030	0.0030	0.0029	0.0029	0.0029	0.0029	0.0029

10 Year Average	2009-2018
Quantity Standard	0.0030
Quality Standard	\$192,293
Service Standard	\$577

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$577
Eligible Amount	\$743,021



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Fire Facilities  
Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Baltimore	5,759	5,759	5,759	5,759	5,759	5,759	5,759	5,759	5,759	5,759	\$250	\$301
Harwood	5,630	5,630	5,630	5,630	5,630	5,630	5,630	5,630	5,630	5,630	\$250	\$334
Bewdley	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,790	4,790	\$250	\$295
<b>Total</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>	<b>16,178</b>		

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	1.5030	1.5072	1.5117	1.5020	1.4940	1.4881	1.4814	1.4785	1.4718	1.4591

10 Year Average	2009-2018
Quantity Standard	1.4897
Quality Standard	\$311
Service Standard	\$463

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$463
Eligible Amount	\$596,151



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Pumpers 572/573/570	3	3	3	3	3	3	3	3	3	3	\$730,000
Pumper 571	1	1	1	1	1	1	1	1	1	1	\$400,000
Tankers 581/582/583	3	3	3	3	3	3	3	3	3	3	\$730,000
Rescue/Command 594	3	3	3	3	3	3	2	1	1	1	\$500,000
Support Vehicles 591/592/593/597/598/599	3	3	3	3	3	4	6	6	6	6	\$65,000
Boat and Trailer 575	2	2	2	2	2	2	1	1	1	1	\$70,000
UTV and Trailer 596	-	-	-	-	-	1	1	1	1	1	\$30,000
<b>Total</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>17</b>	<b>17</b>	<b>16</b>	<b>16</b>	<b>16</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0014	0.0014	0.0014	0.0014	0.0014	0.0016	0.0016	0.0015	0.0015	0.0014

10 Year Average	2009-2018
Quantity Standard	0.0015
Quality Standard	\$389,193
Service Standard	\$584

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$584
Eligible Amount	\$751,922



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
SCBA including spare masks and bottles	30	30	30	30	30	30	30	30	30	30	\$10,000
Bunker Gear	60	60	60	60	60	60	60	60	60	60	\$4,000
Radios Truck	16	16	16	16	16	16	16	16	16	16	\$1,200
Portable Radios	30	30	30	30	30	30	30	30	30	30	\$1,300
Pagers	60	60	60	60	60	60	60	60	60	60	\$600
Base Radios	3	3	3	3	3	3	3	3	3	3	\$1,200
Repeater	1	1	1	1	1	1	1	1	1	1	\$10,000
Storage Tanks	3	3	3	3	3	3	3	3	3	3	\$20,000
<b>Equipment on Vehicles:</b>											
Total Fire Hoses (5,000 feet of each of 4 inch, 2-4 inch and under 2 inch)	1	1	1	1	1	1	1	1	1	1	\$500,000
Appliances and Fittings (Nozzles and Fittings)	1	1	1	1	1	1	1	1	1	1	\$50,000
Extrication Tools	3	3	3	3	3	3	3	3	3	4	\$50,000
Thermal Imager	2	1	1	1	1	1	1	1	1	1	\$10,000
<b>Total</b>	<b>210</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>209</b>	<b>210</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.020	0.020	0.020	0.019	0.019	0.019	0.019	0.019	0.019	0.019

10 Year Average	2009-2018
Quantity Standard	0.0193
Quality Standard	\$6,792
Service Standard	\$131

D.C. Amount (before deductions)	2041 Year
Forecast Population	1,288
\$ per Capita	\$131
Eligible Amount	\$168,844





**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Cold Springs Park	4	4	4	4	4	4	4	4	4	4	\$80,000
Old Cambrone School House park	2	2	2	2	2	2	2	2	2	2	\$80,000
Behan Park	3	3	3	3	3	3	3	3	3	3	\$80,000
Laurel Park	1	1	1	1	1	1	1	1	1	1	\$80,000
Castlehill Park	1	1	1	1	1	1	1	1	1	1	\$80,000
Buttersfield Park	2	2	2	2	2	2	2	2	2	2	\$80,000
Baltimore Recreation Centre Park	10	10	10	10	10	10	10	10	10	10	\$80,000
Bewdley Optimist Waterfront Park	2	2	2	2	2	2	2	2	2	2	\$80,000
Bewdley Community Centre Park	4	4	4	4	4	4	4	4	4	4	\$80,000
Harwood Waterfront Park	1	1	1	1	1	1	1	1	1	1	\$80,000
Gores Landing Waterfront	1	1	1	1	1	1	1	1	1	1	\$80,000
Stoney Pier	1	1	1	1	1	1	1	1	1	1	\$80,000
Lookout Point	1	1	1	1	1	1	1	1	1	1	\$80,000
<b>Total</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0031	0.0031	0.0031	0.0031	0.0030	0.0030	0.0030	0.0030	0.0030	0.0030

10 Year Average	2009-2018
Quantity Standard	0.0030
Quality Standard	\$81,030
Service Standard	\$243

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$243
Eligible Amount	\$101,369



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Playgrounds	8	8	8	8	8	8	8	8	8	8	\$80,000
Ball Diamonds (Unlit)	5	5	5	5	5	5	5	5	5	5	\$50,000
Ball Diamonds (Lit)	1	1	1	1	1	1	1	1	1	1	\$190,000
Picnic Shelter	3	3	3	3	3	3	3	3	3	3	\$50,000
Washrooms	4	4	4	4	4	4	4	4	4	4	\$125,000
Multi-purpose courts	3	3	3	3	3	3	3	3	3	3	\$130,300
Tennis courts (unlit)	4	4	4	4	4	4	4	4	4	4	\$40,000
<b>Total</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0026	0.0025	0.0025

10 Year Average	2009-2018
Quantity Standard	0.0026
Quality Standard	\$80,777
Service Standard	\$210

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$210
Eligible Amount	\$87,578



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/ Linear Metre)
Baltimore Park Trail	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$34
Lime Kiln Trail	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$34
Bewldey Waterfront Trail	500	500	500	500	500	500	500	500	500	500	\$34
Majestic Hills Trail	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$34
<b>Total</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.4181	0.4192	0.4205	0.4178	0.4156	0.4139	0.4121	0.4113	0.4094	0.4058

10 Year Average	2009-2018
Quantity Standard	0.4144
Quality Standard	\$34
Service Standard	\$14

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$14
Eligible Amount	\$5,876



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
2017 Chev 1/2 ton	-	-	-		-	-	-	-	-	1	\$55,000
2010 Chev 3/4 ton	1	1	1	1	1	1	1	1	1	1	\$60,000
2008 Chev 1 ton	1	1	1	1	1	1	1	1	1	1	\$75,000
John Deere Tractor	1	1	1	1	1	1	1	1	1	1	\$28,000
Kubota mower	2	2	2	2	2	2	2	2	2	2	\$65,000
Ford Tractor	1	1	1	1	1	1	1	1	1	1	\$40,000
Toro mower/sweeper	-	-	-	-	-	-	-	-	-	1	\$47,000
Trailer	2	2	2	2	2	2	2	2	2	2	\$4,900
<b>Total</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>10</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0009

10 Year Average	2009-2018
Quantity Standard	0.0007
Quality Standard	\$46,414
Service Standard	\$32

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$32
Eligible Amount	\$13,548



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Baltimore Recreation Centre	59,900	59,900	59,900	59,900	59,900	59,900	59,900	59,900	59,900	59,900	\$279	\$285
Bewdley Community Centre	21,008	21,008	21,008	21,008	21,008	21,008	21,008	21,008	21,008	21,008	\$279	\$285
Cold Springs Memorial Hall	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$211	\$238
Old Camborne School House	900	900	900	900	900	900	900	900	900	900	\$219	\$247
<b>Total</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>	<b>87,808</b>		

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	8.1576	8.1804	8.2048	8.1523	8.1086	8.0765	8.0403	8.0249	7.9884	7.9192

10 Year Average	2009-2018
Quantity Standard	8.0853
Quality Standard	\$281
Service Standard	\$2,275

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$2,275
Eligible Amount	\$948,754



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Zamboni	3	3	3	3	3	3	3	3	3	3	\$105,000
<b>Total</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2009-2018
Quantity Standard	0.0003
Quality Standard	\$96,700
Service Standard	\$29

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$29
Eligible Amount	\$12,097



**Township of Hamilton  
Service Standard Calculation Sheet**

Service: Library Facilities  
Unit Measure: ft<sup>2</sup> of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft . with land, site works, etc.
Bewdley Community Centre (Owned)	992	992	992	992	992	992	992	992	992	992	\$279	\$285
Gores Landing Community Centre (Leased)	832	832	832	832	832	832	832	832	832	832	\$279	\$285
<b>Total</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>	<b>1,824</b>		

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.1695	0.1699	0.1704	0.1693	0.1684	0.1678	0.1670	0.1667	0.1659	0.1645

10 Year Average	2009-2018
Quantity Standard	0.1679
Quality Standard	\$285
Service Standard	\$48

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$48
Eligible Amount	\$19,958



**Township of Hamilton  
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bewdley Collection Items	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$64
Gores Landing Collection Items	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	\$58
Subscriptions	1	1	1	1	1	1	1	1	1	1	\$9,875
<b>Total</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	<b>3,651</b>	

Population	10,764	10,734	10,702	10,771	10,829	10,872	10,921	10,942	10,992	11,088
Per Capita Standard	0.3392	0.3401	0.3412	0.3390	0.3372	0.3358	0.3343	0.3337	0.3322	0.3293

10 Year Average	2009-2018
Quantity Standard	0.3362
Quality Standard	\$64
Service Standard	\$22

D.C. Amount (before deductions)	10 Year
Forecast Population	417
\$ per Capita	\$22
Eligible Amount	\$9,016





# Appendix C

## Long-Term Capital and Operating Cost Examination





# Appendix C: Long-Term Capital and Operating Cost Examination

## Township of Hamilton Annual Capital and Operating Cost Impact

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 saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2017 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle 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 life cycle 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. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Roads	40	0.01656
Public Works Vehicles	15	0.05783
Facilities	40	0.01656
Fire Vehicles	15	0.05783
Equipment	10	0.09133
Library Materials	10	0.09133
Parkland	40	0.01656



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



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

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Services Related to a Highway</b>				
1.1 Roads and Related	4,533,497	268,073	500,822	768,895
<b>2. Fire Protection Services</b>				
2.1 Fire facilities, vehicles & equipment	511,396	68,289	125,670	193,959
<b>3. Outdoor Recreation Services</b>				
3.1 Parkland development, amenities, trails, vehicles & equipment	107,641	15,585	8,060	23,645
<b>4. Indoor Recreation Services</b>				
4.1 Recreation facilities, vehicles and equipment	125,000	15,342	47,791	63,133
<b>5. Library Services</b>				
5.1 Library facilities, materials and vehicles	25,000	3,070	594	3,664
<b>6. General Government</b>				
6.1 Studies	344,622		-	-
<b>Total</b>	<b>5,647,156</b>	<b>370,359</b>	<b>682,937</b>	<b>1,053,296</b>





# Appendix D

## D.C. Reserve Fund Policy







# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

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

- a municipality shall establish a reserve fund for each service to which the D.C. by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter); and
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (s.37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

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

- opening balance;
- closing balance;



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

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

## **D.2 D.C. Reserve Fund Application**

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

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

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



Figure 1  
Annual Treasurer's Statement of D.C. Funds

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

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

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



## Attachment 1

**Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions**

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

**Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions**

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



Attachment 2

**Statement of Credit Holder Transactions**

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





# Appendix E

## Local Service Policy







## Appendix E: Local Service Policy

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Transit Bus Stops and Amenities, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

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

### **E.1 Services Related to a Highway**

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

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



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

#### E.1.1 Local and Collector Roads (including land)

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s. 59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s. 59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.

#### E.1.2 Arterial Roads

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s. 5 (1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.s.
- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the R.O.W. specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.s.



### E.1.3 Traffic Control Systems, Signals and Intersection Improvements

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- c. On arterial or collector road intersections with County roads: include in D.C.s or in certain circumstances, may be a direct developer responsibility
- d. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s. 5 (1) of the D.C.A.

### E.1.4 Streetlights

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

### E.1.5 Transportation Related Pedestrian and Cycling Facilities

- a. Paved shoulders, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors: considered part of the complete street and included in D.C.s, or,



in exceptional circumstances, may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).

- b. Paved shoulders, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street and include in D.C.s.
- c. Paved shoulders, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- d. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.s.

#### E.1.6 Noise Abatement Measures

- a. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- b. Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.s.

#### E.1.7 Transit Lanes and Lay-bys

- a. Transit lanes and lay-bys located within municipal arterial and County road corridors: considered part of the complete street and included in D.C.s
- b. Transit lanes and lay-bys located within non-arterial road corridors internal to development: considered part of the complete street and direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link with



the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## **E.2 Stormwater Management**

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.s.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.s consistent with the D.C.A., s. 5 (1).
- e. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## **E.3 Transit Bus Stops and Amenities**

- a. Transit bus stops and amenities internal to development: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- b. Transit bus stops and amenities on arterial roads: included in Municipality's Transit D.C.s consistent with D.C.A., s. 5 (1).



## E.4 Parkland Development

### E.4.1 Recreational Trails

- a. Recreational trails (Multi-use trails) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), is included in area municipal parkland D.C.s.

### E.4.2 Parkland

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:
  - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
  - Topsoil Stripping, screening, and stockpiling.
  - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.
  - Spreading of topsoil to 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth).
  - Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
  - Parks shall be free of any contaminated soil or subsoil.
  - Parks shall not be mined for fill.
  - Parks shall be conveyed free and clear of all encumbrances.
  - 100% of 1.5 m chain link perimeter fencing to the Municipal standards to separate the development lands from the Municipal lands or lands to be dedicated to the Municipality, unless the perimeter fencing is on land that will be dedicated to the Municipality to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50.



- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

b. Program facilities, amenities, and furniture, within parkland: are included in D.C.s.

#### E.4.3 Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.

a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- Pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

### **E.5 Natural Heritage System (N.H.S.)**

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.

Direct developer responsibility as a local service provision including but not limited to the following:



- a. Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
- c. All works to be in conformance with the Municipality's "Restoration Framework" for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports related to the Secondary Plan that development occurs in.

#### E.5.1 Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Engineering and Parks Standards Manual as revised
- b. All infrastructure assets shall be conveyed in accordance with the Municipality's Engineering and Parks Standards Manual as revised
- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Park Development Methods Policy.

#### **E.6 Underground Services (Stormwater, Water and Sanitary Sewers)**

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

**The costs of the following items shall be direct developer responsibilities as a local service:**

- a. Providing all underground services internal to the development, including storm, water and sanitary services;





- b. Providing service connections from existing underground services to the development;
- c. Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;
- d. Providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing;
- e. Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments;
- f. Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas to be included within the D.C.; and
- g. Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.





# Appendix F

## Asset Management Plan





## Appendix F: Asset Management Plan

The recent changes to the D.C.A. (new section 10(2) (c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

**The asset management plan shall,**

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

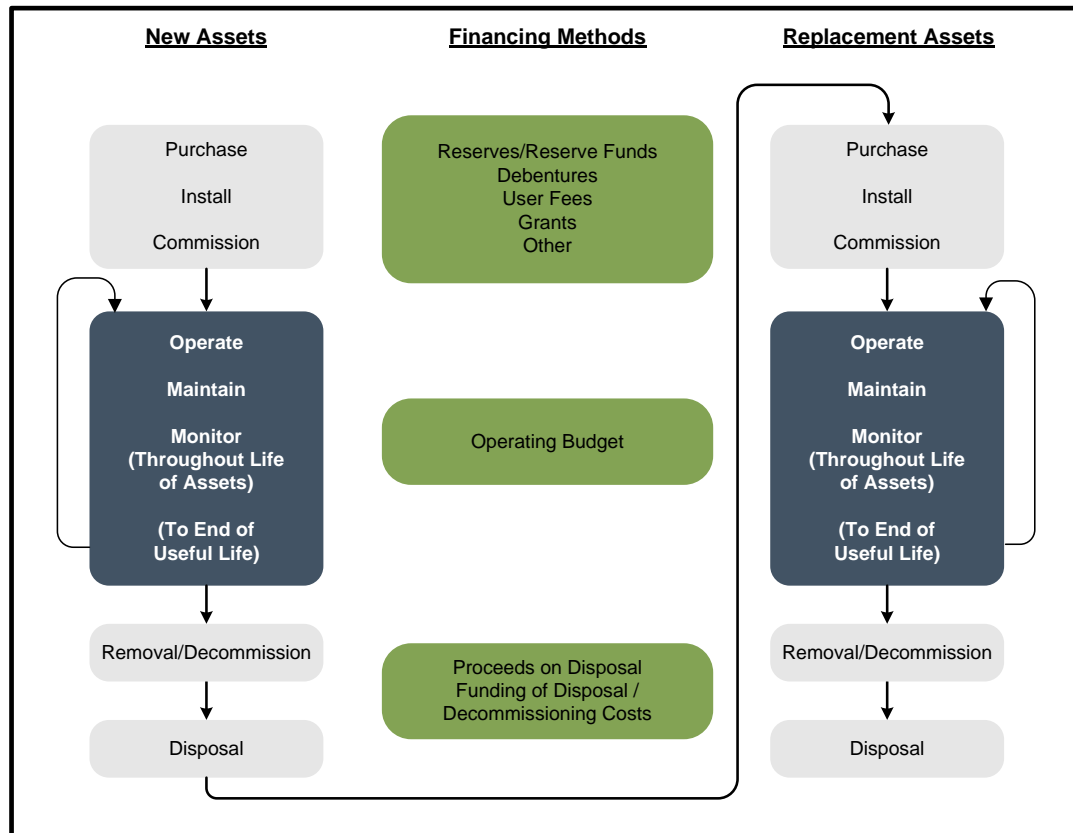
In regard to the above, section 8 of the Regulations was amended to include subsections (2), (3) and (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the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

At a broad level, the Asset Management Plan 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.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete asset management plans, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these asset management plans (required under I.J.P.A.) for



the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an asset management plan (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).

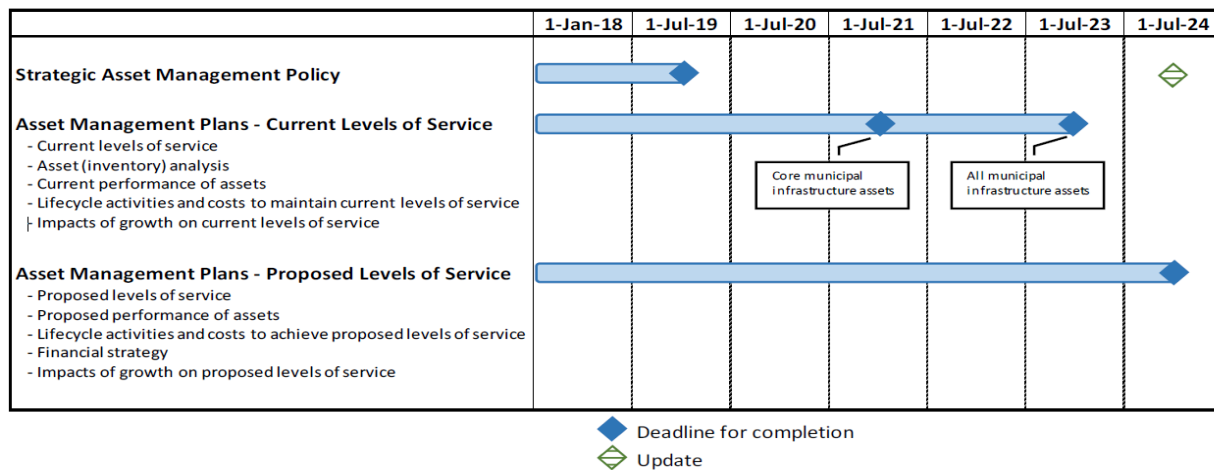


**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**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. Currently, 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. However, on June 4, 2015, the Province passed the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) which, over time, will require municipalities to undertake and implement asset management plans for all infrastructure they own. On December 27, 2017, the Province of Ontario released Ontario Regulation 588/17 under I.J.P.A. which has 3 phases that municipalities must meet:

Figure G-2  
Timeline of I.J.P.A. Requirements



Every municipality in Ontario will have to prepare a strategic asset management policy by July 1, 2019. Municipalities will be required to review their strategic asset management policies at least every five years and make updates as necessary. The subsequent phases are as follows:

- Phase 1 – Asset Management Plan (by July 1, 2021):



- For core assets – Municipalities must have the following:
  - Inventory of assets;
  - Current levels of service measured by standard metrics; and
  - Costs to maintain levels of service.
- Phase 2 – Asset Management Plan (by July 1, 2023):
  - Same steps as Phase 1 but for all assets.
- Phase 3 – Asset Management Plan (by July 1, 2024):
  - Builds on Phase 1 and 2 by adding:
    - Proposed levels of service; and
    - Lifecycle management and Financial strategy.

Once the requirements of I.J.P.A. are implemented, the requirement for an asset management plan in the D.C. process will be removed.

Commensurate with the above, the Township prepared an Asset Management Plan in 2016 for its existing assets however, did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2019 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township's Asset Management Plan, the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.





3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$1.4 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$0.98 million. This amount, totalled with the existing operating revenues of \$11.2 million, provide annual revenues of \$12.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

**Township of Hamilton**  
**Asset Management - Future Expenditures and Associated Revenues**  
**2019\$**

	2041 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	245,085
Annual Debt Payment on Post Period Capital <sup>2</sup>	-
<b>Lifecycle:</b>	
<b>Annual Lifecycle - Township Wide Services</b>	\$488,767
<b>Incremental Operating Costs (for D.C. Services)</b>	\$682,937
<b>Total Expenditures</b>	<b>\$1,416,790</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$11,203,356
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$975,736
<b>Total Revenues</b>	<b>\$12,179,092</b>

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

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR






# Appendix G

## Proposed D.C. By-law





	<b>The Corporation of the Township of Hamilton</b>
	<b>By-law Number 2019 - xx</b>

**BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF HAMILTON  
WITH RESPECT TO  
DEVELOPMENT CHARGES**

**WHEREAS** Section 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act;

**AND WHEREAS** the Council of the Corporation of the Township of Hamilton has given Notice in accordance with Section 12 of the Development Charges Act, 1997 of its development charges proposal and held a public meeting on June 3, 2019;

**AND WHEREAS** the Council, at its meeting of June 3, 2019, approved a report dated May 3, 2019 entitled Township of Hamilton Development Charges Background Study;

**AND WHEREAS** the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made;

**AND WHEREAS** the Council, in adopting the Township of Hamilton Development Charges Background Study on May 3, 2019, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.



**NOW THEREFORE** the Council enacts as follows:

1. In this By-law:

### **DEFINITIONS**

- (1) “Act” means the Development Charges Act, 1997, S.O. 1997, c. 27;
- (2) “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;
- (3) “apartment unit” means any residential dwelling unit within a building containing more than two dwelling units where the residential units are connected by an interior corridor;
- (4) “bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- (5) “benefiting area” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (6) “capital costs” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
  - (a) to acquire land or an interest in land,
  - (b) to improve land,
  - (c) to acquire, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including:
    - (i) rolling stock, furniture and equipment with an estimated useful life of seven years or more,



- (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1984, S.O. 1984, c. 57,
  - (iii) furniture and equipment, other than computer equipment,
  - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related;
- (7) “commercial use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard;
- (8) “council” means the Council of the municipality;
- (9) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- (10) “development charge” means a charge imposed with respect to growth-related net capital costs against land in the municipality under this by-law;
- (11) “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;
- (12) “existing industrial building” means a building used for or in connection with:
- (a) manufacturing, producing, processing, storing or distributing something;



- (b) research or development in connection with manufacturing, producing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
- (d) office or administrative purposes, if they are:
  - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (e) where the building is existing as of the date of its first building permit issued.

(13) “front-end payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;

(14) “front-ending agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;

(15) “grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

(16) “gross floor area” means the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of a building;





i) In the case of a commercial, industrial and/or institutional building or structure, or in the case of a mixed-use building or structure in respect of the commercial, industrial and/or institutional 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 commercial, industrial and/or institutional use and a residential use.

(17) “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;

(18) “Planning Act” means the Planning Act, 1990, as amended;

(19) “rate” means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;

(20) “regulation” means any regulation made pursuant to the Act;

(21) “residential use” means land or buildings or structure of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;

(22) “semi-detached dwelling”, “duplex” or “row housing” means a dwelling unit in a residential building consisting of two (or more in the case of row housing) dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;

(23) “services” (or “service”) means those services designated in Schedule “A” to this by-law or specified in an agreement made under Section 44 of the Act;

(24) “services in lieu” means those services specified in an agreement made under Section 8 of this by-law;

(25) “service standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;



(26) “servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;

(27) “single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure.

## **SCHEDULE OF DEVELOPMENT CHARGES**

2. (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule “B”, which relate to the services set out in Schedule “A”.

(2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:

(a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;

(b) in the case of commercial and/or industrial, or the commercial and/or industrial portion of a mixed-use development, based upon the gross floor area of such development.

(3) Council hereby determine that the development of land, buildings or structures for residential and commercial and/or industrial uses will require the provision, enlargement, expansion or improvement of the services referenced in Schedule “B”.

## **APPLICABLE LANDS**

3. (1) Subject to Subsections (2), (3), (4) and (5), this by-law applies to all lands in the Township of Hamilton whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1980, c.31.

(2) This by-law shall not apply to land that is owned by and use for the purposes of:

(a) a board of education;



- (b) any municipality or local board thereof;
- (c) a place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1980, c.31.

(3) This by-law shall not apply to that category of exempt development described in Subsection 2(3)(b) of the Development Charges Act, 1997, c.27 and Section 2 of O.Reg. 82/98, namely:

NAME OF CLASS OF RESIDENTIAL BUILDING	DESCRIPTION OF CLASS OF RESIDENTIAL BUILDINGS	MAXIMUM NUMBER OF ADDITIONAL DWELLING UNITS	RESTRICTIONS
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table.	One	the gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

- (4) (a) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.
  - (b) If the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero.
  - (c) If the gross floor area is enlarged by more than 50 percent, the amount of the development charge 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 paragraph 1 by the amount of the enlargement.

(5) That where a conflict exists between the provisions of the new by-law and any other agreement between the Township and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

(6) This by-law is not applicable to development for which a complete application for building permit has been submitted prior to the in-force date of this by-law.

4. (1) Subject to Subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential and commercial, industrial and/or institutional use, where:

(a) the development of that land will increase the need for services, and

(b) the development requires:

(i) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, 1990;

(ii) the approval of a minor variance under Section 45 of the Planning Act, 1990;

(iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act, 1990;

(iv) the approval of a plan of subdivision under Section 51 of the Planning Act, 1990;



- (v) a consent under Section 53 of the Planning Act, 1990;
  - (vi) the approval of a description under Section 51 of the Condominium Act, R.S.O. 1980, c.84; or
  - (vii) the issuing of a permit under the Building Code Act, R.S.O. 1992 in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
- (a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 52 of the Planning Act, 1990;
  - (b) local services installed at the expense of the owner as a condition of approval under Section 53 of the Planning Act, 1990.

## **EXISTING AGREEMENTS**

5. An agreement with respect to charges related to development registered prior to passage of the by-law remains in effect after enactment of this by-law.

## **MULTIPLE CHARGES**

6. (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding Subsection (1), if two or more of the actions described in Section 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or commercial and/or industrial floor area, shall be calculated and collected in accordance with the provisions of this by-law.



## SERVICE STANDARDS

7. For the purposes of Section 8, the approved service standards for the municipality are those contained in the Development Charges Background Study dated May 3, 2019.

## SERVICES IN LIEU

8. (1) Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu provided such credit shall not exceed the total development charge payable by an owner to the municipality.
- (2) In any agreement under Subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in Subsection (2) shall not exceed the service standards referenced in Section 7 and used in the calculation of the charges in Schedule "B" and no credit shall be charged to any development charges reserve fund prescribed in this by-law.

## FRONT-ENDING AGREEMENTS

9. (1) Council may enter into a front-ending agreement with any or all owners within a benefitting area pursuant to Section 21 of the Development Charges Act, 1997, providing for the payment by the owner or owners of a front-end payment or for the installation of services by the owners or any combination of front-end payments and installation of services, which may be in addition to the required development charge.
- (2) Front-end payments made by benefitting owners under a front-ending agreement relating to the provision of services for which a development charge is



payable shall be credited with an amount equal to the reasonable cost to the owner of providing the services, against the development charges otherwise payable under Schedule “B” of this by-law.

(3) No credit given pursuant to Subsection 9(1) shall exceed the total development charge payable by the owner for the applicable service component or the standard of service outlined in Schedule “B” and referenced in Section 7.

(4) The front-end payment required to be made by the benefitting owner under a front-ending agreement may be adjusted annually.

### **DEVELOPMENT CHARGE REDEVELOPMENT CREDITS**

10. (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. If the development includes the conversion from one use (the “first use”) to another use, the credit shall be based on the development charges calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use.

(2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the Township for the development within 5 years from the date the demolition permit was issued.

(3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.



## **TIMING OF CALCULATION AND PAYMENT**

11. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsections (1) and (2), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

## **BY-LAW REGISTRATION**

12. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

## **RESERVE FUND(S)**

13. (1) Monies received from payment of development charges shall be maintained in a separate reserve fund or funds, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Municipal Treasurer to divide the reserve fund(s) created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule “A” to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.





(4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).

## **BY-LAW AMENDMENT OR REPEAL**

14. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

(2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.

(3) Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:

(a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;

(b) the refund shall include the interest owed under this Section;

(c) interest shall be paid at the Bank of Canada rate in effect on the later of:

(i) the date of enactment of this by-law, or

(ii) the date of the last quarterly adjustment, in accordance with the provisions of Subsection (4).

(4) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarterly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.



## **DEVELOPMENT CHARGE SCHEDULE INDEXING**

15. The development charges referred to in Schedule “B” shall be adjusted annually, without amendment to this by-law, commencing on the anniversary date of this by-law and annually thereafter in each year while this by-law is in force, in accordance with the Statistics Canada Quarterly, Construction Price Statistics catalogue number 62007.

## **BY-LAW ADMINISTRATION**

16. This by-law shall be administered by the Municipal Treasurer.

## **SCHEDULES TO THE BY-LAW**

17. The following schedules to this by-law form an integral part of this by-law:

Schedule “A” – Summary of Development Charge Services

Schedule “B” – Schedule of Residential and Non-Residential Development Charges

## **DATE BY-LAW EFFECTIVE**

18. (1) This by-law shall come into force and effect on the date of its enactment.

(2) This by-law shall continue in force and effect for a term not to exceed five years from the date of its enactment, unless it is repealed at an earlier date.

## **BY-LAW REPEAL**

19. By-law No. 2014-41 is hereby repealed on the effective date this By-law comes into force.

## **SHORT TITLE**

20. This by-law may be cited as the Development Charges By-law.



**THIS By-law read a first time the 4<sup>th</sup> day of July, 2019.**

**THIS By-law read a second and third time and finally passed this 4<sup>th</sup> day of July, 2019.**

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**William Cane, Mayor**

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**K. Surerus, Municipal Clerk**



## SCHEDULE "A" SUMMARY OF DEVELOPMENT CHARGE SERVICES

### **Municipal-Wide Services**

- Services Related to a Highway
- Fire Protection Services
- Outdoor Recreation Services
- Indoor Recreation Services
- Library Services
- General Government



SCHEDULE "B"  
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Services Related to a Highway	4,347	2,971	2,557	1,878	3.17
Fire Protection Services	490	335	288	212	0.36
Outdoor Recreation Services	233	159	137	101	0.05
Indoor Recreation Services	308	210	181	133	0.07
Library Services	62	42	36	27	0.01
General Government	745	509	438	322	0.81
<b>Total Municipal Wide Services</b>	<b>6,185</b>	<b>4,226</b>	<b>3,637</b>	<b>2,673</b>	<b>4.47</b>