



Addendum to the October 11, 2022 Development Charges Background Study

Town of St. Marys

December 6, 2022

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report to
the October 11, 2022
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Town has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

October 11, 2022 – Release of the D.C. Background Study and draft by-law

October 28, 2022 – Stakeholder Engagement Session

November 22, 2022 – Public Meeting of Council

December 6, 2022 – Addendum to October 11, 2022 report released to the public

December 13, 2022 – Passage of Development Charges By-law

On November 28, 2022, Bill 23, More Homes Built Faster Act, 2022 received royal assent and provided numerous changes to the D.C.A. As such, the purpose of this addendum report is to provide for changes to the October 11, 2022 D.C. background study to align the report and by-law with the D.C.A. as amended by Bill 23. These refinements will form part of the D.C. background study provided prior to by-law adoption.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements.

2.1 Changes to the D.C.A.

Since the release of the D.C. Background Study on October 11th, Bill 23 has received royal assent and as a result there are numerous changes to the D.C.A. These changes include:

- Additional Residential Unit Exemption;
 - Removal of Housing as an Eligible D.C. Service;
 - New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;
-



- Historical Level of Service extended to 15-year period instead of the previous 10-year period;
- Capital costs revised to prescribe services for which land or an interest in land will be restricted;
- Capital costs revised to remove studies;
- Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. By-law Expiry will be 10 years after the date the by-law comes into force, unless the by-law provides for an earlier date;
- D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications is set at the average prime rate plus 1%; and
- Requirement to Allocate Funds Received – municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

2.2 Changes in the D.C. Calculation

Based on the changes noted above, the background study and D.C. calculations have been revised to remove growth studies. As a result, the total calculated Town-wide development charge (single/semi-detached unit) has decreased from \$10,154 to \$9,618. In regard to the non-residential charges, the total Town-wide calculated development charge (per sq.ft.) has decreased from \$4.60 to \$4.28.

The summary below outlines the current charges vs. the charges as calculated in the October 11, 2022 D.C. background study and the charges calculated in this addendum report.



Residential (Single Detached) Comparison

Service/Class of Service	Current Charges	Calculated (Background Study October 11, 2022)	Calculated (Addendum Report December 6, 2022)
Services Related to a Highway	1,658	1,348	1,348
Public Works	-	132	132
Fire Protection Services	444	351	351
Policing Services	92	98	98
Parks and Recreation Services	-	1,781	1,781
Library Services	1,163	1,057	1,057
Growth Studies	235	536	-
Child Care and Early Years Programs and Services	96	60	60
Housing Services	-	-	-
Waste Diversion Services	7	18	18
Wastewater Services - Treatment *	4,908	3,889	3,889
Wastewater Services - Sewers *		15	15
Water Services - Treatment plants and storage **	1,237	460	460
Water Services - Distribution systems **		409	409
Total	9,840	10,154	9,618

*Wastewater services were combined in the 2017 DC Study

**Water services were combined in the 2017 DC Study

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current Charges	Calculated (Background Study October 11, 2022)	Calculated (Addendum Report December 6, 2022)
Services Related to a Highway	-	0.82	0.82
Public Works	-	0.08	0.08
Fire Protection Services	-	0.21	0.21
Policing Services	-	0.06	0.06
Parks and Recreation Services	-	0.13	0.13
Library Services	-	0.07	0.07
Growth Studies	-	0.32	-
Child Care and Early Years Programs and Services	-	-	-
Housing Services	-	-	-
Waste Diversion Services	-	-	-
Wastewater Services - Treatment *	-	2.37	2.37
Wastewater Services - Sewers *		0.01	0.01
Water Services - Treatment plants and storage **	-	0.28	0.28
Water Services - Distribution systems **		0.25	0.25
Total	-	4.60	4.28

*Wastewater services were combined in the 2017 DC Study

**Water services were combined in the 2017 DC Study



2.3 Refinements to the Draft D.C. By-law

The draft by-law provided in Appendix G to the October 11, 2022 D.C. background study has been amended as follows:

- Added definitions to align with new mandatory exemptions;
- Removed references to growth studies as a class of service and eligible capital cost;
- Included provision to phase-in the calculated charge over a five-year period;
- Extended the D.C. by-law expiry from five (5) years to 10 years;
- Included the mandatory discount for rental housing; and
- Refined the maximum interest rate for instalment payments and the D.C. rate freeze to be the average prime rate plus 1%; and
- Revised Schedule A and B to remove growth studies.

The revised draft by-law with all refinements is included in the amending pages to this addendum report.

2.4 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
Table of Contents	Updated to reflect revised page numbers
ES	Included section to summarize changes to the legislation arising from Bill 23, revised the calculated charges to remove growth studies, revised Table ES-2 and subsequent writeup to reflect the summary of expenditures anticipated over the life of the by-law, removed references to housing services and growth studies, and revised Table ES-3 to remove growth studies from the calculated charges.
1-2	Revised Figure 1-1 to include the release of addendum report and actual date of the stakeholder engagement session.
1-3 to 1-6	Updated page numbers



Page Reference	Description of Revisions
1-7 to 1-10	Added section 1.4 to include a summary of the changes to the legislation arising from Bill 23.
3-5	Updated reference to figure 3-2 for the Population in New Units section.
4-5 & 4-6	Updated Table 4-1 to remove social housing and studies as eligible capital costs to be recovered for in the D.C. calculation.
4-7	Updated the definition of capital costs to remove studies.
4-8	Updated the Classes of Services section to remove growth studies.
4-9	Updated the Existing Reserve Funds section to reflect the changes from Bill 23.
4-11	Revised Section 4.9.1 to update the average historical level of service provided in the municipality to reflect 15 years.
4-15	Added Section 4.14; Mandatory Phase-in of a D.C.
Chapter 5	Updated wording and values throughout Chapter 5 to reflect the average historical 15-year level of service, removed housing services and growth studies, and updated table numbers.
Chapter 6	Removed housing services and growth studies, updated table numbers, and updated Tables 6-14 (now 6-12) and 6-15 (now 6-13) to reflect the removal of housing services and growth studies.
7-1	Included Bill 23 in the changes to the legislation.
7-2 & 7-3	Removed reference to growth studies and housing services.
7-4	Updated non-statutory exemptions section to include additional mandatory exemptions.
7-5	Updated wording to include the requirement to phase-in a D.C. and the maximum interest rate for instalment payments and the D.C. rate freeze.
7-6	Removed reference to growth studies from Section 7.4.1.
7-8	Removed growth studies from the class of service recommendation.
Appendix B	Updated Level of Service tables to reflect the 15-year historical service standards required by Bill 23.
C-3	Updated values in Table C-2, Operating and Capital Expenditure Impact for Future Capital Expenditures.
D-2	Refined wording to include reference to Bill 23.
D-4	Updated table (Figure 1) to remove growth studies.
F-3	Revised asset management plan calculations.



Page Reference	Description of Revisions
F-4	Updated summary table for asset management plan calculations.
Appendix G	Updated draft by-law

3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Town's D.C. Background Study and draft by-law. If Council is satisfied with the above changes to the Background, this addendum report will be considered for approval by Council along with the Background Study.



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Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of St. Marys required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical 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;
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit.



- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C.A. have occurred since the passage of the Town's 2017 D.C. By-law. These changes were introduced through five bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, Bill 213, and Bill 23. The following provides a brief summary of the proposed changes.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.
- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.



- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Town of St. Marys, this means that services currently provided in the D.C. by-law remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** Based on the wording in the legislation, it appears that Upper-tier governments will not be able to impose a C.B.C.

Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the



payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in Section 1.3.4 of this report.

Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in Section 1.3.5 of this report):

- Additional Residential Unit Exemption;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;
- Historical Level of Service extended to 15-year period instead of the current 10-year period;
- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted;
- Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
- D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
- Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.



- The growth forecast (Chapter 3) on which the Town-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2022 to 2031) and 23-year (2022 to 2044) periods.

Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10-year 2022 to 2031	23-year 2022 to 2044
(Net) Population Increase	1,444	3,042
Residential Unit Increase	876	1,845
Non-Residential Gross Floor Area Increase (sq. ft.)	560,900	1,178,400

Source Watson & Associates Economists Ltd. Forecast 2022

- On November 28, 2017, the Town of St. Marys passed By-law 99-2017 under the D.C.A. The by-law imposes D.C.s on residential uses, however non-residential uses were exempt. This by-law will expire on January 1, 2023. The Town 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 November 22, 2022 with adoption of the by-law on December 13, 2022.
- The Town's D.C. currently in effect is \$9,840 for single detached dwelling units for full services. The non-residential charge is exempt. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential development). Charges have been provided on a Town-wide basis for all services. The corresponding single detached unit charge is \$9,618. The non-residential charge is \$4.28 per sq.ft. of building area. These rates are submitted to Council for its consideration.
- 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 6-13. A summary of these costs is provided below:



Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next five years	\$29,596,296
Less: Benefit to existing development	\$7,701,369
Less: Post planning period benefit	\$4,470,300
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$300,000
Net costs to be recovered from development charges	\$17,124,627

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$8.00 million (or an annual amount of \$1.60 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$4.47 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$17.12 million over the next 10 years, of which \$17.12 million (58%) is recoverable from D.C.s. Of this net amount, \$12.47 million is recoverable from residential development and \$4.66 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 23-year forecast:

- Services Related to a Highway;
- Policing Services;
- Fire Protection Services;
- Water Services; and
- Wastewater Services.

The following service is calculated based on a 5-year forecast:



- Child Care and Early Years Programs.

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

- Parks and Recreation Services;
- Library Services; and
- Waste Diversion.

In addition, a class of service has been established for Public Works (which is calculated based on a Town-wide 23-year forecast).

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-3
Schedule of Development Charges

Service/Class of Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments 2+ Bedrooms	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq.ft. of Gross Floor Area)
Services Related to a Highway	1,348	1,083	863	630	575	0.82
Public Works	132	106	85	62	56	0.08
Fire Protection Services	351	282	225	164	150	0.21
Policing Services	98	79	63	46	42	0.06
Parks and Recreation Services	1,781	1,431	1,141	833	760	0.13
Library Services	1,057	849	677	494	451	0.07
Child Care and Early Years Programs	60	48	38	28	26	0.00
Waste Diversion	18	14	12	8	8	0.00
Water Services - Treatment plants and storage	460	370	295	215	196	0.28
Water Services - Distribution systems	409	328	262	191	174	0.25
Wastewater Services - Sewers	15	12	10	7	6	0.01
Wastewater Services - Treatment	3,889	3,124	2,491	1,819	1,659	2.37
Total Town-Wide Services	9,618	7,726	6,162	4,497	4,103	4.28



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for November 22, 2022. 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 Town'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 October 11, 2022.

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 Town of St. Marys

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	December 2021 to August 2022
2. Public release of final D.C. Background study and proposed by-law	October 11, 2022
3. Stakeholder Engagement Session	October 28, 2022
4. Public meeting advertisement placed in newspaper(s)	No later than November 2, 2022
5. Public meeting of Council	November 22, 2022
6. Council Workshop	November 25, 2022
7. Public release of addendum to the D.C. Background study	December 6, 2022
8. Council considers adoption of background study and passage of by-law	December 13, 2022



Schedule of Study Milestone	Dates
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the D.C.A.: Bill 108, 138, 197, and 213

1.3.1 *Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters*

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province’s “More Homes, More Choice: Ontario’s Housing Supply Action Plan”. The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

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



On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to “hard services”, with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes



identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

1.3.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.



Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections:

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

Note: An initial consideration of “class” appears to mean any group of services.

Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

1.3.3.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to



be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the Planning Act and D.C.A. The following provides a summary of the changes to the D.C.A.:

1.4.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
 - Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
-



- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

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

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

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

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.



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

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

1.4.5 Revised Definition of Capital Costs

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

1.4.6 Mandatory Phase-in of a D.C.

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

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

1.4.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five years, currently.

1.4.8 Instalment Payments

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



1.4.9 Rental Housing Discount

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

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

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

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.4.11 Requirement to Allocate Funds Received

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



Provided below is a summary of the key assumptions and findings regarding the Town of St. Marys D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1, 5, and 6)

- The unit mix for the Town of St. Marys was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications (as per Schedule 5) and discussions with Town of St. Marys staff regarding anticipated development trends for St. Marys.
- Based on the above indicators, the 2022 to 2044 household growth forecast is comprised of a unit mix of 65% low density (single detached and semi-detached), 20% medium density (multiples except apartments) and 15% high density (bachelor, 1-bedroom, and 2-bedroom apartments).

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 transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

3. Population in New Units (Appendix A – Schedules 2, 3 and 4)

- The number of housing units to be constructed by 2044 in the Town of St. Marys over the forecast period is presented in Figure 3-2. Over the 2022 to 2044 forecast period, the Town of St. Marys is anticipated to average 78 new housing units per year.
- Population in new units is derived from Schedules 2, 3, and 4, which incorporate historical development activity, anticipated units (see unit mix discussion), and average persons per unit by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Town of St. Marys. Due to data limitations, medium and high density P.P.U. data was derived from Perth County which includes the Town of St. Marys and is outlined in Schedule 7b. The total



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Wastewater Services	Yes	9.1 Treatment plants	100
	Yes	9.2 Sewage trunks	100
	n/a	9.3 Local systems	0
	n/a	9.4 Vehicles and equipment ¹	100
10. Water Supply Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Distribution systems	100
	n/a	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment ¹	100
11. Waste Management Services	Ineligible	11.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	11.2 Landfills and other disposal facilities	0
	Yes	11.3 Waste diversion facilities	100
	Yes	11.4 Waste diversion vehicles and equipment ¹	100
12. Policing Services	Yes	12.1 Policing detachments	100
	No	12.2 Policing rolling stock ¹	100
	No	12.3 Small equipment and gear	100
13. Homes for the Aged	Yes	13.1 Homes for the aged space	100
	No	13.2 Vehicles ¹	100
14. Child Care	Yes	14.1 Child care space	100
	No	14.2 Vehicles ¹	100
15. Health	No	15.1 Health department space	100
	No	15.2 Health department vehicles ¹	100
16. Social Housing	Ineligible	16.1 Social housing space	0
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space	100
18. Social Services	No	18.1 Social service space	100
19. Ambulance	No	19.1 Ambulance station space	100
	No	19.2 Vehicles ¹	100
20. Hospital Provision	Ineligible	20.1 Hospital capital contributions	0

¹with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	21.1 Office space 21.2 Office furniture 21.3 Computer equipment	0 0 0
22. Other Services	Ineligible Yes	22.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 22.2 Interest on money borrowed to pay for growth-related capital	0 0-100

¹with a 7+ year life-time

²same 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 Town’s detailed Local Service Policy is provided in Appendix E.

4.5 Capital Forecast

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



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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to be included in the D.C. calculations.



4.7 Classes of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class of service for public works. This class is comprised of the following services:

- Services Related to a Highway;
- Water Services; and
- Wastewater Services.

4.8 Existing Reserve Funds

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

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

Section 35, paragraph 2 states that:

“Beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the following services at the beginning of the year:

1. Water supply services, including distribution and treatment services.
2. Waste water services, including sewers and treatment services.
3. Services related to a highway as defined in subsection 1 (1) of the Municipal At, 2001 or subsection 3 (1) of the City of Toronto Act, 2006, as the case may be.”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C.



calculation; however, section 35 does restrict the way in which the funds are used in future.

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

The alternative would involve the Town spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Town will use these reserve funds for the Town’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 that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Town’s D.C. Reserve Fund balances by service at December 31, 2021 are shown below:



municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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 service 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.

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town’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.



- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
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 (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.

St. Marys currently utilizes Perth County Connect bus system to provide residents with transportation options. The Town does not currently, and in the near future does not intend to include these costs in the D.C. calculation. Therefore, the above calculation and reporting requirements are not required.

4.14 Mandatory Phase-in of a D.C.

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

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



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

5.2 Service Levels and 5-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for child care and early years programs over a 5-year planning period. The service component is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Child Care and Early Years Programs and Services*

The Town currently provides child care services at Little Falls Holy Name of Mary Catholic School, totalling 6,323 sq.ft. of space. In 2017, the Town moved the daycare space from the 121 Ontario Street location which had 5,442 sq.ft. of space. Over the 15-year period, these facilities provide for an average level of service of 0.81 sq.ft. per capita, equating to a level of investment of \$322 per capita. This level of service provides the Town with \$232,679 for eligible D.C. funding over the 5-year forecast period.



Through discussions with Town staff, no capital needs have been identified at this time. However, \$22,591 has been added to the calculations to reflect the deficit in the reserve fund.

The growth-related capital costs have been allocated 100% to residential development for the 5-year forecast period.



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Child Care and Early Years Programs and Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2026	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
n/a	Reserve Fund Adjustment	n/a	22,591	0	0	22,591	0	0	22,591	22,591	0
	Total		22,591	0	0	22,591	0	0	22,591	22,591	0



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

This section evaluates the development-related capital requirements for parks and recreation services, library services, and waste diversion services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.3.1 Parks and Recreation Services

The Town currently provides a variety of parks and recreation-related assets to service the community and is summarized below:

- Approximately 57 acres of parkland (consisting of various sized town parks, neighbourhood parks, and parkettes);
- 38 parkland amenities that include items such as baseball diamonds, soccer fields, tennis courts, playground structures, bleachers, etc.;
- 11 parks and recreation related vehicles and equipment (trucks, resurfacers, tractors, floor scrubbers, etc.);
- 18,800 linear meters of trails and bridges; and
- 131,240 sq.ft. of recreation facility space (youth centre, sportsplex, recreation centre, etc.).

In total, the Town’s parks and recreation service has provided a 15-year historical level of service that equates to an investment of \$9,542 per capita. This level of investment provides the Town with a D.C. eligible amount of approximately \$13.78 million towards future parks and recreation capital.

Based on the projected growth over the 10-year forecast period, the Town has identified \$1.98 million in future growth capital costs for Parks & Recreation. The projects include provisions for additional parkland development and recreation needs, additional playground equipment, and upgrading and expanding the current skateboard park. Of this amount, a deduction of \$300,000 was made to reflect a donation the Town received to upgrade the skateboard park. Additionally, a deduction of approximately \$264,120



has been made to account for the balance in the reserve fund. After the deductions, the net growth-related costs included in the D.C. calculation totals approximately \$1.42 million.

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



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2031	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Additional Recreation Needs	2022 to 2031	500,000	0	0	500,000	0	0	500,000	475,000	25,000
2	Provision for Additional Parkland Development	2022 to 2031	1,000,000	0	0	1,000,000	0	0	1,000,000	950,000	50,000
3	Upgrade and Expand Skateboard Park	2023	400,000	0	0	400,000	0	300,000	100,000	95,000	5,000
4	Additional Playground Equipment	2022	80,000	0	0	80,000	0	0	80,000	76,000	4,000
n/a	Reserve Fund Adjustment	n/a	0	0	0	0	264,120	0	(264,120)	(250,914)	(13,206)
	Total		1,980,000	0	0	1,980,000	264,120	300,000	1,415,880	1,345,086	70,794



5.3.2 Library Services

The Town provides one library facility which totals 5,005 sq.ft. in library space. Over the past 15 years, the average level of service was 0.72 sq.ft. of space per capita or an investment of \$230 per capita. Based on the service standard over the past 15 years, the Town would be eligible to collect a total of \$331,658 from D.C.s for library facilities.

The Town has a current inventory of library collection materials totalling 158,001 items that are available to the public. The collection includes various materials including books, an e-collection through a consortium with Waterloo, Kitchener and Cambridge, CDs, DVDs, etc., all of which have a total value of approximately \$4.97 million. Over the past 15 years, the average level of service is approximately 14.41 collection items per capita, or an investment of \$430 per capita. Based on the service standard, the Town would be eligible to collect \$620,573 from D.C.s for library collection items (over the 10-year forecast period).

The total D.C. eligible amount for library services is \$952,231.

To service the growth in the Town, the Town previously purchased space in a building located directly across the street from the St. Marys Public Library. A provision totaling approximately \$1.07 million has been recognized to purchase equipment, furniture, and technology for the new library space. A deduction of \$228,157 was made to account for the Town's existing library reserve fund balance. Therefore, the net growth-related capital cost to be included in the D.C. is \$840,843.

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 of the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2031	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for new building furniture, equipment, and technology	2022 to 2031	1,069,000	0	0	1,069,000	0	0	1,069,000	1,015,550	53,450
n/a	Reserve Fund Adjustment	n/a	0	0	0	0	228,157	0	(228,157)	(216,749)	(11,408)
	Total		1,069,000	0	0	1,069,000	228,157	0	840,843	798,801	42,042



5.3.3 Waste Diversion Services

With respect to Waste Diversion, the Town utilizes a contracted service to provide recycling collection. The value of the capital portion of the Town's contract has been utilized on a per household basis. The contract currently provides for pick-up at 3,125 households. Over the previous 15-year period, the average investment was \$6 per capita. Based on this service standard, the Town would be eligible to collect \$8,967 from D.C.s for the waste diversion contract.

Further, the Town provides 0.46 acres of land for waste diversion services. This land includes the space for public drop-off at the St. Marys landfill. The average service level over the past 15 years was 0.1 acres per 1,000 population, or an average investment of \$3 per capita. Based on this, the Town would be eligible to collect an additional \$4,765 from D.C.s for waste diversion land. Within the space at the landfill, the Town has an inventory of waste diversion related drop-off bins including four (4) for recycling, and two (2) for electronic waste. The waste diversion bins provided over the previous 15-year period results in an average level of service of 0.9 items per 1,000 population, or an investment of \$2 per capita. Based on this service standard, the Town would be eligible to collect \$3,307 from D.C.s for waste diversion bins.

Based on these service standard calculations, the total D.C.-eligible amount over the 10-year forecast period related to Waste Diversion is \$17,039.

The Town has identified a need for an expansion of waste diversion space at the St. Marys landfill. The total gross capital cost of this provision is \$16,000. A deduction of \$1,728 has been made to reflect the balance in the reserve fund. The resulting net growth-related capital cost of \$14,272 has been included in the D.C. calculation.

While waste diversion is predominately residential based, there is some use by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Table 5-4
 Infrastructure Cost Included in the Development Charges Calculation
 Waste Diversion Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2031	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Expansion of Waste Diversion space at the Landfill	2022 to 2031	16,000	0	0	16,000	0	0	16,000	15,200	800
n/a	Reserve Fund Adjustment	n/a	0	0	0	0	1,728	0	(1,728)	(1,642)	(86)
	Total		16,000	0	0	16,000	1,728	0	14,272	13,558	714



5.4 Service Levels and 23-Year Capital Costs for St. Marys' D.C. Calculation

This section evaluates the development-related capital requirements for those services with 23-year capital costs.

5.4.1 Services Related to a Highway

The Town of St. Marys currently owns and maintains:

- 22.75 km of arterial roads;
- 25.75 km of collector roads;
- 24.73 km of concrete sidewalks;
- 13 traffic signals;
- 417 streetlights; and
- 2 pedestrian crossings.

The level of service provided over the historical 15-year period translates to an average investment of \$8,755 per capita and a maximum D.C.-eligible amount of approximately \$26.47 million for recovery over the 23-year forecast period.

With respect to future needs, the forecasted road program is predominately based on the capital works identified in the previous D.C. study. The Town's engineering staff reviewed each of the projects and assigned updated costing and timing. Based on this information, the total gross capital cost estimate totals approximately \$5.74 million. The capital projects include road extensions and improvements, signalizations, pedestrian crossings, etc. Deductions totalling approximately \$1.57 million, and \$1.05 million were made to recognize existing benefit and the existing reserve fund balance, respectively. The resulting net D.C. eligible amount to be recovered over the forecast period is approximately \$3.12 million.

The residential/non-residential allocation for all services related to a highway is 69% residential and 31% non-residential based on the forecast population to employment anticipated over the forecast period.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Park Street Extension 200m	2029 to 2030	2,500,000	0	0	2,500,000	625,000	0	1,875,000	1,293,750	581,250
2	Emily St. Improvement (Pumping station to Thamesview Crescent)	2022 to 2026	1,490,000	0	0	1,490,000	372,500	0	1,117,500	771,075	346,425
3	Queen Street/James Street Signalization	2026 to 2030	457,600	0	0	457,600	274,600	0	183,000	126,270	56,730
4	Wellington Street N (Parkview to Egan)	2022 to 2025	946,900	0	0	946,900	236,700	0	710,200	490,038	220,162
5	Church St N (Widder to Egan) road base	2025 to 2029	247,100	0	0	247,100	61,800	0	185,300	127,857	57,443
6	James St N Type 1 Pedestrian Crossing	2023	100,000	0	0	100,000	0	0	100,000	69,000	31,000
n/a	Reserve Fund Adjustment	n/a	0	0	0	0	1,049,901	0	(1,049,901)	(724,432)	(325,469)
	Total		5,741,600	0	0	5,741,600	2,620,501	0	3,121,099	2,153,558	967,541



5.4.2 Public Works Facilities, Fleet & Equipment

The Town operates its public works department out of several facilities. Currently the facilities provide a total of 32,074 sq.ft. of building area. The sq.ft. of facility space provided over the previous 15-year period results in an average level of service of 4.8 sq.ft. per capita, which equates to an investment of \$1,225 per capita. Based on this service standard, the Town would be eligible to collect approximately \$3.70 million from D.C.s for public works facility space.

The public works service has a variety of vehicles and major equipment totalling approximately \$3.83 million. The number of vehicle and equipment provided over the previous 15-year period results in an average level of service of 2.90 vehicles and equipment per 1,000 population or a per capita level of investment of \$499. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is approximately \$1.50 million. Therefore, based on these service standard calculations, the total D.C.-eligible amount over the 23-year forecast period related to public works is approximately \$5.21 million.

Based on the projected growth over the 23-year forecast period, the Town has identified \$305,000 for the purchase of a pickup truck for infrastructure services, and a lean-to-pole structure. Therefore, the net D.C.-eligible amount to be recovered over the forecast period is \$305,000.

The residential and non-residential capital cost allocation for public works of 69% residential and 31% non-residential is based on the incremental growth in population to employment for the 23-year forecast period.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Public Works

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Service to which Project Relates	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Lean-to Pole Structure	Services Related to a Highway	2022 to 2026	255,000	0	0	255,000	0	0	255,000	175,950	79,050
2	Pickup for Infrastructure Services	Services Related to a Highway	2028	50,000	0	0	50,000	0	0	50,000	34,500	15,500
	Total			305,000	0	0	305,000	0	0	305,000	210,450	94,550



5.4.3 Policing Services

The Town of St. Marys previously utilized the services of the Ontario Provincial Police (O.P.P.) to police the Town. The O.P.P. operated out of two different facilities over the historical 15-year period, one being 4,450 sq.ft. in building area, and the other being 500 sq. ft. In 2017 the Town switched from utilizing O.P.P. services to the services of the Stratford Police. The Stratford Police operate from a 500 sq. ft. facility in the Town. The total sq.ft. provided over the previous 15-year period results in a per capita average level of service of 0.38 sq.ft. or an average level of investment of \$119 per capita. This level of service provides the Town with a maximum D.C.-eligible amount for recovery over the 23-year forecast period of \$360,400.

The Town has identified the need for a provision of \$226,000 for additional space, which includes the recovery of the reserve fund deficit of \$27,515. The net growth-related amount included in the D.C. calculation is \$226,000.

The residential and non-residential allocation for policing services is based on the relationship between population and employment resulting in an allocation of 69% to residential development and 31% to non-residential development.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Policing Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Provision for Additional Space	2022 to 2041	226,000	0	0	226,000	0	0	226,000	155,940	70,060
	Total		226,000	0	0	226,000	0	0	226,000	155,940	70,060

The provision above includes recovery of the reserve fund deficit of \$27,515



5.4.4 Fire Protection Services

St. Marys currently operates its fire services out of one newly expanded fire station, totalling 9,225 sq.ft. of facility space. Over the historical 15-year period, the per capita average level of service was 0.84 sq.ft. which equates to an investment of \$318 per capita. This level of service provides the Town with a maximum D.C.-eligible amount of \$960,453 for recovery over the forecast period.

The fire department has a current inventory of 5 vehicles, resulting in a calculated average level of service of 0.7 vehicles per 1,000 population, and an average level of investment of \$382 per capita. This level of service provides for a D.C. eligible amount of \$1.16 million over the forecast period.

In addition to the vehicles, the Town also provides 375 items of equipment and gear for use in the fire services, with a total value of approximately \$702,900. This results in a calculated average level of service for the historical 15-year period of \$106 per capita, providing for a D.C.-eligible amount over the forecast period of \$321,088 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the 23-year forecast period for fire services is approximately \$2.44 million.

Through discussions with staff, and as a result of the recently completed fire station, no additional capital needs have been identified. The outstanding debt payments related to the fire hall have been included in the D.C. calculations. In total, \$1,009,502 in discounted debt payments have been identified. Of this amount, deductions totalling \$136,300 for post-period benefit have been made. Additionally, the existing reserve fund balance of \$60,872 has been deducted from the calculations. As a result, the net growth-related costs of \$812,330 have been included in the D.C. calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 69% being allocated to residential development and 31% being allocated to non-residential development.



Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Growth Related Principal – Firehall Expansion	2022 to 2045	979,200	132,200	0	847,000	0	0	847,000	584,430	262,570
2	Discounted Growth Related Interest – Firehall Expansion	2022 to 2045	30,302	4,100	0	26,202	0	0	26,202	18,080	8,123
n/a	Reserve Fund Adjustment	n/a	0	0	0	0	60,872	0	(60,872)	(42,002)	(18,870)
	Total		1,009,502	136,300	0	873,202	60,872	0	812,330	560,508	251,822



5.4.5 Water Services

5.4.5.1 Water Facilities

Based on the 23-year forecast period, the Town has identified three water facility capital projects to service the expected future growth. The projects include an additional ground level storage cell, upgrades to the reservoir control, and a provision for upgrades to the booster pump station and water main. The total gross cost of these projects is \$793,900, of which \$24,700 is attributable to existing development. Additionally, \$296,177 has been included to recover the current reserve fund deficit, resulting in a net growth-related amount of \$1,065,377 for inclusion in the D.C. calculations.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 23-year forecast period for water services. The resulting allocation is 69% to residential, and 31% to non-residential.

5.4.5.2 Water Distribution

Based on the 23-year forecast period, the Town has identified six water distribution capital projects to service the expected future growth. The total gross cost of these projects is approximately \$1.16 million, of which \$432,800 is attributable to existing development. Additionally, \$222,007 has been included to recover the current reserve fund deficit, resulting in a net growth-related amount of \$945,898 for inclusion in the D.C. calculations.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 23-year forecast period for water services. The resulting allocation is 69% to residential, and 31% to non-residential.



Table 5-9-A
Infrastructure Cost Included in the Development Charges Calculation
Water Facilities

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
f1	Additional Ground Level Storage Cell	2031	411,600	0	0	411,600	20,600	0	391,000	269,790	121,210
2	Reservoir Control Upgrades	2023	82,300	0	0	82,300	4,100	0	78,200	53,958	24,242
3	Provision for Upgrades to Booster Pump Station and Water Main	2024 to 2030	300,000	0	0	300,000	0	0	300,000	207,000	93,000
n/a	Reserve Fund Adjustment	n/a	296,177	0	0	296,177	0	0	296,177	204,362	91,815
	Total		1,009,077	0	0	1,009,077	24,700	0	1,065,377	735,110	330,267



Table 5-9-B
Infrastructure Cost Included in the Development Charges Calculation
Water Distribution

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Wellington St N (Queen to Bridge)	2022	358,691	0	0	358,691	239,100	0	119,591	82,518	37,073
2	Ingersoll N (Queen to Widder)	2030	86,200	0	0	86,200	57,500	0	28,700	19,803	8,897
3	Wellington St. N. (Parkview to Egan)	2022 to 2026	209,900	0	0	209,900	52,500	0	157,400	108,606	48,794
4	Victoria Street (Water to Church)	2022	233,300	0	0	233,300	11,700	0	221,600	152,904	68,696
5	Samual Street (Railway to Carling)	2022	68,600	0	0	68,600	0	0	68,600	47,334	21,266
6	Huron Street S Upgrade (Jones to Elizabeth)	2022	200,000	0	0	200,000	72,000	0	128,000	88,320	39,680
n/a	Reserve Fund Adjustment	n/a	222,007	0	0	222,007	0	0	222,007	153,185	68,822
	Total		1,378,698	0	0	1,378,698	432,800	0	945,898	652,670	293,228



5.4.6 Wastewater Services

5.4.6.1 Wastewater Treatment

In the 2011 Development Charges Background Study, as amended by O.M.B. decision DC130004 (note, the amending by-law was passed in January 2012), the Town identified a wastewater treatment expansion with a total gross capital cost estimate of \$9.68 million. Of this amount, \$1.67 million was deemed benefit to existing and \$2.48 million was deemed to benefit development in the post-forecast period. Therefore, the net growth-related D.C. amount to be included in the calculations was approximately \$5.53 million. These costs were further updated in the 2017 D.C. background study which provided for a total gross capital cost estimate of \$11.08 million. After deductions, the net growth-related cost included in the D.C. calculations was \$5.77 million.

Since the 2017 D.C. background study, the Town has undertaken a review of the capital needs for the treatment plant expansion. A number of components have now been completed and the remaining works have been separated into two phases. The remaining components of the expansion are identified in further detail below.

Phase 1 Works

Administration Building

In the previous studies, the existing administration building was anticipated to be renovated and expanded. However, Town staff are now anticipating that the administration building will be demolished and replaced with a new facility. The current size of the building is 195 sq.m and the new building will be 327 sq.m. As a result, the benefit to existing deduction is based on the size of the existing facility relative to the new facility.

Grit Removal System & Odour Control

Previously, the scope of the odour control works was for a retrofit of existing infrastructure. The odour control works will be demolished and replaced and will capture odours from a new grit removal facility. As the infrastructure is sized for growth



and will provide the same capacity requirements as the previous scope, the benefit to existing allocation has remained the same.

Phase 2 Works

General Works

Some of the cost related to this item was funded with grant funding therefore the estimated capital cost has decreased. The benefit to existing share remains the same.

Anoxic & Aerobic Tank Additions

The works included in previous D.C. studies related to a new aeration basin to accommodate growth. The updated plans require new tank additions rather than an aeration basin, however, as the capacity impacts are the same, these costs are included as 100% growth-related.

Headworks Upgrades

No change in scope of the project. Costs have been updated and the benefit to existing share remains the same.

Biosolids Management Production

Not included in previous cost estimate. The current Lystek System will be twinned and expanded, and a secondary drum thickener will be added. The benefit to existing share of these costs is based on the current capacity relative to the future capacity to be added.

Aeration Blower Upgrades

No change in scope of the project. Costs have been updated and the benefit to existing share remains the same.

Final Disinfection Improvements

No change in scope of the project. Costs have been updated and the benefit to existing share remains the same.



Electrical System Upgrades

Not included in previous cost estimate. These costs reflect upgrades throughout the plant. The benefit to existing share of these costs is based on the current capacity relative to the future capacity to be added.

System Control Works

No change in scope of the project. Costs have been updated and the benefit to existing share remains the same.

Financing Costs

To finance the capital works, the Town anticipates issuing \$5.00 million in debt in 2024. The incremental growth-related financing costs have been included in the D.C. calculations.

Summary

Based on the above, the total gross cost of these projects (including financing costs) is \$17.77 million, of which approximately \$3.17 million is attributable to existing development. Deductions totalling approximately \$4.47 million have been made to recognize the share of the costs that will benefit growth post 2044. Further, a deduction in the amount of \$1,119,749 has been applied to reflect the balance in the D.C. reserve fund. Therefore the net growth-related capital costs of \$9,004,872 have been included in the D.C. calculations.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 23-year forecast period for water services. The resulting allocation is 69% to residential, and 31% to non-residential.

5.4.6.2 Wastewater Collection

Based on the 23-year forecast period, the Town identified the need for an inflow and infiltration program to accommodate growth and provide for additional capacity in the collection system. The total gross cost of this project is approximately \$137,000, of which \$68,500 is attributable to existing development. The balance of \$33,719 in the



D.C. reserve fund has been deducted from the calculations, resulting in \$34,781 being included in the D.C. calculations.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 23-year forecast period for water services. The resulting allocation is 69% to residential, and 31% to non-residential.



Table 5-10-A
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Treatment

Project Number	Project Number from Previous Study	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	2	Administration Building	2022 to 2024	2,891,000	727,400	0	2,163,600	1,724,000	0	439,600	303,324	136,276
2	12	Grit Removal System & Odour Control	2022 to 2024	5,422,000	1,364,300	0	4,057,700	325,300	0	3,732,400	2,575,356	1,157,044
3	1	General Works	2026 to 2031	625,000	157,300	0	467,700	0	0	467,700	322,713	144,987
4	4	Anoxic & Aerobic Tank Additions	2026 to 2031	3,613,000	909,100	0	2,703,900	0	0	2,703,900	1,865,691	838,209
5	11	Headworks Upgrades	2026 to 2031	486,000	122,300	0	363,700	34,200	0	329,500	227,355	102,145
6	n/a	Biosolids Management Production	2026 to 2031	757,000	190,500	0	566,500	495,200	0	71,300	49,197	22,103
7	5	Aeration Blower Upgrades	2026 to 2031	486,000	122,300	0	363,700	0	0	363,700	250,953	112,747
8	6	Final Disinfection Improvements	2026 to 2031	785,000	197,500	0	587,500	0	0	587,500	405,375	182,125
9	n/a	Electrical System Upgrades	2026 to 2031	794,000	199,800	0	594,200	519,400	0	74,800	51,612	23,188
10	14	System Control Works	2026 to 2031	1,042,000	262,200	0	779,800	72,900	0	706,900	487,761	219,139
n/a	n/a	Financing Costs	2024 to 2038	864,921	217,600	0	647,321	0	0	647,321	446,651	200,669
n/a	n/a	Reserve Fund Adjustment	n/a	0	0	0	0	1,119,749	0	(1,119,749)	(772,627)	(347,122)
		Total		17,765,921	4,470,300	0	13,295,621	4,290,749	0	9,004,872	6,213,362	2,791,510



Table 5-10-B
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Collection

Project Number	Increased Service Needs Attributable to Anticipated Development 2022 to 2044	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Inflow and Infiltration Program	2024	137,000	0	0	137,000	68,500	0	68,500	47,265	21,235
n/a	Reserve Fund Adjustment	n/a	0	0	0	0	33,719	0	(33,719)	(23,266)	(10,453)
	Total		137,000	0	0	137,000	102,219	0	34,781	23,999	10,782



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 to 6-7 calculate the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 23-year planning horizon. Tables 6-8 to 6-10 calculate the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 10-year planning horizon. Table 6-11 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town for Town-wide services over a 5-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development.

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-1 to 6-11.

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

Table 6-12 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-13 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.



Table 6-1a
D.C. Calculation – Town-wide Services – Wastewater Services - 2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
1.1 Wastewater Services - Treatment	\$6,213,362	\$2,791,510
Total	\$6,213,362	\$2,791,510
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$1,508.10	\$2.37

Table 6-1b
D.C. Calculation – Town-wide Services – Wastewater Services - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$3,889
Other Multiples	2.072	\$3,125
Apartments - 2 Bedrooms +	1.652	\$2,491
Apartments - Bachelor and 1 Bedroom	1.206	\$1,819
Special Care/Special Dwelling Units	1.100	\$1,659

Table 6-2a
D.C. Calculation – Town-wide Services – Wastewater Services – 2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq. ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
2.1 Wastewater Services - Sewers	\$23,999	\$10,782
Total	\$23,999	\$10,782
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$5.82	\$0.01

Table 6-2b
D.C. Calculation – Town-wide Services – Wastewater Services - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$15
Other Multiples	2.072	\$12
Apartments - 2 Bedrooms +	1.652	\$10
Apartments - Bachelor and 1 Bedroom	1.206	\$7
Special Care/Special Dwelling Units	1.100	\$6

Table 6-3a
D.C. Calculation – Town-wide Services – Water Services - 2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
3.1 Water Services - Treatment plants and storage	\$735,110	\$330,267
3.2 Water Services - Distribution systems	\$652,670	\$293,228
Total	\$1,387,780	\$623,495
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$336.84	\$0.53



Table 6-3b
D.C. Calculation – Town-wide Services – Water Services - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$869
Other Multiples	2.072	\$698
Apartments - 2 Bedrooms +	1.652	\$556
Apartments - Bachelor and 1 Bedroom	1.206	\$406
Special Care/Special Dwelling Units	1.100	\$371

Table 6-4a
D.C. Calculation Town-wide Services – Services Related to a Highway -
2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
4.1 Services Related to a Highway - Roads and Related	\$2,153,558	\$967,541
Total	\$2,153,558	\$967,541
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$522.71	\$0.82

Table 6-4b
D.C. Calculation Town-wide Services – Services Related to a Highway - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$1,348
Other Multiples	2.072	\$1,083
Apartments - 2 Bedrooms +	1.652	\$864
Apartments - Bachelor and 1 Bedroom	1.206	\$630
Special Care/Special Dwelling Units	1.100	\$575

Table 6-5a
D.C. Calculation Town-wide Services – Public Works -
2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
5.1 Public Works - Services Related to a Highway	\$210,450	\$94,550
Total	\$210,450	\$94,550
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$51.08	\$0.08

Table 6-5b
D.C. Calculation Town-wide Services – Public Works - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$132
Other Multiples	2.072	\$106
Apartments - 2 Bedrooms +	1.652	\$84
Apartments - Bachelor and 1 Bedroom	1.206	\$62
Special Care/Special Dwelling Units	1.100	\$56



Table 6-6a
D.C. Calculation Town-wide Services – Fire Protection Services -
2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
6.1 Fire Protection Services - Fire facilities, vehicles & equipment	\$560,508	\$251,822
Total	\$560,508	\$251,822
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$136.05	\$0.21

Table 6-6b
D.C. Calculation Town-wide Services – Fire Protection Services - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$351
Other Multiples	2.072	\$282
Apartments - 2 Bedrooms +	1.652	\$225
Apartments - Bachelor and 1 Bedroom	1.206	\$164
Special Care/Special Dwelling Units	1.100	\$150

Table 6-7a
D.C. Calculation Town-wide Services – Policing Services -
2022 to 2044
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
7.1 Policing Services - Facilities, vehicles and equipment, small equipment and gear	\$155,940	\$70,060
Total	\$155,940	\$70,060
23 Year Gross Population/G.F.A. Growth (sq.ft.)	4,120	1,178,400
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$37.85	\$0.06

Table 6-7b
D.C. Calculation Town-wide Services – Policing Services - 2022 to 2044
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$98
Other Multiples	2.072	\$78
Apartments - 2 Bedrooms +	1.652	\$63
Apartments - Bachelor and 1 Bedroom	1.206	\$46
Special Care/Special Dwelling Units	1.100	\$42



Table 6-8a
D.C. Calculation Town-wide Services – Parks and Recreation Services -
2022 to 2031
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
8.1 Parks and Recreation Services - Park development, amenities, trails, vehicles, equipment and recreation facilities	\$1,345,086	\$70,794
Total	\$1,345,086	\$70,794
10-Year Gross Population/G.F.A. Growth (sq.ft.)	1,948	560,900
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$690.50	\$0.13

Table 6-8b
D.C. Calculation Town-wide Services – Parks and Recreation Services - 2022 to 2031
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$1,781
Other Multiples	2.072	\$1,431
Apartments - 2 Bedrooms +	1.652	\$1,141
Apartments - Bachelor and 1 Bedroom	1.206	\$833
Special Care/Special Dwelling Units	1.100	\$760

Table 6-9a
D.C. Calculation Town-wide Services – Library Services -
2022 to 2031
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
9.1 Library Services - Library facilities, materials and vehicles	\$798,801	\$42,042
Total	\$798,801	\$42,042
10-Year Gross Population/G.F.A. Growth (sq.ft.)	1,948	560,900
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$410.06	\$0.07

Table 6-9b
D.C. Calculation Town-wide Services – Library Services - 2022 to 2031
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$1,058
Other Multiples	2.072	\$850
Apartments - 2 Bedrooms +	1.652	\$677
Apartments - Bachelor and 1 Bedroom	1.206	\$495
Special Care/Special Dwelling Units	1.100	\$451



Table 6-10a
D.C. Calculation Town-wide Services – Waste Diversion -
2022 to 2031
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
10.1 Waste Diversion Services - Waste diversion facilities, vehicles, equipment and other	\$13,558	\$714
Total	\$13,558	\$714
10-Year Gross Population/G.F.A. Growth (sq.ft.)	1,948	560,900
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$6.96	\$0.00

Table 6-10b
D.C. Calculation Town-wide Services – Waste Diversion - 2022 to 2031
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$18
Other Multiples	2.072	\$14
Apartments - 2 Bedrooms +	1.652	\$11
Apartments - Bachelor and 1 Bedroom	1.206	\$8
Special Care/Special Dwelling Units	1.100	\$8

Table 6-11a
D.C. Calculation Town-wide Services – Child Care and Early Years Programs -
2022 to 2026
Residential D.C. per capita and Non-residential D.C. per sq.ft.

Service/Class of Service	Residential 2022\$ D.C.-Eligible Cost	Non-Residential 2022\$ D.C.-Eligible Cost
11.1 Child Care and Early Years Programs and Services - Facilities, vehicles and equipment	\$22,591	\$0
Total	\$22,591	\$0
5-Year Gross Population/G.F.A. Growth (sq.ft.)	974	280,450
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$23.19	\$0.00

Table 6-11b
D.C. Calculation Town-wide Services – Child Care and Early Years Programs - 2022 to
2026
Residential D.C. by Unit Type

Residential Unit Type	Persons per Unit	D.C. per Unit
Single and Semi-Detached Dwelling	2.579	\$60
Other Multiples	2.072	\$48
Apartments - 2 Bedrooms +	1.652	\$38
Apartments - Bachelor and 1 Bedroom	1.206	\$28
Special Care/Special Dwelling Units	1.100	\$26



Table 6-12
Town of St. Marys
Development Charge Calculation
Total All Services

Service/Class of Service	Residential 2022\$ D.C.- Eligible Cost	Non-Residential 2022\$ D.C.- Eligible Cost	D.C. per S.D.U	D.C. per sq.ft.
Town-wide Services/Classes 23-year	\$10,705,596	\$4,809,761	\$6,702	\$4.08
Town-wide Services/Classes 10-year	\$2,157,445	\$113,550	\$2,856	\$0.20
Town-wide Services/Classes 5-year	\$22,591	\$0	\$60	\$0
Total	\$12,885,632	\$4,923,310	\$9,618	\$4.28



Table 6-13
Town of St. Marys
Gross Expenditure and Sources of Revenue Summary
For Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment	17,765,921	-	4,290,749	-	4,470,300	6,213,362	2,791,510
2. Wastewater Services							
2.1 Sewers	137,000	-	68,500	-	-	47,265	21,235
3. Water Services							
3.1 Treatment plants and storage	1,090,077	-	24,700	-	-	735,110	330,267
3.2 Distribution systems	1,378,698	-	432,800	-	-	652,670	293,228
4. Services Related to a Highway							
4.1 Roads and Related	5,741,600	-	2,620,501	-	-	2,153,558	967,541
5. Public Works							
5.1 Services Related to a Highway	305,000	-	-	-	-	210,450	94,550
6. Fire Protection Services							
6.1 Fire facilities, vehicles & equipment	-	-	-	-	-	-	-
7. Policing Services							
7.1 Facilities, vehicles and equipment, small equipment and gear	113,000	-	-	-	-	77,970	35,030
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, vehicles, equipment and recreation facilities	1,980,000	-	264,120	300,000	-	1,345,086	70,794
9. Library Services							
9.1 Library facilities, materials and vehicles	1,069,000	-	-	-	-	1,015,550	53,450
10. Waste Diversion Services							
10.1 Waste diversion facilities, vehicles, equipment and other	16,000	-	-	-	-	15,200	800
11. Child Care and Early Years Programs and Services							
11.1 Facilities, vehicles and equipment	-	-	-	-	-	-	-
Total Expenditures & Revenues	\$29,596,296	\$0	\$7,701,369	\$300,000	\$4,470,300	\$12,466,221	\$4,658,405



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

7.1 Introduction

Subsection 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.

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

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

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

The rules provided are based on the Town’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213, and 23.



7.2 D.C. By-law Structure

It is recommended that:

- A class of service be established for public works;
- the Town uses a uniform Town-wide D.C. calculation for all municipal services; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation services, library services, and waste diversion services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway, public works, policing services, fire protection services, water services, and wastewater services, a 69% residential/31% non-residential attribution has been made based on a population vs. employment growth ratio over the 23-year forecast period; and
 - for child care and early years programs a 100% residential attribution has been made to recognize use by the residential sector only.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site (within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part), or 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 G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable;



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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

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

b) Non-statutory exemptions:

- Lands, buildings or structures top be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
- non-residential farm buildings constructed for bona fide farm uses;
- an accessory building;
- a home occupation;



- a temporary use permitted under municipal zoning by-law enacted in accordance with section 39 of the Planning Act;
- a temporary building without foundation defined in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site for which development charges have been previously paid.

7.3.5 Phasing in

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

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

7.3.6 Timing of Collection

The D.C.s for all services and classes are calculated, payable, and collected upon issuance of the first building permit for the development. In accordance with s. 27 of the D.C.A., council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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



7.3.7 Indexing

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

7.3.8 The Applicable Areas

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

- all Town-wide services – the full residential and non-residential charge will be imposed on all lands within the Town.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes of Services for Reserve Fund and Credit Purposes

The Town's D.C. collections are currently reserved in ten (10) separate reserve funds: services related to a highway, water services, wastewater services, police services, fire protection services, recreation services, library services, administration, child care, and waste diversion.

It is recommended that the Town rename the police services reserve fund to "Policing Services", recreation services to "Parks and Recreation Services", and child care to "Child Care and Early Years Programs and Services". Further, it is recommended that the Town create a new reserve fund for "Public Works" related to the classes of services required under the D.C.A. as amended.

¹ 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.



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 Town, 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 Town-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, library services, child care, etc.) are not restricted to one specific area and are often used by all residents.

For the reasons noted above, it is recommended that Council continue the approach of providing all services/classes of services on a uniform Town-wide basis.

7.5 Other Recommendations

It is recommended that Council:

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

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

“A Class of service be established for public works;”

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



Appendix B

Level of Service



Appendix B: Level of Service

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)	
Service Related to a Highway	Services Related to a Highway - Roads	\$7,447.60	0.0068	km of roadways	1,095,235	per km	22,521,542
	Services Related to a Highway - Sidewalks and Active Transportation	\$629.00	0.0035	km of sidewalks and active transportation	179,714	per km	1,902,096
	Services Related to a Highway - Traffic Signals & Streetlights	\$677.93	0.0617	No. of Traffic Signals	10,988	per signal	2,050,060
Public Works	Public Works - Facilities	\$1,225.13	4.7766	sq.ft. of building area	256	per sq.ft.	3,704,793
	Public Works - Vehicles & Equipment	\$499.16	0.0029	No. of vehicles and equipment	172,124	per vehicle	1,509,460
Fire Protection	Fire Protection Services - Facilities	\$317.61	0.8358	sq.ft. of building area	380	per sq.ft.	960,453
	Fire Protection Services - Vehicles & Equipment	\$382.19	0.0007	No. of vehicles	545,986	per vehicle	1,155,743
	Fire Protection Services - Small Equipment and Gear	\$106.18	0.0582	No. of equipment and gear	1,824	per item	321,088
Policing	Policing Services - Facilities	\$119.18	0.3844	sq.ft. of building area	310	per sq.ft.	360,400
Parks & Recreation	Parkland Development	\$734.05	0.0082	Acres of Parkland	89,518	per acre	1,059,968
	Parkland Amenities	\$590.93	0.0054	No. of parkland amenities	109,431	per amenity	853,303
	Parkland Trails	\$1,291.97	2.6097	Linear Metres of Paths, Trails, and Bridges	495	per linear m	1,865,605
	Recreation Facilities	\$6,852.82	19.0645	sq.ft. of building area	359	per sq.ft.	9,895,472
	Parks & Recreation Vehicles and Equipment	\$71.82	0.0016	No. of vehicles and equipment	44,888	per vehicle	103,708
Library	Library Services - Facilities	\$229.68	0.7178	sq.ft. of building area	320	per sq.ft.	331,658
	Library Services - Collection Materials	\$429.76	14.4147	No. of library collection items	30	per collection item	620,573
Childcare and Early Years Programs	Child Care and Early Years Programs - Facilities	\$322.27	0.8057	sq.ft. of building area	400	per sq.ft.	232,679
Waste Diversion	Waste Diversion - Contract	\$6.21	0.4140	No. of serviced properties	15	per vehicle	8,967
	Waste Diversion - Recycling Bins	\$2.29	0.0009	No. of items	2,544	per item	3,307
	Waste Diversion - Land	\$3.30	0.0001	Acres of Land	33,000	per acre	4,765



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/lane km)
Arterial Roads	22.62	22.62	22.62	22.62	22.62	22.62	22.62	22.62	22.62	22.75	22.75	22.75	22.75	22.75	22.75	\$1,325,300
Collector Roads	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	23.91	25.75	25.75	25.75	25.75	25.75	\$893,600
Total	46.53	46.66	48.50	48.50	48.50	48.50	48.50									

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0070	0.0070	0.0070	0.0070	0.0070	0.0069	0.0067	0.0066	0.0065	0.0064	0.0067	0.0067	0.0067	0.0066	0.0066

15 Year Average	2007-2021
Quantity Standard	0.0068
Quality Standard	\$1,095,235
Service Standard	\$7,448

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$7,448
Eligible Amount	\$22,521,542



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: km of sidewalks and active transportation

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Concrete Sidewalk	24.10	24.10	24.10	24.10	24.10	24.10	24.10	24.10	24.10	24.10	24.41	24.41	24.41	24.41	24.73	\$181,100
Total	24.10	24.41	24.41	24.41	24.41	24.73										

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0036	0.0036	0.0036	0.0036	0.0036	0.0036	0.0035	0.0034	0.0034	0.0033	0.0034	0.0034	0.0034	0.0033	0.0033

15 Year Average	2007-2021
Quantity Standard	0.0035
Quality Standard	\$179,714
Service Standard	\$629

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$629
Eligible Amount	\$1,902,096



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Traffic Signals	12	12	12	12	12	12	12	12	12	12	12	12	12	12	13	\$189,200
Streetlights	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	\$5,600
Type 1 Pedestrian Crossing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Type 2 Pedestrian Crossing	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$50,000
Total	430	431	431	432												

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0648	0.0647	0.0645	0.0649	0.0646	0.0635	0.0623	0.0613	0.0603	0.0592	0.0593	0.0594	0.0592	0.0590	0.0585

15 Year Average	2007-2021
Quantity Standard	0.0617
Quality Standard	\$10,988
Service Standard	\$678

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$678
Eligible Amount	\$2,050,060



**Town of St. Marys
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	Service to Which Facility Relates	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Sand/Salt Dome	Services Related to a Highway	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	8,080	\$100	\$150
Public Works Facility	Services Related to a Highway	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	18,600	\$300	\$330
Pumphouse #1 Storage Facility - St. George St. North	Water & Wastewater	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$164	\$180
St. Mariah Pumphouse Storage Facility	Water & Wastewater	624	624	624	624	624	624	624	624	624	624	624	624	624	624	624	\$164	\$180
Public Works Garage (located at Landfill)	Services Related to a Highway	-	-	-	-	-	-	-	-	-	-	732	732	732	732	732	\$164	\$180
Cemetery Storage Building	Services Related to a Highway	-	-	-	-	-	-	-	-	-	-	538	538	538	538	538	\$164	\$180
Widder Street Storage Facility	Services Related to a Highway	6,000	6,000	6,000	6,000	6,000	-	-	-	-	-	-	-	-	-	-	\$164	\$180
Total		36,804	36,804	36,804	36,804	36,804	30,804	30,804	30,804	30,804	30,804	32,074	32,074	32,074	32,074	32,074		

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	5.5469	5.5361	5.5245	5.5570	5.5303	4.5467	4.4663	4.3899	4.3203	4.2401	4.4228	4.4277	4.4076	4.3901	4.3425

10 Year Average	2007-2021
Quantity Standard	4.7766
Quality Standard	\$256
Service Standard	\$1,225

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$1,225
Eligible Amount	\$3,704,793



**Town of St. Marys
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	Service to which the Vehicle Relates	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
J-20 - Kubota Tractor	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,600
J-30 - Case Loader	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$381,300
J-40 - Sweeper	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$413,000
J-50 - Trackless	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$199,000
J-90 - Trackless	Services Related to a Highway	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$199,000
J-60 - Backhoe	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
J-75 - Dozer	Services Related to a Highway	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$261,000
T-10 - Dump/Plow 1 Tonne Truck	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
T-20 - International Dump/Plow Truck	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$281,300
T-30 - Freightliner Dump/Plow Truck	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$378,700
T-40 - Freightliner Dump/Plow Truck	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$343,200
T-60 - Ford Dump/Plow 1 Tonne	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
R-10 - Flusher	Water & Wastewater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
R-20 - Chipper	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,800
R-30 - Wacker Roller	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,600
L-10 - GMC Pickup	Services Related to a Highway	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$50,000
L-20 - Dodge 1/2 Tonne Pickup	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
L-30 - Chev Pickup	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
L-80 - Pickup	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Total		20	21	21	21	21	22	22									

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0030	0.0030	0.0030	0.0030	0.0030	0.0030	0.0029	0.0029	0.0028	0.0029	0.0029	0.0029	0.0029	0.0030	0.0030

15 Year Average	2007-2021
Quantity Standard	0.0029
Quality Standard	\$172,124
Service Standard	\$499

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$499
Eligible Amount	\$1,509,460



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Station	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	9,225	\$294	\$380
Total	5,600	9,225															

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.8440	0.8424	0.8406	0.8455	0.8415	0.8266	0.8119	0.7981	0.7854	0.7708	0.7722	0.7731	0.7695	0.7665	1.2490

15 Year Average	2007-2021
Quantity Standard	0.8358
Quality Standard	\$380
Service Standard	\$318

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$318
Eligible Amount	\$960,453



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
2008 Freightliner Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$515,000
1999 Freightliner Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$620,000
1991 Pierce Arrow Aerial	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$1,200,000
2019 E-One 75' Aerial Ladder	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,200,000
1996 GMC Pick-Up	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$62,000
2015 Ford F150 Pick-up	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$62,000
2012 Freightliner M2 Water Tanker	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$400,000
Total	4	4	4	4	4	5	5	5	6	6	5	5	5	5	5	

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007	0.0008	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007

15 Year Average	2007-2021
Quantity Standard	0.0007
Quality Standard	\$545,986
Service Standard	\$382

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$382
Eligible Amount	\$1,155,743



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Self-Contained Breathing Apparatus	22	22	22	22	22	22	22	22	22	20	20	20	20	20	20	\$10,200
SCBA Bottles	60	60	60	60	60	60	60	60	60	40	40	40	40	40	40	\$1,900
Masks	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$500
Lengths of 4" Hi-Vol Hose	30	30	30	30	30	30	30	30	30	20	20	20	20	20	20	\$700
Lengths of 38mm Hose	78	78	78	78	78	78	78	78	78	73	73	73	73	73	73	\$200
Lengths of 65mm Hose	80	80	80	80	80	80	80	80	80	67	67	67	67	67	67	\$400
Breathing Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,600
Sets of Bunker Gear	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$2,700
Boots and Helmets	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$900
Pagers	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$1,000
Radios	19	19	19	19	19	19	19	19	19	16	16	16	16	16	16	\$1,700
Portable Pumps	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$6,900
Low Pressure Air Bags	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$3,000
Cut-Off Saw	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,100
Ram Fan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,900
Thermal Imaging Camera	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,900
Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,800
Extrication Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,000
Stationwear	25	25	25	25	25	25	25	25	25	25	26	26	26	26	26	\$800
Washer & Dryer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000
Total	426	374	374	374	374	374	375									

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0642	0.0641	0.0639	0.0643	0.0640	0.0629	0.0618	0.0607	0.0597	0.0515	0.0516	0.0516	0.0514	0.0512	0.0508

15 Year Average	2007-2021
Quantity Standard	0.0582
Quality Standard	\$1,824
Service Standard	\$106

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$106
Eligible Amount	\$321,088



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
OPP Station	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	500	500	-	-	-	-	-	\$266	\$310
Stratford Police	-	-	-	-	-	-	-	-	-	-	500	500	500	500	500	\$266	\$310
Total	4,450	500															

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.6707	0.6694	0.6680	0.6719	0.6687	0.6568	0.6452	0.6342	0.0701	0.0688	0.0689	0.0690	0.0687	0.0684	0.0677

15 Year Average	2007-2021
Quantity Standard	0.3844
Quality Standard	310
Service Standard	\$119

D.C. Amount (before deductions)	23 Year
Forecast Population	3,024
\$ per Capita	\$119
Eligible Amount	\$360,400



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Town Parks																
Cadzow Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$90,000
St. Marys Quarry	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	5.39	\$90,000
Milt Dunnell Field	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	10.73	\$90,000
Neighbourhood Parks																
Centennial Park	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	2.72	\$90,000
Early Learning Centre	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$90,000
East Ward Park	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	\$90,000
Junction Station Dog Park	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	\$90,000
Kin Park	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	\$90,000
Meadowridge Park	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	4.94	\$90,000
North Ward Park	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	1.73	\$90,000
Skateboard Park	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	\$90,000
Solis Park	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	8.20	\$90,000
Southvale Park	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	2.22	\$90,000
Tennis Court	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	\$90,000
West Ward Park	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$90,000
Parkettes																
Lind Park	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$90,000
Millennium Park	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$90,000
Total	56.87															

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0086	0.0086	0.0085	0.0086	0.0085	0.0084	0.0082	0.0081	0.0080	0.0078	0.0078	0.0079	0.0078	0.0078	0.0077

15 Year Average	2007-2021
Quantity Standard	0.0082
Quality Standard	\$89,518
Service Standard	\$734

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$734
Eligible Amount	\$1,059,968



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Soccer Fields - Full Size - Unlit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$137,000
Soccer Fields - Full Size - Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$343,000
Soccer Fields - Youth Size - Unlit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$69,000
Baseball Diamond - Lit	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$458,000
Baseball Diamond - Unlit	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$117,000
Splash Pad	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$117,000
Tennis Courts - Lit (4 courts)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$551,000
Active Playground Structures	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$79,000
Cadzow Pool & Filter Building	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$555,000
Maintenance/Storage Buildings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,000
Bleachers	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$6,000
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,000
Skate Board Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$206,000
Total	38	37	37	37	37	38										

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0057	0.0056	0.0056	0.0056	0.0056	0.0056	0.0055	0.0054	0.0053	0.0052	0.0052	0.0052	0.0052	0.0052	0.0051

15 Year Average	2007-2021
Quantity Standard	0.0054
Quality Standard	\$109,431
Service Standard	\$591

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$591
Eligible Amount	\$853,303



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ Linear Metre)
Riverview Walkway	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$30
Grand Trunk Trail	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,470	2,970	2,970	\$30
The Loop trail	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	\$30
Taylor Trail	-	-	-	-	-	-	-	-	300	300	300	300	300	300	300	\$30
Sarnia Bridge (Grand Trunk Trail)	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	\$37,000
Emily St Overpass (Grand Trunk Trail)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$33,000
Total	18,000	18,300	18,300	18,300	18,300	18,300	18,800	18,800								

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	2.7129	2.7076	2.7019	2.7178	2.7047	2.6568	2.6098	2.5652	2.5666	2.5189	2.5234	2.5262	2.5148	2.5732	2.5454

15 Year Average	2007-2021
Quantity Standard	2.6097
Quality Standard	\$495
Service Standard	\$1,292

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$1,292
Eligible Amount	\$1,865,605



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Pyramid Recreation Centre	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	115,000	\$335	\$370
Youth Centre (217 Park Street)	3,498	3,498	3,498	3,498	3,498	3,498	3,498	-	-	-	-	-	-	-	-	\$320	\$360
Lawn Bowling Clubhouse	775	775	775	775	775	775	775	775	775	775	775	775	775	775	775	\$116	\$130
Kinsmen Hall (Pavilion at PRC)	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	3,165	\$24	\$30
Lind Sportsplex	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	12,300	\$325	\$360
Total	134,738	131,240															

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	20.3071	20.2674	20.2248	20.3439	20.2461	19.8875	19.5357	18.7031	18.4067	18.0646	18.0970	18.1170	18.0348	17.9633	17.7687

15 Year Average	2007-2021
Quantity Standard	19.0645
Quality Standard	\$359
Service Standard	\$6,853

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$6,853
Eligible Amount	\$9,895,472



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
L-40 - Pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
L-50 - Pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
L-70 - Pick-up	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
J-5 Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,600
Ice Resurfacer (Olympia Millenium series)	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$114,400
Zamboni Resurfacer (Model 525)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$114,400
Zamboni Ice Edger	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,700
Olympia Ice Edger	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$7,700
Floor Scrubber-Convertamatic 24DC	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$22,600
Floor Scrubber-Nobles SS2001 equivalent	1	1	2	2	2	2	2	2	2	2	-	-	-	-	-	\$4,500
Floor Scrubber - Viper Fang 26T	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$11,000
Floor Scrubber - Nobles Speed Scrub	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$10,300
Scissor Lift	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Karcher B60 Scrubber	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$22,600
Zamboni Resurfacer (2016)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$120,100
Zamboni Resurfacer (2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$105,000
Total	8	10	11	12	12	12	13	13	13	13	11	11	11	11	11	

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0012	0.0015	0.0017	0.0018	0.0018	0.0018	0.0019	0.0019	0.0018	0.0018	0.0015	0.0015	0.0015	0.0015	0.0015

15 Year Average	2007-2021
Quantity Standard	0.0016
Quality Standard	\$44,888
Service Standard	\$72

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$72
Eligible Amount	\$103,708



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
St. Marys Public Library	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	5,005	\$266	\$320
Total	5,005																

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.7543	0.7529	0.7513	0.7557	0.7521	0.7387	0.7257	0.7133	0.7020	0.6889	0.6902	0.6909	0.6878	0.6851	0.6776

15 Year Average	2007-2021
Quantity Standard	0.7178
Quality Standard	\$320
Service Standard	\$230

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$230
Eligible Amount	\$331,658



**Town of St. Marys
Service Standard Calculation Sheet**

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Books	35,829	29,753	29,988	32,605	30,834	29,576	28,846	28,846	26,516	26,516	30,341	30,812	29,619	28,854	27,947	\$40
E-collection	-	-	-	-	23,543	45,223	29,677	29,677	42,598	42,598	47,225	51,515	56,968	68,913	77,293	\$45
Databases	10	138	58	58	19	14	14	14	18	18	17	19	22	12	12	\$1,200
CD ROM and DVDs	39	49	2,608	3,061	3,872	3,952	3,673	3,673	4,805	4,805	1,075	1,097	3,338	3,065	3,620	\$25
E-Periodicals	16,767	17,625	18,483	18,483	15,824	20,998	30,375	39,752	49,129	49,129	49,129	49,129	49,129	49,129	49,129	\$5.54
Periodicals	1,722	138	82	82	-	-	-	-	-	-	-	-	-	-	-	\$10
Total	54,367	47,703	51,219	54,289	74,092	99,763	92,585	101,962	123,066	123,066	127,787	132,572	139,076	149,973	158,001	

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	8.1940	7.1755	7.6882	8.1970	11.1333	14.7252	13.4240	14.5307	17.2603	16.9396	17.6209	18.3009	19.1117	20.5274	21.3920

15 Year Average	2007-2021
Quantity Standard	14.4147
Quality Standard	\$30
Service Standard	\$430

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$430
Eligible Amount	\$620,573



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Child Care and Early Years Programs - Facilities
Unit Measure: sq.ft. of building area

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Daycare Building 121 Ontario St	5,242	5,242	5,442	5,442	5,442	5,442	5,442	5,442	5,442	5,442	-	-	-	-	-	\$357	\$400
Little Falls Holy Name of Mary Catholic School	-	-	-	-	-	-	-	-	-	-	6,023	6,023	6,023	6,023	6,323	\$357	\$400
Total	5,242	5,242	5,442	6,023	6,023	6,023	6,023	6,323									

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.7901	0.7885	0.8169	0.8217	0.8177	0.8032	0.7890	0.7755	0.7633	0.7491	0.8305	0.8314	0.8277	0.8244	0.8561

15 Year Average	2007-2021
Quantity Standard	0.8057
Quality Standard	\$400
Service Standard	\$322

D.C. Amount (before deductions)	5 Year
Forecast Population	722
\$ per Capita	\$322
Eligible Amount	\$232,679



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Waste Diversion - Contract
Unit Measure: No. of serviced properties

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Household)
Recycling Contract (Capital Portion)	2,645	2,665	2,685	2,705	2,725	2,788	2,851	2,914	2,977	3,025	3,045	3,065	3,085	3,105	3,125	\$15
Total	2,645	2,665	2,685	2,705	2,725	2,788	2,851	2,914	2,977	3,025	3,045	3,065	3,085	3,105	3,125	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	2,645	2,665	2,685	2,705	2,725	2,788	2,851	2,914	2,977	3,025	3,045	3,065	3,085	3,105	3,125	

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.3986	0.4009	0.4030	0.4084	0.4095	0.4115	0.4134	0.4153	0.4175	0.4164	0.4199	0.4231	0.4239	0.4250	0.4231

15 Year Average	2007-2021
Quantity Standard	0.4140
Quality Standard	\$15
Service Standard	\$6

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$6
Eligible Amount	\$8,967



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Waste Diversion - Recycling Bins
Unit Measure: No. of items

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Item)
Public Dropoff Bins (Recycling)	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$2,000
Electronic Waste Bins	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$4,000
Total	6															
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	6															

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

15 Year Average	2007-2021
Quantity Standard	0.0009
Quality Standard	\$2,544
Service Standard	\$2

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$2
Eligible Amount	\$3,307



**Town of St. Marys
Service Standard Calculation Sheet**

Service: Waste Diversion - Land
Unit Measure: Acres of Land

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Waste Diversion Portion of Landfill Site	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$50,000
Total	0.46															
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion	0.46															

Population	6,635	6,648	6,662	6,623	6,655	6,775	6,897	7,017	7,130	7,265	7,252	7,244	7,277	7,306	7,386
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

15 Year Average	2007-2021
Quantity Standard	0.0001
Quality Standard	\$33,000
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population	1,444
\$ per Capita	\$3
Eligible Amount	\$4,765



Table C-2
Town of St. Marys
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment	13,475,172	436,935	540,721	977,656
2. Wastewater Services				
2.1 Sewers	34,781	1,589	279,771	281,360
3. Water Services				
3.1 Treatment plants and storage	1,065,377	20,625	409,475	430,100
3.2 Distribution systems	945,898	16,797	139,423	156,220
4. Services Related to a Highway				
4.1 Roads and Related	3,121,099	132,730	886,572	1,019,302
5. Public Works				
5.1 Services Related to a Highway	305,000	14,886	148,019	162,905
6. Fire Protection Services				
6.1 Fire facilities, vehicles & equipment	948,630	-	246,921	246,921
7. Policing Services				
7.1 Facilities, vehicles and equipment, small equipment and gear	226,000	7,847	435,137	442,984
8. Parks and Recreation Services				
8.1 Park development, amenities, trails, vehicles, equipment and recreation facilities	1,715,880	84,190	552,137	636,327
9. Library Services				
9.1 Library facilities, materials and vehicles	840,843	47,730	132,339	180,069
10. Waste Diversion Services				
10.1 Waste diversion facilities, vehicles, equipment and other	14,272	510	48,482	48,992
11. Child Care and Early Years Programs and Services				
11.1 Facilities, vehicles and equipment	22,591	-	268,869	268,869
Total	22,715,543	763,839	4,087,866	4,851,705



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

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office and that other posting requirements may be provided in the regulations. Further, through Bill 23, municipalities are now required to allocation at least 60% of their opening balances each year for water, wastewater, and services related to a highway.

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:



Figure 1
Town of St. Marys
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates												Total	
	Services Related to a Highway	Public Works	Water Services - Treatment plants and storage	Water Services - Distribution systems	Wastewater Services - Treatment	Wastewater Services - Sewers	Policing Services	Fire Protection Services	Parks and Recreation Services	Library Services	Child Care and Early Years Programs and Services	Waste Diversion Services		
Opening Balance, January 1, _____														0
<u>Plus:</u>														
Development Charge Collections														0
Accrued Interest														0
Repayment of Monies Borrowed from Fund and Associated Interest ¹														0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>Less:</u>														
Amount Transferred to Capital (or Other) Funds ²														0
Amounts Refunded														0
Amounts Loaned to Other D.C. Service Category for Interim Financing														0
Credits ³														0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



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

Commensurate with the above, the Town prepared an A.M.P. in 2016, and undertook an update the A.M.P in 2018 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2022 \$) 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 Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2022 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 \$5.55 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 \$7.80 million. This amount, totalled with the existing operating revenues of \$25.68 million, provide annual revenues of \$33.47 million by the end of the period.



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

Town of St. Marys
Asset Management – Future Expenditures and Associated Revenues
2022\$

Future Expenditures and Associated Revenues	2044 (Total)
Annual Debt Payment on Non-Growth Related Capital ¹	\$387,599
Annual Debt Payment on Post Period Capital ²	\$312,921
Annual Lifecycle - Town-wide Services	\$763,839
Incremental Operating Costs (for D.C. Services)	\$4,087,866
Total Expenditures	\$5,552,226
Total Existing Revenue ³	\$25,676,951
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$7,797,688
Total Revenues	\$33,474,639

1 Non-Growth-Related component of Projects

2 Interim Debt Financing for Post Period Benefit

3 As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



Appendix G: Proposed D.C. By-law

BY-LAW ----

THE CORPORATION OF THE TOWN OF ST. MARYS

A by-law for the imposition of development charges

WHEREAS the Town of St. Marys has and will continue to experience growth through development;

AND WHEREAS development requires the provision of physical and other services by the Town;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth related demands for, or the burden on, Town services does not place an undue financial burden on the Town or its taxpayers;

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

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

AND WHEREAS Council has before it a report entitled “Town of St. Marys Development Charge Background Study” prepared by Watson and Associates Economists Ltd. dated October 11, 2022, as amended December 6, 2022;

AND WHEREAS the Council of The Town of St. Marys has given notice of and held a public meeting on the 22nd day of November 2022 in accordance with the Act and the regulations thereto;

AND WHEREAS the Council of The Town of St. Marys has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on November 22, 2022;

AND WHEREAS the Council of The Corporation of the Town of St. Marys on November 22, 2022 determined that no additional public meeting was required to be held as part of the approval process;



NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF ST. MARYS HEREBY ENACTS AS FOLLOWS:

1. DEFINITIONS

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

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

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

“Affordable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

“Agricultural use” means a bona fide farming operation;

“Apartment Dwelling” means a Residential Dwelling within a building containing five or more Dwelling Units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

“Bedroom” means a habitable room larger than seven square meters, including a den, study, or other similar area, which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

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

“Bona Fide Farm Use” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs on lands assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation pursuant to the Assessment Act, R.S.O. 1990, c.A.31, as amended;



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

“Capital Cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board, as required for provision of services designate in this by-law within or outside the Town,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated life of seven years or more,
 - (ii) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P.44, as amended, or any successor thereof; and
- (e) interest on borrowing for those expenditures under clauses (a) to (d) above that are growth-related;

"Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child, Youth and Family Services Act, 2017, S.O. 2017, C. 14, Sched. 1, a psychiatric facility under the Mental Health Act, R.S.O. 1990, c. M.7, long-term care home under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12;

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the Development Charges Act;

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



“Council” means the Council of the Town of St. Marys;

“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 the effect of increasing the size of usability thereof, and includes redevelopment;

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

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

“Dwelling, senior citizens” means a dwelling unit used for the purpose of providing accommodation and related facilities for persons of retirement age, and which is owned and operating by a private or government authority, but does not include a nursing home or a home for the aged as defined by the Town of St. Marys Comprehensive Zoning By-law;

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

“Existing industrial building” means a building or buildings existing on a site in the Town of St. Marys on January 1st, 2012 or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to January 1, 2012 for which full development charges were paid, and is used for or in connection with,

- a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,
- b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or



- d) office or administrative purposes, if they are,
 - (i) carried out with respect to the manufacturing or warehousing; and,
 - (ii) in or attached to the building or structure used for such manufacturing or warehousing;

“Farm building” means that part of a bona fide farming operating encompassing barns, silos and other ancillary development to an agricultural use, but does not include a residential use;

“Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

“Gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

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

- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

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

“Local Board” means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof or any local board as defined in the Development Charges Act, 1997, S.O. 1997, c.27, as amended;

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

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

“Municipality” means the Corporation of the Town of St. Marys;

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

(a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;

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

(c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

“Non-profit organization” means:

i) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;



ii) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;

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

“Nursing home” means any premises maintained and operated for persons requiring nursing care or in which such care is provided to two or more unrelated persons, but does not include any premises falling under the jurisdiction of Acts as provided for in the Town Comprehensive Zoning By-law;

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

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

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

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

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

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

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

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

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

"Retirement home or lodge" means a residential building or the portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall, but do not include



private culinary facilities and instead where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

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

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

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

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

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

“Special care/special dwelling” means:

a) a building containing two or more dwelling units, which units have a common entrance from street level:

i) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;

ii) which may or may not have exclusive sanitary and/or culinary facilities;

iii) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and

iv) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels;

and includes but is not limited to, retirement homes or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;

b) a building that is a student residence.



“Town” means the area within the geographic limits of the Town of St. Marys; and

“Zoning By-Law” means the Zoning By-Law of the Town of St. Marys, or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES AND CLASSES OF SERVICES

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

- a) Services Related to a Highway
- b) Public Works
- c) Fire Protection Services
- d) Policing Services
- e) Parks and Recreation Services
- f) Library Services
- g) Child Care and Early Years Programs
- h) Waste Diversion
- i) Water Services - Treatment plants and storage
- j) Water Services - Distribution systems
- k) Wastewater Services – Sewers; and
- l) Wastewater Services – Treatment.

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

3. APPLICATION OF BY-LAW RULES

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

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



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Town of St. Marys whether or not the land or use thereof is exempt from Development Charges under section 3 of this by-law or from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) a municipality or a local board thereof;
 - (b) a board of education as defined by the Education Act;
 - (c) the Corporation of the County of Perth or a local board thereof;
 - (d) the Crown in right of Ontario or the Crown in right of Canada;
 - (e) a dwelling unit used exclusively for the purposes of non-profit assisted rental housing which is 100% funded by the County of Perth or the Crown in the right of Ontario or Canada;
 - (f) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
- 3.4. (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
 - (ii) the approval of a minor variance under section 45 of the Planning Act;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (iv) the approval of a plan of subdivision under section 51 of the Planning Act;
 - (v) a consent under section 53 of the Planning Act;



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

Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (a) an enlargement to an existing dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- 3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:
- (a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
 - (b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.



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

3.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

3.8 Exemption for Industrial Development:

- 3.8.1 Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.



- 3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - 2) divide the amount determined under subsection 1) by the amount of the enlargement
- 3.9 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in section 1 herein.
- 3.10 Other Exemptions:
- Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- a) lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
 - b) non-residential farm buildings constructed for bona fide farm uses;
 - c) an accessory building;
 - d) a Home Occupation;
 - e) a temporary use permitted under municipal zoning by-law enacted in accordance with section 39 of the Planning Act;
 - f) a temporary building without foundation defined in the Building Code for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site for which development charges have been previously paid; or
 - g) non-profit housing; or
 - h) Affordable units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act.

3.10.1 Discounts for Rental Housing (for profit)



The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

3.10.2 Other Exemptions (upon proclamation):

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:

- a) Affordable residential units; or
- b) Attainable residential units.

Amount of Charges

Residential

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

Non-Residential

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

Mandatory Phase-in

3.13 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):

- (a) Year 1 - 80 per cent;



- (b) Year 2 – 85 per cent;
- (c) Year 3 – 90 per cent;
- (d) Year 4 – 95 per cent;
- (e) Year 5 through 10 – 100 per cent.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

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

Time of Payment of Development Charges

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.16 Notwithstanding subsection 3.15 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with section 26.3 of the Act.



- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with section 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest in accordance with section 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.
- 3.18 Despite sections 3.15 to 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the 1st of January, 2023 and each year thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule A - Components of Services Designated in section 2.1

Schedule B - Residential and Non-Residential Development Charges

7. CONFLICTS

- 7.1 Where the Town of St. Marys and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or



more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect at 12:01 AM on January 1, 2023 and will be indexed as per section 5.1.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire at 12:01 AM on December 31, 2032 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law 99-2017 is hereby repealed as of the date and time of this By-law coming into force.

Read a first and second time this 13th day of December, 2022.

Read a third and final time and passed this 13th day of December, 2022.

Mayor

Clerk



SCHEDULE “A” TO BY-LAW ___-_____

COMPONENTS OF SERVICES AND CLASSES OF SERVICES DESIGNATED IN SUBSECTION 2.1

- Services Related to a Highway (Roads, Sidewalks, Traffic Signals and Streetlights)
- Public Works Facilities and Vehicles
- Fire Protection Services (Fire Facilities, vehicles, and equipment)
- Policing Services (Police Facilities)
- Parks and Recreation Services (Parkland Development, Amenities, Trails, Vehicles, and Recreation Facilities).
- Library (Facilities and Collection Materials)
- Child Care and Early Years (Facilities)
- Waste Diversion (Contract and Land)
- Water Services (Treatment and Storage)
- Water Services (Distribution)
- Wastewater Services (Sewers)
- Wastewater Services (Treatment)



SCHEDULE “B”

BY-LAW NUMBER __ - ____

SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	Single and Semi-Detached Dwelling	Other Multiples	Apartments 2+ Bedrooms	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Non-Residential (per sq.ft. of Gross Floor Area)
Services Related to a Highway	1,348	1,083	863	630	575	0.82
Public Works	132	106	85	62	56	0.08
Fire Protection Services	351	282	225	164	150	0.21
Policing Services	98	79	63	46	42	0.06
Parks and Recreation Services	1,781	1,431	1,141	833	760	0.13
Library Services	1,057	849	677	494	451	0.07
Child Care and Early Years Programs	60	48	38	28	26	0.00
Waste Diversion	18	14	12	8	8	0.00
Water Services - Treatment plants and storage	460	370	295	215	196	0.28
Water Services - Distribution systems	409	328	262	191	174	0.25
Wastewater Services - Sewers	15	12	10	7	6	0.01
Wastewater Services - Treatment	3,889	3,124	2,491	1,819	1,659	2.37
Total Town-Wide Services	9,618	7,726	6,162	4,497	4,103	4.28