



 **Watson  
& Associates**  
ECONOMISTS LTD.

# Development Charges Background Study

Township of Asphodel-Norwood

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October 13, 2023

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# Table of Contents

	Page
<b>1. Introduction.....</b>	<b>1-1</b>
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the Development Charges Act, 1997 .....	1-3
1.3.1 More Homes, More Choice Act, 2019 .....	1-4
1.3.2 Plan to Build Ontario Together Act, 2019.....	1-4
1.3.3 COVID-19 Economic Recovery Act, 2020 .....	1-5
1.3.4 Better for People, Smarter for Business Act, 2020.....	1-6
1.3.5 More Homes for Everyone Act, 2022 .....	1-7
1.3.6 More Homes Built Faster Act, 2022 .....	1-7
<b>2. Current Township of Asphodel-Norwood Development Charges Policies .....</b>	<b>2-1</b>
2.1 By-law Enactment.....	2-1
2.2 Services Covered .....	2-1
2.3 Current Development Charge Rates.....	2-1
2.4 Indexing .....	2-2
2.5 Timing of D.C. Calculation and Payment .....	2-2
2.6 Redevelopment Credit .....	2-3
2.7 Other Credits .....	2-3
2.8 Exemptions .....	2-3
<b>3. Anticipated Development in the Township of Asphodel-Norwood .....</b>	<b>3-2</b>
3.1 Requirement of the Act .....	3-2
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast .....	3-2
3.3 Summary of Growth Forecast.....	3-3
<b>4. The Approach to the Calculation of the Charge .....</b>	<b>4-1</b>
4.1 Introduction .....	4-1
4.2 Services Potentially Involved .....	4-1



# Table of Contents (Cont'd)

	Page
4.3	Increase in the Need for Service..... 4-1
4.4	Local Service Policy..... 4-5
4.5	Capital Forecast..... 4-5
4.6	Treatment of Credits ..... 4-6
4.7	Classes of Services ..... 4-7
4.8	Eligible Debt and Committed Excess Capacity ..... 4-7
4.9	Existing Reserve Funds ..... 4-7
4.10	Deductions..... 4-8
4.10.1	Reduction Required by Level of Service Ceiling ..... 4-9
4.10.2	Reduction for Uncommitted Excess Capacity ..... 4-9
4.10.3	Reduction for Benefit to Existing Development..... 4-10
4.10.4	Reduction for Anticipated Grants, Subsidies and Other Contributions..... 4-11
4.11	Municipal-wide vs. Area Rating..... 4-11
4.12	Allocation of Development ..... 4-11
4.13	Mandatory Phase-in of a D.C..... 4-11
4.14	Mandatory Discount for Rental Housing Development ..... 4-12
<b>5.</b>	<b>Development Charge Eligible Cost Analysis by Service ..... 5-1</b>
5.1	Introduction..... 5-1
5.2	Service Levels and 10-Year Capital Costs for D.C. Calculation..... 5-1
5.2.1	Services Related to a Highway ..... 5-1
5.2.2	Fire Protection Services..... 5-2
5.2.3	Parks and Recreation Services..... 5-2
5.2.4	Library Services ..... 5-3
5.2.5	Waste Diversion Services ..... 5-4
<b>6.</b>	<b>D.C. Calculation ..... 6-1</b>
<b>7.</b>	<b>D.C. Policy Recommendations and D.C. By-law Rules ..... 7-1</b>
7.1	Introduction..... 7-1
7.2	D.C. By-law Structure ..... 7-2
7.3	D.C. By-law Rules..... 7-2
7.3.1	Payment in any Particular Case..... 7-2
7.3.2	Determination of the Amount of the Charge..... 7-2
7.3.3	Application to Redevelopment of Land (Demolition and Conversion)..... 7-3
7.3.4	Exemptions (full or partial) ..... 7-3
7.3.5	Mandatory Phasing in ..... 7-4
7.3.6	Timing of Collection ..... 7-5
7.3.7	Indexing ..... 7-5
7.3.8	D.C Spatial Applicability..... 7-5



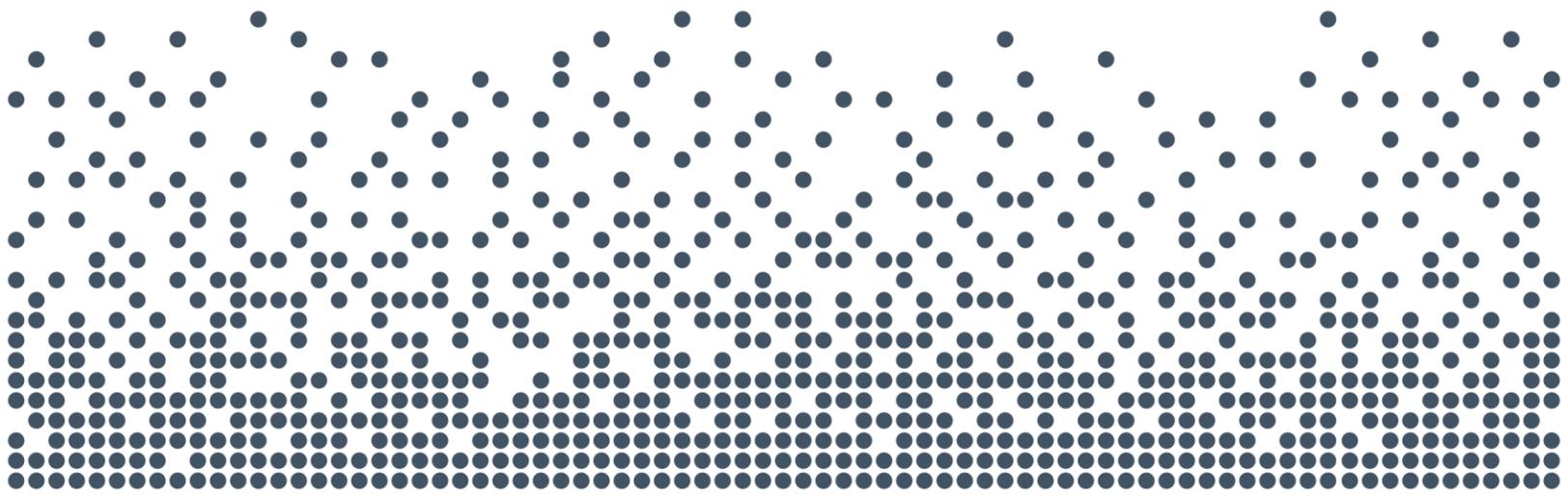
# Table of Contents (Cont'd)

	Page
7.4 Other D.C. By-law Provisions .....	7-6
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-6
7.4.2 By-law In-force Date .....	7-6
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing .....	7-6
7.5 Other Recommendations .....	7-7
<b>8. By-law Implementation .....</b>	<b>8-1</b>
8.1 Public Consultation Process .....	8-1
8.1.1 Introduction .....	8-1
8.1.2 Public Meeting of Council.....	8-1
8.1.3 Other Consultation Activity.....	8-1
8.2 Anticipated Impact of the Charge on Development.....	8-2
8.3 Implementation Requirements .....	8-3
8.3.1 Introduction .....	8-3
8.3.2 Notice of Passage.....	8-3
8.3.3 By-law Pamphlet.....	8-3
8.3.4 Appeals.....	8-4
8.3.5 Complaints.....	8-4
8.3.6 Credits .....	8-5
8.3.7 Front-Ending Agreements.....	8-5
8.3.8 Severance and Subdivision Agreement Conditions .....	8-5
<b>Appendix A Background Information on Residential and Non-Residential Growth Forecast.....</b>	<b>A-1</b>
<b>Appendix B Level of Service .....</b>	<b>B-1</b>
<b>Appendix C Long-Term Capital and Operating Cost Examination.....</b>	<b>C-1</b>
<b>Appendix D Local Service Policy .....</b>	<b>D-1</b>
<b>Appendix E Asset Management Plan.....</b>	<b>E-1</b>
<b>Appendix F Proposed D.C. By-law – Services Related to a Highway .....</b>	<b>F-1</b>
<b>Appendix G Proposed D.C. By-law – Fire Protection Services.....</b>	<b>G-1</b>
<b>Appendix H Proposed D.C. By-law – Parks and Recreation Services .....</b>	<b>H-1</b>
<b>Appendix I Proposed D.C. By-law – Library Services.....</b>	<b>I-1</b>
<b>Appendix J Proposed D.C. By-law – Waste Diversion Services .....</b>	<b>J-1</b>



## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
ERASE	Environmental, Remediation, and Site Enhancement
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m.	square metre



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) and, accordingly, recommends development charges (D.C.s) and policies for the Township of Asphodel-Norwood (Township).

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process in 2023. Watson worked with the Township's staff in preparing the D.C. analysis and policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-laws, to be made available to the public as part of the approval process, are included as Appendices F through J.

The background study is designed to set out sufficient background on the legislation, the Township's current D.C. policies (Chapter 2), and the policies underlying the proposed by-laws, to make the exercise understandable to those who are involved. The D.C. background study addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy. The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge.



## 1.2 Summary of the Process

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The public meeting required under Section 12 of the D.C.A. will be scheduled for November 14, 2023. Its purpose is to present the background study and draft D.C. by-laws to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed policies contained within the draft D.C. by-laws. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-laws will be available for public review on October 13, 2023. This timing of release also complies with the legislative requirement that the background study will be available for public review at least 60 days prior to by-law passage. The Township anticipates Council consideration of the D.C. By-law for adoption on December 12, 2023.

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

- Township consideration of responses received prior to, at, or immediately following the public meeting;
- Finalization of the D.C. Background Study and By-Law to address any required changes; and
- Council consideration of the D.C. By-laws, anticipated to occur on December 12, 2023.

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



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

Process Steps	Dates
1. Data collection, staff review, D.C. calculations and policy work	July 2023 to October 2023
2. Public release of final D.C. Background Study and proposed by-law	October 13, 2023
3. Public meeting advertisement placed in newspaper(s)	By October 24, 2023
4. Public meeting of Council	November 14, 2023
5. Council considers adoption of background study and passage of by-laws	December 12, 2023
6. Newspaper notice given of by-law(s) passage	By 20 days after passage
7. Last day for by-law(s) appeal	40 days after passage
8. Township makes pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

### 1.3 Changes to the Development Charges Act, 1997

Over the past several years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- More Homes, More Choice Act, 2019;
- Plan to Build Ontario Together Act, 2019;
- COVID-19 Economic Recovery Act, 2020;
- Better for People, Smarter for Business Act, 2020;
- More Homes for Everyone Act, 2022; and
- More Homes Built Faster Act, 2022.



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

### **1.3.1 *More Homes, More Choice Act, 2019***

The Province introduced Bill 108, *More Homes, More Choice Act*, which proposed changes to the D.C.A. as part of the province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The *More Homes, More Choice Act* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will be payable in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act*, as summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges that were in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.

### **1.3.2 *Plan to Build Ontario Together Act, 2019***

- The *Plan to Build Ontario Together Act, 2019* provided further amendments to the D.C.A. and the *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act*.



### **1.3.3 COVID-19 Economic Recovery Act, 2020**

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The *COVID-19 Economic Recovery Act* further revised some of the proposed changes identified in the *More Homes, More Choice Act* and *Plan to Build Ontario Together Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

#### **1.3.3.1 List of D.C. Eligible Services**

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- Provincial Offences Act services;



- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

### 1.3.3.2 *Classes of D.C. Services*

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

- 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 as 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 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.

### 1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional residential units have been made under the *More Homes Built Faster Act*, as summarized in subsection 1.3.6 below.

### 1.3.4 ***Better for People, Smarter for Business Act, 2020***

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the developments of land intended for use by a university that receives operating funds from the Government from the payment of



D.C.s. As a result, this mandatory exemption is included in the Township's draft D.C. by-laws.

### **1.3.5 *More Homes for Everyone Act, 2022***

On April 14, 2022, the *More Homes for Everyone Act, 2022* received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

### **1.3.6 *More Homes Built Faster Act, 2022***

The *More Homes Built Faster Act, 2022*, received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:

#### **1.3.6.1 *Additional Residential Unit Exemption***

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.



- Exemption for additional residential units in existing and new residential buildings
  - The following developments will be exempt from a D.C.:
    - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
    - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
    - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

### *1.3.6.2 Removal of Housing as an Eligible D.C. Service*

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

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

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.



- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

#### *1.3.6.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period*

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

#### *1.3.6.5 Revised Definition of Capital Costs*

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

#### *1.3.6.6 Mandatory Phase-in of a D.C.*

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

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

#### *1.3.6.7 D.C. By-law Expiry*

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.



### *1.3.6.8 Installment Payments*

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

### *1.3.6.9 Rental Housing Discount*

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

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

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

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per the *More Homes Built Faster Act, 2022*, the maximum interest rate is set at the average prime rate plus one percentage point. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### *1.3.6.11 Requirement to Allocate Funds Received*

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



# Chapter 2

## Current Township of Asphodel-Norwood Development Charges Policies



## 2. Current Township of Asphodel-Norwood Development Charges Policies

### 2.1 By-law Enactment

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On November 13, 2018, the Township of Asphodel-Norwood passed By-law 2018-57 under the D.C.A., 1997. The by-law came into effect January 1, 2019 and imposes development charges by service for Township-wide services, as well as area-specific charges in the Village of Norwood. By-law 2018-57 is set to expire at 12:01 a.m. on January 1, 2024.

### 2.2 Services Covered

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The following services are covered under By-law 2018-57:

#### Township-wide Services

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Planning and Development;
- Emergency Measures;
- By-law Enforcement;
- Health Services; and
- Cemetery Services.

#### Area-specific Services – Village of Norwood

- Streetlighting and Sidewalks; and
- Stormwater Management.

### 2.3 Current Development Charge Rates

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Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

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**Table 2-1**  
**Township of Asphodel-Norwood Current Development Charges**

Service	Residential				Non-Residential per sq.ft.	Green Energy	
	Single Detached Dwelling	Semi-Detached Dwelling	Townhouse or Apartment Unit	Accessibility Apartment Unit		Solar (per 500kW)	Wind (per Turbine)
<b>Municipal Wide Services:</b>							
Transportation Services	\$ 3,325	\$ 2,660	\$ 1,507	\$ 1,108	\$ 0.31	\$ 4,578	\$ 4,578
Fire Services	\$ 1,854	\$ 1,483	\$ 840	\$ 618	\$ 0.15	\$ 2,552	\$ 2,552
Recreation and Cultural Services	\$ 1,385	\$ 1,108	\$ 628	\$ 462	\$ -	\$ -	\$ -
Library Services	\$ 388	\$ 310	\$ 176	\$ 129	\$ -	\$ -	\$ -
Planning and Development	\$ 67	\$ 53	\$ 30	\$ 22	\$ -	\$ 92	\$ 92
Emergency Measures	\$ 32	\$ 25	\$ 14	\$ 11	\$ -	\$ -	\$ -
By-law Enforcement	\$ 23	\$ 19	\$ 11	\$ 8	\$ -	\$ -	\$ -
Health Services	\$ 37	\$ 30	\$ 17	\$ 12	\$ -	\$ -	\$ -
Cemetery Services	\$ 140	\$ 112	\$ 64	\$ 47	\$ -	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 7,250</b>	<b>\$ 5,800</b>	<b>\$ 3,287</b>	<b>\$ 2,417</b>	<b>\$ 0.46</b>	<b>\$ 7,221</b>	<b>\$ 7,221</b>
<b>Area Specific Services (Village of Norwood):</b>							
Streetlighting and Sidewalks	\$ 578	\$ 462	\$ 262	\$ 193	\$ 0.08	\$ -	\$ -
Stormwater Management	\$ 1,326	\$ 1,061	\$ 601	\$ 442	\$ 0.20	\$ -	\$ -
<b>Total Area Specific Services</b>	<b>\$ 1,904</b>	<b>\$ 1,523</b>	<b>\$ 863</b>	<b>\$ 635</b>	<b>\$ 0.28</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Grand Total - Village of Norwood</b>	<b>\$ 9,154</b>	<b>\$ 7,323</b>	<b>\$ 4,150</b>	<b>\$ 3,051</b>	<b>\$ 0.74</b>	<b>\$ 7,221</b>	<b>\$ 7,221</b>

## 2.4 Indexing

Development charges may be adjusted annually on January 1<sup>st</sup> of each year, in accordance with the Statistics Canada Non-residential Building Construction Price Index.

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

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

While not explicitly set out in the Township's existing D.C. by-law, rental housing and institutional developments pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), are determined based on the D.C. rates that were in effect on the day that the applicable Site Plan or Zoning By-law Amendment application was submitted to the Township.



## 2.6 Redevelopment Credit

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Where, as a result of the redevelopment of land, where a building or structure existing on the same land within 2 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, or converted from one principal use to another principal use, will be reduced in accordance with the following:

- a) In the case of a residential building or structure, or the residential uses in a mixed-use building or structure, the reduction in charge will be based on the dwelling units that have been or will be demolished or converted to another principal use multiplied by the prevailing applicable development charge.
- b) In the case of a non-residential building or structure, or the non-residential uses in a mixed-use building or structure, the reduction in charge will be based on the gross floor area that has been or will be demolished or converted to another principal use multiplied by the prevailing applicable development charge.

The Township's existing D.C. by-law also provides for credits in cases where a building is being replaced as a result of being destroyed by fire or similar unintended actions. In such cases, the credit is calculated in the same manner as described in the preceding two paragraphs, however there is no explicit time limit – the by-law just requires that “the replacement occurs in a reasonable timeframe”.

## 2.7 Other Credits

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By-law 2018-57 includes a credit to the calculation of D.C.s for any owner or former owner who has previously paid for any D.C. or lot levy payment.

## 2.8 Exemptions

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

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;



- Land used for Municipal, Board of Education, or County of Peterborough purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

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

- Buildings or structures used as a hospital as governed by the *Public Hospitals Act*;
- Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
- Land, buildings, or structures used for agricultural use which do not receive municipal sanitary sewer or water supply services;
- Affordable Housing;
- Buildings or structures used as farm buildings; and
- A partial exemption for institutional development, requiring the payment of 50% of the charge applicable to other types of non-residential development.



# Chapter 3

## Anticipated Development in the



## 3. Anticipated Development in the Township of Asphodel-Norwood

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2023 to 2033) time horizon.

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

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

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

- County of Peterborough Official Plan (Adopted by County Council June 29, 2022);
- County of Peterborough Growth Analysis Report (March 28, 2022).;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;
- Residential and non-residential supply opportunities as identified by Township of Asphodel-Norwood staff; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Asphodel-Norwood.

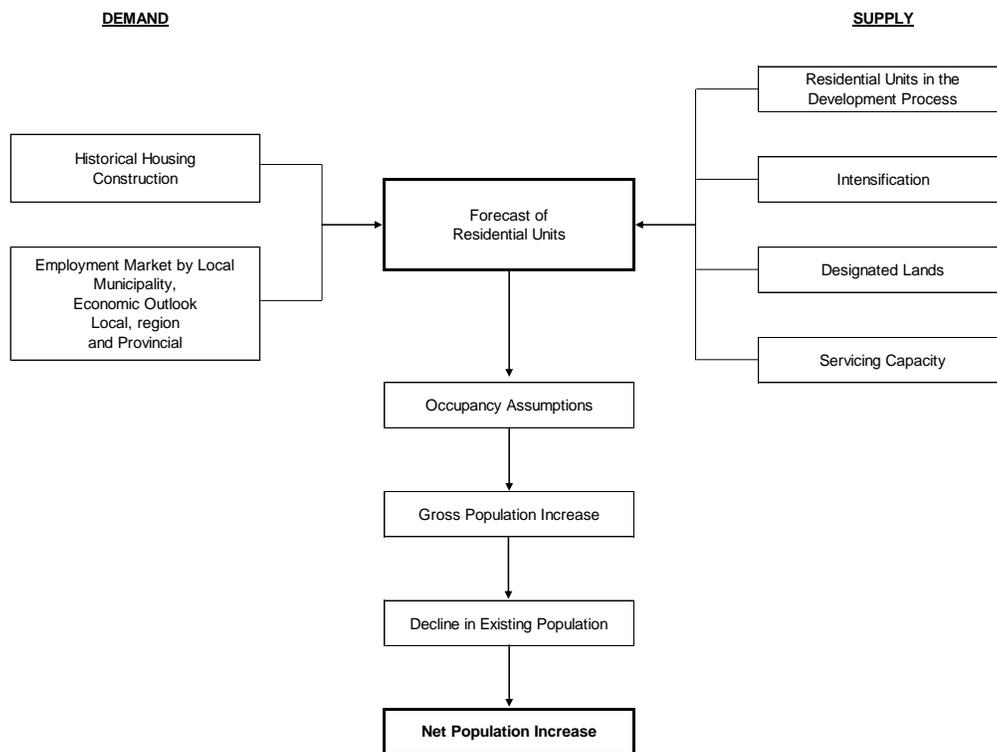


### 3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of Asphodel-Norwood (excluding census undercount) is anticipated to reach approximately 6,010 by late-2033 resulting in an increase of approximately 1,080 persons. <sup>[1]</sup>

Figure 3-1  
Population and Household Forecast Model



[1] The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.5%. Population figures presented herein have been rounded.



**Table 3-1  
Township of Asphodel-Norwood  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	4,140	4,041	126	3,915	1,446	23	98	0	1,567	115	2.579
	Mid 2016	4,210	4,109	129	3,980	1,515	5	95	15	1,630	117	2.521
	Mid 2021	4,770	4,658	118	4,540	1,715	5	95	5	1,820	107	2.559
Forecast	Late 2023	5,060	4,932	125	4,807	1,826	5	123	5	1,959	114	2.518
	Late 2033	6,160	6,008	154	5,854	2,110	102	190	5	2,407	140	2.497
Incremental	Mid 2011 - Mid 2016	70	68	3	65	69	-18	-3	15	63	2	
	Mid 2016 - Mid 2021	560	549	-11	560	200	0	0	-10	190	-10	
	Mid 2021 - Late 2023	290	274	7	267	111	0	28	0	139	7	
	Late 2023 - Late 2033	1,100	1,076	29	1,047	284	97	67	0	448	26	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 2.5% and has been rounded.

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

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

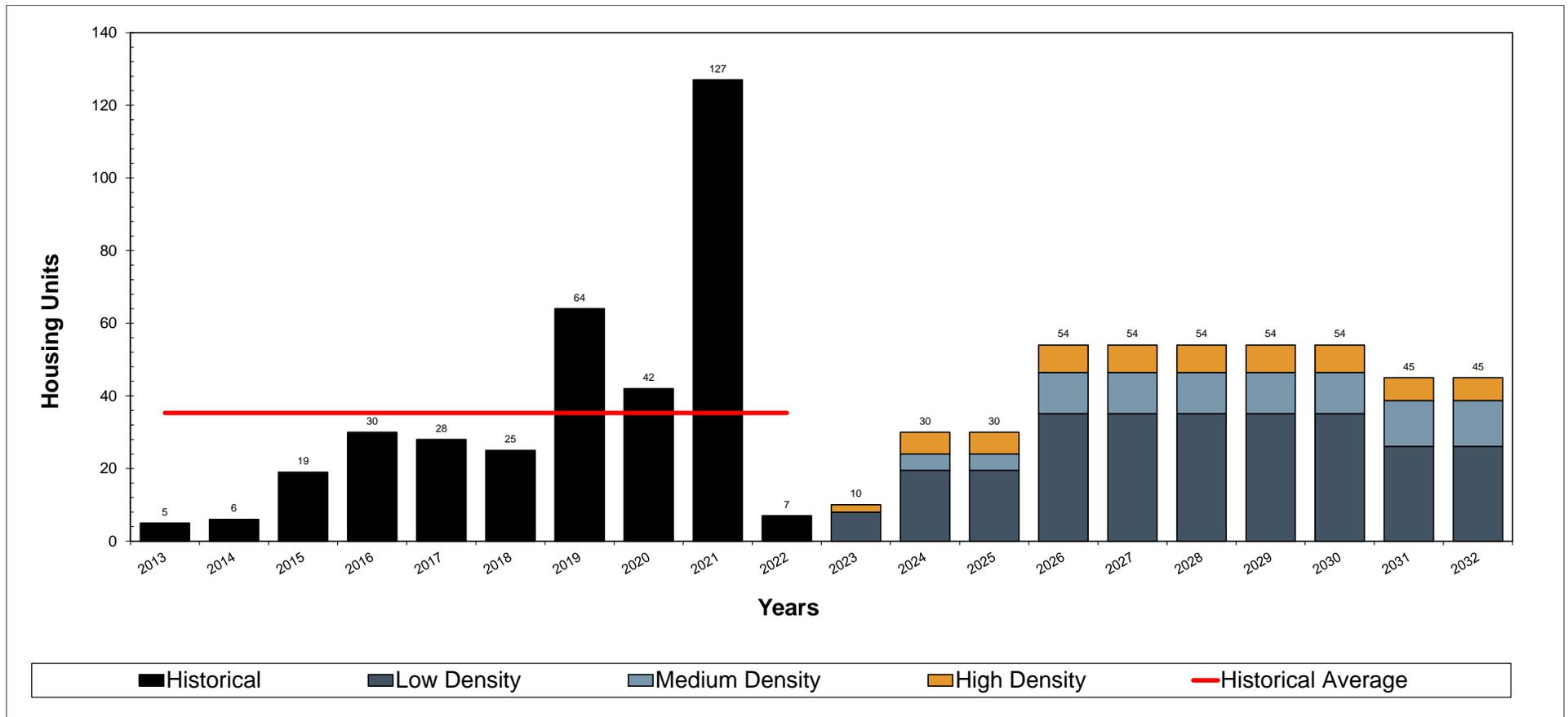
**Notes:**

Numbers may not add due to rounding.

Source: County of Peterborough Growth Analysis Report (March 28, 2022), derived by Watson & Associates Economists Ltd., 2023.



Figure 3-2  
Township of Asphodel-Norwood  
Annual Housing Forecast <sup>[1]</sup>



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

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Asphodel-Norwood, 2013 to 2022.



Provided below is a summary of the key assumptions and findings regarding the Township of Asphodel-Norwood D.C. growth forecast:

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

- The housing unit mix for the Township 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 Township staff regarding anticipated development trends for the Township of Asphodel-Norwood.
- Based on the above indicators, the 2023 to 2033 household growth forecast for the Township is comprised of a unit mix of 63% low density units (single detached and semi-detached), 22% medium density (multiples except apartments) and 15% high density (bachelor, 1 bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of Asphodel-Norwood.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2033 by development location is summarized below.

Table 3-2  
Township of Asphodel-Norwood  
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2033	Percentage of Housing Growth, 2023 to 2033
Urban	430	95%
Rural	20	5%
<b>Township of Asphodel-Norwood</b>	<b>450</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.



### 3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for 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.

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

- The number of housing units to be constructed by 2033 in the Township of Asphodel-Norwood over the forecast period is presented in Table 3-1. Over the 2023 to 2033 forecast period, the Township is anticipated to average 45 new housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 30 people between 2023 to 2033.
- Population in new units is derived from Schedules 3 and 4, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedules 7a and 7b summarize the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Asphodel-Norwood. Due to data limitations medium- and high-density P.P.U. data was derived from Peterborough County. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 20-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.697
  - Medium density: 2.044
  - High density: 1.635

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[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.

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

- Existing households for late-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 and 4.<sup>[1]</sup> The forecast population change in existing households over the 2023 to 2033 forecast period is forecast to decline by approximately 30.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data <sup>[2],[3]</sup> (place of work) for the Township of Asphodel-Norwood is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 25 primary (3%);
  - 170 work at home employment (18%);
  - 210 industrial (23%);
  - 280 commercial/population-related (31%); and
  - 230 institutional (25%).

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<sup>[1]</sup> Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

<sup>[2]</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

<sup>[3]</sup> Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



- The 2016 employment by usual place of work, including work at home, is 915. An additional 220 employees have been identified for the Township of Asphodel-Norwood in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup>
- Total employment, including work at home and N.F.P.O.W. for the Township of Asphodel-Norwood is anticipated to reach approximately 2,020 by late-2033. This represents an employment increase of approximately 410 for the 10-year forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township of Asphodel-Norwood (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,500 by late-2033. This represents an employment increase of approximately 360 for the 10-year forecast period.

#### 7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 1,500 sq.ft. per employee for industrial;
  - 550 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.

---

<sup>[1]</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

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- The Town-wide incremental G.F.A. is anticipated to increase by 419,000 sq.ft. over the 10-year forecast period.
- In terms of percentage growth, the 2023 to 2033 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 82%;
  - commercial/population-related – 11%; and
  - institutional – 7%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Asphodel-Norwood by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2033 by development location is summarized below.

Table 3-3  
Township of Asphodel-Norwood  
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2033	Percentage of Non-Residential G.F.A., 2023 to 2033
Urban	392,000	94%
Rural	27,000	6%
<b>Township of Asphodel-Norwood</b>	<b>419,000</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding



# Chapter 4

## The Approach to the Calculation of the Charge



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

### 4.1 Introduction

---

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal services that are provided within the Township.

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 3-1B. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

---

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

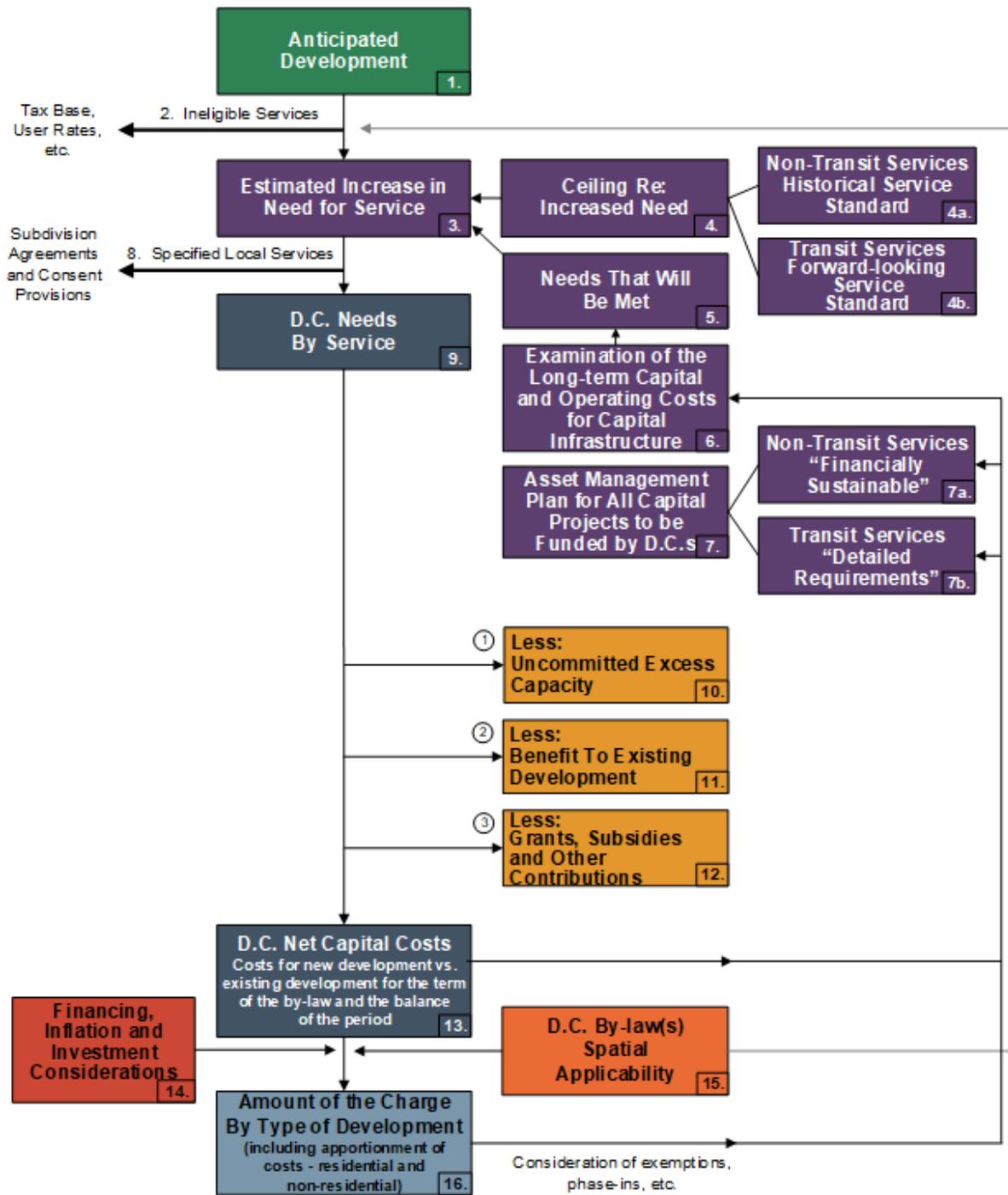




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	No No No No	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	No No No No	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment <sup>1</sup>
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock <sup>2</sup>
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock <sup>1</sup>
6. Transit Services	n/a n/a	6.1 Transit vehicles <sup>1</sup> & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes Yes	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment <sup>1</sup>
8. Policing Services	n/a n/a n/a No	8.1 Police detachments 8.2 Police rolling stock <sup>1</sup> 8.3 Small equipment and gear 8.4 Policing contract

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

<sup>2</sup> with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire vehicles <sup>1</sup> 9.3 Fire equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles <sup>1</sup>
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes  n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles <sup>1</sup> 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles <sup>1</sup>
13. Parks and Recreation Services	Ineligible  Yes Yes Yes  Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock <sup>1</sup> and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment <sup>1</sup>
14. Services Related to Public Health	No n/a	14.1 Public Health department space 14.2 Public Health department vehicles <sup>1</sup>
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a	15.1 Childcare space
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No  No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles <sup>1</sup>

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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	No	19.1 Interest on money borrowed to pay for growth-related capital

Table 4-2  
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

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



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

The capital costs include:

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

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

## 4.6 Treatment of Credits

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

The Township currently has no outstanding credit obligations.



## 4.7 Classes of Services

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3)”.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein do not include a class of service.

## 4.8 Eligible Debt and Committed Excess Capacity

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Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act.

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

## 4.9 Existing Reserve Funds

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

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



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

The Township's 2023 opening D.C. Reserve Funds balances, by service, are presented in Table 4-3 below.

Table 4-3  
Township of Asphodel-Norwood  
D.C. Reserve Funds Balances

Service	2023 Opening Balance
Transportation Services	\$ -
Fire Services	\$ 87,576
Recreation and Cultural Services	\$ 92,442
Library Services	\$ 51,819
Planning and Development	\$ 15,609
Emergency Measures	\$ 817
By-law Enforcement	\$ 726
Health Services	\$ 1,582
Cemetery Services	\$ -
Streetlighting and Sidewalks	\$ 53,717
Stormwater Management	\$ 2,421
<b>Total</b>	<b>\$ 306,709</b>

## 4.10 Deductions

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

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

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

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#### **4.10.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need described in section 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.4) goes further to indicate that, “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

#### **4.10.2 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 Township’s “excess capacity,” other than excess capacity which is “committed.”

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



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

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.10.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating), and different time availability for the same service (i.e. leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an



existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

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

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

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

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in section 7.3.8.

### **4.12 Allocation of Development**

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This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

### **4.13 Mandatory Phase-in of a D.C.**

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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.

## **4.14 Mandatory Discount for Rental Housing Development**

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For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependant on the number of bedrooms in each unit, as follows:

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



# Chapter 5

## Development Charge Eligible Cost Analysis by Service



## 5. Development Charge Eligible Cost Analysis by Service

### 5.1 Introduction

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This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 of the D.C.A. and described in Chapter 4 herein 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, a municipality's projects and Council priorities may shift; accordingly, Council's intentions may change, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

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

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This section evaluates the development-related capital requirements for all of the Township-wide services assessed over a 10-year planning period (2023-2033).

#### 5.2.1 *Services Related to a Highway*

The Township has a current inventory of 156 kilometres of roads, as well as 7 structures comprising bridges, culverts, and a pedestrian bridge. In addition, the Township's public works department utilizes 20,500 square feet of facility space and operates a fleet of 19 vehicles and equipment. This historical level of service equates to approximately \$12,170 per capita, resulting in a D.C.-eligible cap of approximately \$12.7 million.

The 10-year capital needs to accommodate growth have a total gross capital cost of approximately \$6.5 million. These capital needs include additional vehicles, road surface upgrades, upgrades to Mill Street bridge, and additional facility space. Approximately \$3.3 million has been deducted for post period benefits, and a further \$974,400 has been deducted to reflect the benefit to the existing population, resulting in



net growth-related capital costs for inclusion in the calculation of approximately \$2.2 million.

The net growth-related costs for services related to a highway have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the forecast period (i.e., 75% residential/ 25% non-residential).

### **5.2.2 Fire Protection Services**

The Township currently owns and operates two fire stations which provide a combined 5,487 square feet of floor space. The fire department also has a current inventory of 7 vehicles, 35 sets of equipment for firefighter outfitting, and 166 items of various equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$1,830 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$1.9 million.

Based on the Township's capital plan and discussions with staff, additional firefighter equipment, additional facility space, a new all-terrain vehicle and trailer, and additional apparatus have been included in the development charge.

The gross capital costs for these needs total approximately \$1.6 million. A deduction of approximately \$87,600 has been provided to reflect the existing D.C. reserve fund balance for Fire Protection Services. As a result, approximately \$1.5 million in capital needs has been included in the D.C. calculation.

These costs are shared between residential and non-residential development based on the ratio of incremental growth in population to employment over the forecast period, resulting in 75% being allocated to residential development and 25% being allocated to non-residential development.

### **5.2.3 Parks and Recreation Services**

The Township currently maintains approximately 13 hectares of developed parkland within its jurisdiction. Furthermore, the Township provides a variety of amenities in its parks and operates 38,272 square feet of indoor recreation facility space. Additionally,



the Township maintains an inventory of 10 vehicles and equipment to support parks and recreation services. The Township's level of service over the historical 15-year period averaged \$9,958 per capita. In total, the maximum D.C. eligible amount for parks and recreation services over the 10-year forecast period is approximately \$10.4 million based on the established level of service standards.

The 10-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$1.3 million. These capital needs include provisions for new facility space, additional parkland amenities, and additional vehicles and equipment. Approximately \$92,400 has been deducted to reflect the existing reserve fund balance, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$1.2 million.

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

#### **5.2.4 Library Services**

The Township provides library services to its residents, including both facilities and library collections, which comprise reference materials, electronic reference materials, e-books, and various other circulation items. The Township provides 4,225 square feet of library facility space across two libraries and approximately 143,883 circulation items. The average level of service provided over the historical 15-year period based on this inventory is \$984 per capita. When applied to anticipated growth over the 2023-2033 period, the per capita level of service produces a maximum D.C. eligible amount for library services of approximately \$1.0 million.

The gross capital cost included in the development charge calculation is approximately \$174,800 over the 10-year forecast. These capital needs consist of a provision for future collection materials. A deduction of approximately \$51,800 for the existing reserve fund balance has been applied. Inclusive of this deduction, a net D.C. recoverable capital cost of approximately \$122,900 has been included in the calculation of the charge.



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

### **5.2.5 Waste Diversion Services**

The Township currently operates a transfer station as part of its waste diversion program. The transfer station contains 6 concrete platforms for waste diversion bins. In total, these assets provide a historical average level of service of \$44 per capita. This level of investment provides the Township with approximately \$45,800 for eligible future D.C. funding over the 10-year forecast period.

Based on discussions with Township staff, gross capital costs totaling \$40,000 have been included in the development charge calculation. The capital costs include an expansion of the concrete platform to accommodate two additional waste diversion bins. A total of approximately \$40,000 in growth-related needs have been included in the calculation of the D.C.

Similarly to Parks and Recreation and Library Services, the growth-related costs for Waste Diversion Services have been allocated 95% to residential and 5% to non-residential.



**Table 5-1  
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway**

Prj. No	Increased Service Needs Attributable to Anticipated Development  2023-2033	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 75%	Non-Residential Share 25%
1	Additional Plow	2025	400,000	293,200		106,800	-		106,800	80,100	26,700
2	Additional Skid Steer	2026/27	125,000	91,600		33,400	-		33,400	25,050	8,350
3	Additional Pick-up Truck (1/2 ton)		68,300	50,100		18,200	-		18,200	13,650	4,550
4	Additional Loader		270,000	-		270,000	221,700		48,300	36,225	12,075
5	Tenth Line Surface Upgrades due to increased traffic volumes - Surface Treatment to Asphalt (from County Rd 42 to Highway 7) - 2.5 km		600,000	-		600,000	-		600,000	450,000	150,000
6	Mill Street Surface Upgrade (Hwy 7 to Train Bridge) - 80 m	2024	19,200	-		19,200	-		19,200	14,400	4,800
			-	-		-	-		-	-	-
7	Mill Street Bridge Upgrade	2024	300,000	-		300,000	180,000		120,000	90,000	30,000
			-	-		-	-		-	-	-
8	Additional Salt/sand storage space (800 ft2) - Norwood		223,200	-		223,200	-		223,200	167,400	55,800
9	Additional equipment storage space (sea cans x2)		32,000	-		32,000	-		32,000	24,000	8,000
10	Westwood Pubic Works Facility Upgrade/Expansion		3,795,000	2,782,200		1,012,800	-		1,012,800	759,600	253,200
11	Additional Salt/sand storage space (2,500 ft2) - Westwood		697,500	91,500		606,000	572,700		33,300	24,975	8,325
	Reserve Fund Adjustment								-	-	-
	<b>Total</b>		<b>6,530,200</b>	<b>3,308,600</b>	<b>-</b>	<b>3,221,600</b>	<b>974,400</b>	<b>-</b>	<b>2,247,200</b>	<b>1,685,400</b>	<b>561,800</b>









**Table 5-5  
Infrastructure Costs covered in the D.C Calculation – Waste Diversion Services**

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2033										
1	Expansion of transfer station for 2 additional bins		40,000	-		40,000	-		40,000	38,000	2,000
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	<b>Total</b>		<b>40,000</b>	<b>-</b>	<b>-</b>	<b>40,000</b>	<b>-</b>	<b>-</b>	<b>40,000</b>	<b>38,000</b>	<b>2,000</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

This chapter presents the D.C. calculations for the growth-related capital costs identified in Chapter 5. Table 6-1 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Township over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, and all other multiples). The non-residential D.C.s have been calculated on a per square foot of gross floor area basis for commercial, industrial, and institutional development.

The D.C. eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the population associated with new units to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the forecast new unit population less any decline in the existing population, where applicable. The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charges in Table 6-1.

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 respective planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-2 summarizes the calculated schedule of charges, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for municipal-wide services.

Table 6-3 and Table 6-4 compare the existing charges to the charges proposed herein (Table 6-2), for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.

In total, the calculated charge for a single detached dwelling unit would increase by 28% (+ \$2,580) in the Village of Norwood and would increase by 62% (+ \$4,484) in the rest of the Township. During the first year of the by-law, when only 80% of the charge can



be imposed, the charge per single detached dwelling would be \$9,387, which represents a 3% and 29% increase relative to the current charge in Norwood and the rest of the Township, respectively.

For non-residential development, the total D.C. in the Village of Norwood would increase from \$0.74 to \$5.09 per sq.ft. of G.F.A., and the total D.C. in the rest of the Township would increase from \$0.46 to \$5.09 per sq.ft. of G.F.A. During the first year of the by-law (i.e., with the 80% phase-in), the non-residential charge imposed on a Township-wide basis would be \$4.07 per sq.ft. of G.F.A. It is noted that the large increase in non-residential charges is a result of different methodologies for allocating capital costs between residential and non-residential development. The Township's 2008 D.C. Study allocated these costs using tax assessment ratios, except for Recreation and Cultural Services and Library Services, which were allocated entirely to residential development. This resulted in approximately 97% of the total D.C.-eligible costs being attributed to residential development, and approximately 3% of the total D.C.-eligible costs being attributed to non-residential development. The methods used within this D.C. background study for allocating D.C. Eligible capital costs between residential and non-residential are described in subsections 5.2.1 to 5.2.5 above. The D.C.-eligible capital costs within Services Related to a Highway and Fire Protection have been allocated based on the ratio of incremental growth in population to employment over the forecast period. The D.C.-eligible capital costs within Parks and Recreation, Library, and Waste Diversion have been allocated 95% to residential and 5% to non-residential. As a result, approximately 69% of the total D.C.-eligible costs are being attributed to residential development, and approximately 31% of the total D.C.-eligible costs being attributed to non-residential development (see Table 6-1 for detailed breakdown by service).



Table 6-1  
Township-wide Services D.C Calculation  
2023-2033

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Services Related to a Highway	\$ 2,247,200	\$ 1,685,400	\$ 5,648	\$ 4.02
2. Fire Protection Services	\$ 1,161,131	\$ 387,044	\$ 2,919	\$ 0.92
3. Parks and Recreation Services	\$ 1,104,814	\$ 58,148	\$ 2,777	\$ 0.14
4. Library Services	\$ 116,779	\$ 6,146	\$ 294	\$ 0.01
5. Waste Diversion	\$ 38,000	\$ 2,000	\$ 96	\$ -
<b>TOTAL</b>	<b>\$ 4,667,923</b>	<b>\$ 2,138,738</b>	<b>\$ 11,734</b>	<b>\$ 5.09</b>
D.C.-Eligible Capital Cost	\$ 4,667,923	\$ 2,138,738		
10-Year Gross Population/GFA Growth (sq.ft.)	1,073	419,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$ 4,350.35</b>	<b>\$ 5.10</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.697	\$ 11,733		
Other Multiples	2.044	\$ 8,892		
Apartments - 2 Bedrooms +	2.008	\$ 8,735		
Apartments - Bachelor and 1 Bedroom	1.064	\$ 4,629		



Table 6-2  
Proposed Schedule of D.C. Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Services Related to a Highway	\$ 5,648	\$ 4,281	\$ 4,205	\$ 2,228	\$ 4.02
Fire Protection Services	\$ 2,919	\$ 2,212	\$ 2,173	\$ 1,152	\$ 0.92
Parks and Recreation Services	\$ 2,777	\$ 2,105	\$ 2,068	\$ 1,096	\$ 0.14
Library Services	\$ 294	\$ 223	\$ 219	\$ 116	\$ 0.01
Waste Diversion	\$ 96	\$ 73	\$ 71	\$ 38	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 11,734</b>	<b>\$ 8,894</b>	<b>\$ 8,736</b>	<b>\$ 4,630</b>	<b>\$ 5.09</b>



Table 6-3  
Comparison of Current and Calculated Residential (Single Detached) D.C.s

Service	Current	Calculated	Calculated (with 80% phase-in)
<b>Municipal Wide Services:</b>			
Services Related to a Highway	\$ 3,325	\$ 5,648	\$ 4,518
Fire Protection Services	\$ 1,854	\$ 2,919	\$ 2,335
Parks and Recreation Services	\$ 1,385	\$ 2,777	\$ 2,222
Library Services	\$ 388	\$ 294	\$ 235
Waste Diversion	\$ -	\$ 96	\$ 77
Planning and Development	\$ 67	\$ -	\$ -
Emergency Measures	\$ 32	\$ -	\$ -
By-law Enforcement	\$ 23	\$ -	\$ -
Health Services	\$ 37	\$ -	\$ -
Cemetery Services	\$ 140	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 7,250</b>	<b>\$ 11,734</b>	<b>\$ 9,387</b>
<b>Area Specific Services (Village of Norwood):</b>			
Streetlighting and Sidewalks	\$ 578	\$ -	\$ -
Stormwater Management	\$ 1,326	\$ -	\$ -
<b>Total Area Specific Services</b>	<b>\$ 1,904</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Grand Total - Village of Norwood</b>	<b>\$ 9,154</b>	<b>\$ 11,734</b>	<b>\$ 9,387</b>



Table 6-4  
Comparison of Current and Calculated Non-Residential D.C. (per sq.ft. of G.F.A.)

Service	Current	Calculated	Calculated (with 80% phase-in)
<b>Municipal Wide Services:</b>			
Services Related to a Highway	\$ 0.31	\$ 4.02	\$ 3.22
Fire Protection Services	\$ 0.15	\$ 0.92	\$ 0.74
Parks and Recreation Services	\$ -	\$ 0.14	\$ 0.11
Library Services	\$ -	\$ 0.01	\$ 0.01
Waste Diversion	\$ -	\$ -	\$ -
Planning and Development	\$ -	\$ -	\$ -
Emergency Measures	\$ -	\$ -	\$ -
By-law Enforcement	\$ -	\$ -	\$ -
Health Services	\$ -	\$ -	\$ -
Cemetery Services	\$ -	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ 0.46</b>	<b>\$ 5.09</b>	<b>\$ 4.07</b>
<b>Area Specific Services (Village of Norwood):</b>			
Streetlighting and Sidewalks	\$ 0.08	\$ -	\$ -
Stormwater Management	\$ 0.20	\$ -	\$ -
<b>Total Area Specific Services</b>	<b>\$ 0.28</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Grand Total - Village of Norwood</b>	<b>\$ 0.74</b>	<b>\$ 5.09</b>	<b>\$ 4.07</b>



# Chapter 7

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



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

### 7.1 Introduction

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

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

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

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

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



## 7.2 D.C. By-law Structure

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It is recommended that:

- the Township impose a Township-wide D.C. calculation for all municipal services; and
- the Township uses individual D.C. by-laws for each eligible service to be recovered through D.C.s for ease of future updates that may be required prior to the 10-year expiry date.

## 7.3 D.C. By-law Rules

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

It is recommended that the following provides the basis for the D.C.s:

### 7.3.1 *Payment in any Particular Case*

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

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

### 7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

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- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of 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 and are summarized in Chapter 5.

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

Where, as a result of the redevelopment of land, a building or structure existing on the same land within two years prior to the date of payment of D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 24 months (2 years) prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

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

- a) Statutory exemptions include the following:
  - Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for



industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
  - Full exemption for additional residential development within or ancillary to 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 limits set out in subsection 2 (3.2) of the Act);
  - Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
  - Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
  - Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
  - Full exemption for affordable units and attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
  - Full exemption for affordable inclusionary zoning units;
  - Full exemption for non-profit housing developments; and
  - Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).
- b) Non-statutory exemptions included for consideration in the draft by-laws include:
- Hospitals under the *Public Hospitals Act*;
  - Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
  - Affordable Housing; and
  - Buildings or structures used as farm buildings.

### **7.3.5 Mandatory Phasing in**

As required by the *More Homes Built Faster Act*, the calculated D.C. will be phased-in over a five-year period as follows:

- Year 1 - 80% of the maximum charge;



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

### **7.3.6 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s. 27 of the D.C.A.

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

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The interest rate the Township can impose will be governed by the a Development Charges Interest Policy.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2025 and then annually thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (currently Table 18-10-0276-02) for the most recent year-over-year period.

### **7.3.8 D.C Spatial Applicability**

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have



established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing, it is proposed that uniform Township-wide D.C.s be imposed for all services.

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

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**It is recommended that:**

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

It is recommended that the Township's D.C. collections be contributed into five (5) separate reserve funds, including:

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

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

It is proposed that the new D.C. by-laws will come into force on January 1, 2024 (i.e., expiry date of the Township's current D.C. by-law).

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

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



## 7.5 Other Recommendations

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### It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the charges on a uniform -wide basis for all services, except for septage services which will be imposed in the rural area and wastewater and water services which will be imposed in the urban serviced area;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated October 13, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated October 13, 2023;”

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

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



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

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

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

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

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

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

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

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



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

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

## 8.2 Anticipated Impact of the Charge on Development

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

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



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

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

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

### 8.3.2 Notice of Passage

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

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

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

### 8.3.3 By-law Pamphlet

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

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



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

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

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

### **8.3.4 Appeals**

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

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

### **8.3.5 Complaints**

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

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

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



### **8.3.6 Credits**

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

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

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

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

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

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

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

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



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

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

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

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



# Appendices



# Appendix A

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



## Schedule 1 Township of Asphodel-Norwood Residential Growth Forecast Summary

Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households		
Historical	Mid 2011	4,140	4,041	126	3,915	1,446	23	98	0	1,567	2.579
	Mid 2016	4,210	4,109	129	3,980	1,515	5	95	15	1,630	2.521
	Mid 2021	4,770	4,658	118	4,540	1,715	5	95	5	1,820	2.559
Forecast	Late 2023	5,060	4,932	125	4,807	1,826	5	123	5	1,959	2.518
	Late 2033	6,160	6,008	154	5,854	2,110	102	190	5	2,407	2.497
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>70</b>	<b>68</b>	<b>3</b>	<b>65</b>	<b>69</b>	<b>-18</b>	<b>-3</b>	<b>15</b>	<b>63</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>560</b>	<b>549</b>	<b>-11</b>	<b>560</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>-10</b>	<b>190</b>	
	<b>Mid 2021 - Late 2023</b>	<b>290</b>	<b>274</b>	<b>7</b>	<b>267</b>	<b>111</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>139</b>	
	<b>Late 2023 - Late 2033</b>	<b>1,100</b>	<b>1,076</b>	<b>29</b>	<b>1,047</b>	<b>284</b>	<b>97</b>	<b>67</b>	<b>0</b>	<b>448</b>	

[1] Population includes the Census undercount estimated at approximately 2.5% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

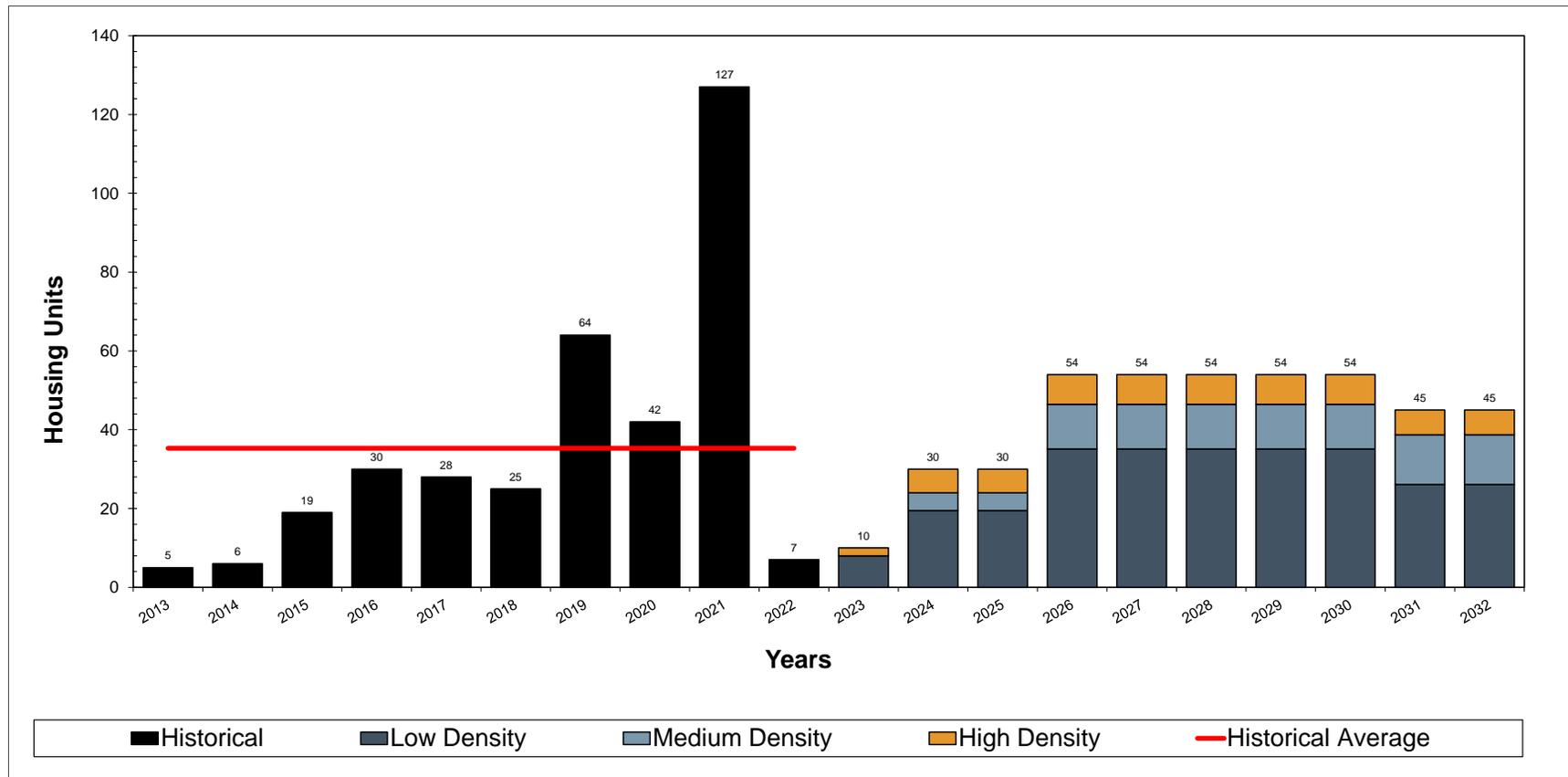
**Notes:**

Numbers may not add due to rounding.

Source: County of Peterborough Growth Analysis Report (March 28, 2022), derived by Watson & Associates Economists Ltd., 2023.



Figure 1  
Township of Asphodel-Norwood  
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Asphodel-Norwood, 2013 to 2022.



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

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2023 - 2033	262	97	67	426	1,014	(23)	991	29	1,020
Rural	2023 - 2033	22	0	0	22	59	(3)	56	0	56
Township of Asphodel-Norwood	2023 - 2033	284	97	67	448	1,073	(26)	1,047	29	1,076

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

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3  
Township of Asphodel-Norwood  
Current Year Growth Forecast  
Mid-2021 to Late-2023

		Population
Mid 2021 Population		4,658
Occupants of New Housing Units, Mid 2021 to Late 2023	<i>Units (2)</i>	139
	<i>multiplied by P.P.U. (3)</i>	2,251
	<i>gross population increase</i>	313
Occupants of New Equivalent Institutional Units, Mid 2021 to Late 2023	<i>Units</i>	7
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	7
Decline in Housing Unit Occupancy, Mid 2021 to Late 2023	<i>Units (4)</i>	1,820
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.025
	<i>total decline in population</i>	-46
Population Estimate to Late 2023		4,932
<i>Net Population Increase, Mid 2021 to Late 2023</i>		274

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.  
 (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.  
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2,409	80%	1.924
<i>Multiples (6)</i>	2,250	0%	0.000
<i>Apartments (7)</i>	1,625	20%	0.327
Total		100%	2.251

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhouses and apartments in duplexes.  
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



**Schedule 4**  
**Township of Asphodel-Norwood**  
**10-Year Growth Forecast**  
**Late-2023 to Late-2033**

		Population
Late 2023 Population		4,932
Occupants of New Housing Units, Late 2023 to Late 2033	<i>Units (2)</i>	448
	<i>multiplied by P.P.U. (3)</i>	2,397
	<i>gross population increase</i>	1,073
Occupants of New Equivalent Institutional Units, Late 2023 to Late 2033	<i>Units</i>	26
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	29
Decline in Housing Unit Occupancy, Late 2023 to Late 2033	<i>Units (4)</i>	1,959
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.013
	<i>total decline in population</i>	-26
Population Estimate to Late 2033		6,008
<i>Net Population Increase, Late 2023 to Late 2033</i>		1,076

(1) Late 2023 Population based on:

2021 Population (4,658) + Mid 2021 to Late 2023 estimated housing units to beginning of forecast period (139 x 2.251 = 313) + (7 x 1.1 = 7) + (1,820 x -0.025 = -46) = 4,932

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.697	63%	1.710
<i>Multiples (6)</i>	2.044	22%	0.444
<i>Apartments (7)</i>	1.635	15%	0.243
<i>one bedroom or less</i>	1.064		
<i>two bedrooms or more</i>	2.008		
<b>Total</b>		100%	2.397

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Late 2023 households based upon 2021 Census (1,820 units) + Mid 2021 to Late 2023 unit estimate (139 units) = 1,959 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5  
Township of Asphodel-Norwood  
Summary of Active Development Applications as of 2023

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Draft Plans Approved	451	127	0	<b>578</b>
<i>% Breakdown</i>	<i>78%</i>	<i>22%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	690	287	0	<b>977</b>
<i>% Breakdown</i>	<i>71%</i>	<i>29%</i>	<i>0%</i>	<i>100%</i>
<b>Total</b>	<b>1,141</b>	<b>414</b>	<b>0</b>	<b>1,555</b>
<i>% Breakdown</i>	<i>73%</i>	<i>27%</i>	<i>0%</i>	<i>100%</i>

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

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

Source: Data provided by Township of Asphodel-Norwood as of August 2023.



Schedule 6  
Township of Asphodel-Norwood  
Historical Residential Building Permits  
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2013	5	0	0	5
2014	6	0	0	6
2015	19	0	0	19
2016	30	0	0	30
2017	28	0	0	28
Sub-total	88	0	0	88
<b>Average (2013 - 2017)</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>18</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2018	25	0	0	25
2019	64	0	0	64
2020	38	4	0	42
2021	105	0	22	127
2022	2	0	5	7
Sub-total	234	4	27	265
<b>Average (2018 - 2022)</b>	<b>47</b>	<b>1</b>	<b>5</b>	<b>53</b>
% Breakdown	88.3%	1.5%	10.2%	100.0%
2013 - 2022				
Total	322	4	27	353
<b>Average</b>	<b>32</b>	<b>0</b>	<b>3</b>	<b>35</b>
% Breakdown	91.2%	1.1%	7.6%	100.0%

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

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Asphodel-Norwood, by Watson & Associates Economists Ltd., 2023.



Schedule 7a  
Township of Asphodel-Norwood  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	2.222	2.273	-	<b>2.409</b>	
6-10	-	-	-	-	-	-	
11-15	-	-	-	-	-	<b>3.091</b>	
16-20	-	-	-	2.533	-	<b>2.438</b>	2.697
20-25	-	-	-	-	-	-	
25-35	-	-	-	2.385	-	<b>2.211</b>	
35+	-	-	1.956	2.678	3.778	<b>2.533</b>	
<b>Total</b>	<b>0.273</b>	<b>-</b>	<b>2.123</b>	<b>2.602</b>	<b>3.630</b>	<b>2.507</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.222	2.273	-	<b>2.386</b>
6-10	-	-	-	-	-	-
11-15	-	-	-	-	-	<b>3.091</b>
16-20	-	-	-	2.500	-	<b>2.333</b>
20-25	-	-	-	-	-	-
25-35	-	-	-	2.143	-	<b>2.043</b>
35+	-	-	1.873	2.627	3.778	<b>2.494</b>
<b>Total</b>	<b>-</b>	<b>1.250</b>	<b>1.987</b>	<b>2.550</b>	<b>3.630</b>	<b>2.461</b>

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

<sup>[2]</sup> Adjusted based on historical trends.

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

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



Schedule 7b  
County of Peterborough  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Multiples <sup>[1]</sup>						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.167	2.150	2.826	-	<b>2.250</b>	
6-10	-	-	1.636	2.407	-	<b>1.881</b>	
11-15	-	1.308	1.649	2.459	-	<b>2.033</b>	
16-20	-	-	1.808	2.524	-	<b>2.074</b>	2.044
20-25	-	-	1.688	2.406	-	<b>2.014</b>	
25-35	-	-	1.806	2.773	-	<b>2.094</b>	
35+	1.545	1.343	1.802	2.806	3.568	<b>2.275</b>	
<b>Total</b>	<b>1.091</b>	<b>1.335</b>	<b>1.788</b>	<b>2.729</b>	<b>3.773</b>	<b>2.202</b>	

Age of Dwelling	Apartments <sup>[2]</sup>						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.095	1.700	-	-	<b>1.625</b>	
6-10	-	1.235	1.657	-	-	<b>1.780</b>	
11-15	-	1.200	1.667	-	-	<b>1.552</b>	
16-20	-	1.067	2.000	-	-	<b>2.176</b>	1.635
20-25	-	1.435	1.886	-	-	<b>1.797</b>	
25-35	-	1.343	1.818	-	-	<b>1.695</b>	
35+	1.148	1.161	1.687	2.954	-	<b>1.561</b>	
<b>Total</b>	<b>1.150</b>	<b>1.176</b>	<b>1.705</b>	<b>3.068</b>	<b>-</b>	<b>1.595</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.214	2.008	2.728	4.256	<b>2.546</b>
6-10	-	1.414	1.697	2.728	3.756	<b>2.519</b>
11-15	-	1.297	1.707	2.689	3.887	<b>2.511</b>
16-20	-	1.346	1.957	2.677	3.779	<b>2.641</b>
20-25	-	1.429	1.807	2.556	3.118	<b>2.378</b>
25-35	-	1.370	1.847	2.621	3.431	<b>2.401</b>
35+	1.354	1.256	1.773	2.552	3.496	<b>2.291</b>
<b>Total</b>	<b>1.317</b>	<b>1.272</b>	<b>1.790</b>	<b>2.582</b>	<b>3.570</b>	<b>2.346</b>

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

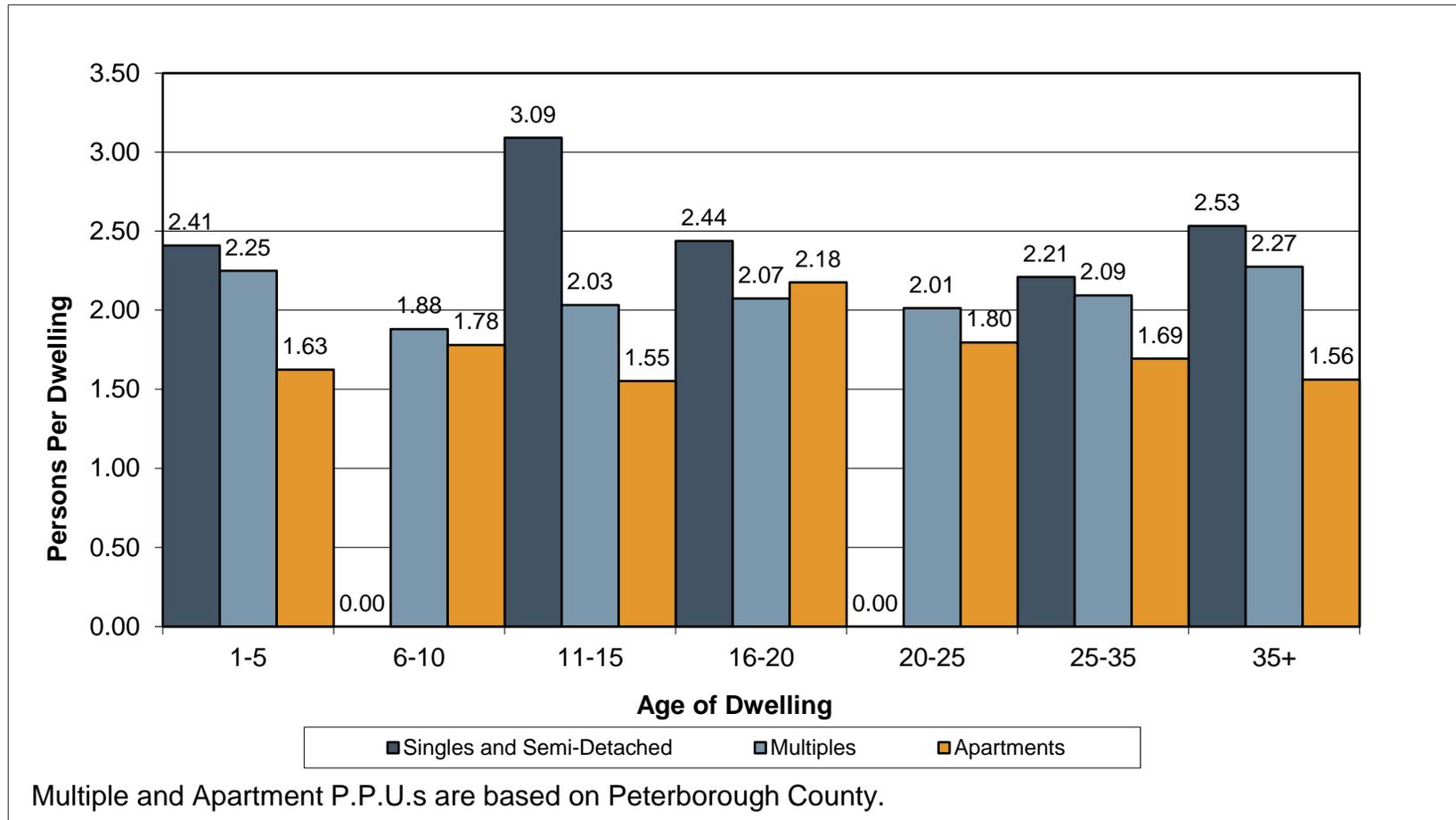
[2] Adjusted based on historical trends.

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

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



Schedule 8  
Township of Asphodel-Norwood  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





## Schedule 9a Township of Asphodel-Norwood Employment Forecast, 2023 to 2033

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	4,041	0.006	0.026	0.068	0.088	0.066	0.254	0.062	0.315	25	105	275	355	265	1,025	249	1,274	920
Mid 2016	4,109	0.006	0.041	0.051	0.068	0.056	0.223	0.053	0.275	25	170	210	280	230	915	217	1,132	745
Late 2023	4,932	0.013	0.045	0.056	0.090	0.072	0.277	0.051	0.328	64	223	278	444	355	1,364	252	1,616	1,141
Late 2033	6,008	0.011	0.041	0.084	0.088	0.066	0.290	0.046	0.337	64	247	507	529	396	1,743	279	2,022	1,496
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	68	-0.0001	0.0154	-0.0169	-0.0197	-0.0096	-0.0310	-0.0087	-0.0397	0	65	-65	-75	-35	-110	-32	-142	-175
Mid 2016 - Mid 2021	549	0.0165	0.0209	-0.0044	0.0129	0.0084	0.0543	0.0028	0.0571	80	120	8	98	70	375	42	417	255
Mid 2016 - Late 2023	823	0.0069	0.0039	0.0053	0.0219	0.0160	0.0540	-0.0018	0.0522	39	53	68	164	125	449	35	484	396
Late 2023 - Late 2033	1,076	-0.0023	-0.0042	0.0280	-0.0020	-0.0061	0.0134	-0.0046	0.0089	0	24	229	85	41	379	27	406	355
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	14	0.0000	0.0031	-0.0034	-0.0039	-0.0019	-0.0062	-0.0017	-0.0079	0	13	-13	-15	-7	-22	-6	-28	-35
Mid 2016 - Late 2023	118	0.0010	0.0006	0.0008	0.0031	0.0023	0.0077	-0.0003	0.0075	6	8	10	23	18	64	5	69	57
Late 2023 - Late 2033	108	-0.0002	-0.0004	0.0028	-0.0002	-0.0006	0.0013	-0.0005	0.0009	0	2	23	9	4	38	3	41	36

<sup>[1]</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."  
 Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.  
 Source: County of Peterborough Growth Analysis Report (March 28, 2022), derived by Watson & Associates Economists Ltd., 2023.



Schedule 9b  
Township of Asphodel-Norwood  
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to 2033

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>			
		Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	4,041	275	355	265	920				
Mid 2011	4,041	275	355	265	920				
Mid 2016	4,109	210	280	230	745				
Late 2023	4,932	278	444	355	1,141				
Late 2033	6,008	507	529	396	1,496				
<b>Incremental Change</b>									
Mid 2006 - Mid 2011	0	0	0	0	0				
Mid 2011 - Mid 2016	68	-65	-75	-35	-175				
Mid 2016 - Late 2023	823	68	164	125	396				
Late 2023 - Late 2033	1,076	229	85	41	355	343,500	46,800	28,700	419,000
<b>Annual Average</b>									
Mid 2006 - Mid 2011	0	0	0	0	0				
Mid 2011 - Mid 2016	14	-13	-15	-7	-35				
Mid 2016 - Late 2023	118	10	23	18	57				
Late 2023 - Late 2033	108	23	9	4	36	34,350	4,680	2,870	41,900

[1] Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/Population-Related	550
Institutional	700

\*Reflects Late-2023 to Late-2033 forecast period.

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

Source: Watson & Associates Economists Ltd., 2023.



Schedule 9c  
 Township of Asphodel-Norwood  
 Estimate of the Anticipated Amount, Type and Location of  
 Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[2]</sup>
Urban	2023 - 2033	316,500	46,800	28,700	392,000	337
Rural	2023 - 2033	27,000	-	-	27,000	18
Township of Asphodel-Norwood	2023 - 2033	343,500	46,800	28,700	419,000	355

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

Industrial	1,500
Commercial/Population-Related	550
Institutional	700

<sup>[2]</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Late-2023 to Late-2033 forecast period.

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

Source: Watson & Associates Economists Ltd., 2023.



# Appendix B

## Level of Service



Table B-1  
 Historical Level of Service Calculation  
 Services Related to a Highway – Roads  
 km of Roadways

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
HCB	30.99	30.99	30.99	30.99	30.99	30.99	30.99	30.99	30.99	30.99	30.99	30.99	30.99	38.99	38.99	\$561,500
LCB	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	46.86	\$269,500
Gravel	77.65	77.65	77.65	77.65	77.65	77.65	77.65	77.65	77.65	77.65	77.65	77.65	77.65	69.65	69.65	\$12,500
<b>Total</b>	<b>155.50</b>															

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0383	0.0387	0.0392	0.0397	0.0396	0.0395	0.0395	0.0395	0.0391	0.0381	0.0373	0.0367	0.0352	0.0343	0.0324

15 Year Average	2008-2022
Quantity Standard	0.0378
Quality Standard	\$202,728
Service Standard	\$7,663

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$7,663
Eligible Amount	\$8,023,297



**Table B-2**  
**Historical Level of Service Calculation**  
**Services Related to a Highway – Bridges & Culverts**  
**No. of Bridges & Culverts**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Bridge	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$384,300
Culvert	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$311,700
Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,700
<b>Total</b>	<b>7</b>															

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0017	0.0017	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0018	0.0017	0.0017	0.0017	0.0016	0.0015	0.0015

15 Year Average	2008-2022
Quantity Standard	0.0017
Quality Standard	\$342,000
Service Standard	\$581

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$581
Eligible Amount	\$608,726



Table B-3  
 Historical Level of Service Calculation  
 Services Related to a Highway – Public Works Facilities  
 sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Asphodel Equipment Storage	3,200	3,200	3,200	-	-	-	-	-	-	-	-	-	-	-	-	\$250	\$279
Public Works Facility	7,300	7,300	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	\$685	\$759
Salt & Sand Dome	-	-	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	\$250	\$279
<b>Total</b>	<b>10,500</b>	<b>10,500</b>	<b>23,700</b>	<b>20,500</b>													

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	2.5856	2.6145	5.9773	5.2363	5.2216	5.2097	5.2097	5.2057	5.1508	5.0245	4.9232	4.8349	4.6401	4.5224	4.2664

15 Year Average	2008-2022
Quantity Standard	4.7082
Quality Standard	\$616
Service Standard	\$2,902

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$2,902
Eligible Amount	\$3,038,258



**Table B-4**  
**Historical Level of Service Calculation**  
**Services Related to a Highway – Public Works Vehicles**  
**No. of Vehicles and Equipment**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Pick-up Trucks</b>																
Dodge Quad Silver	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$90,000
Dodge 2WD Silver	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$50,000
Dodge 4WD Red	1	1	1	1	1	1	1									\$68,300
2015 Dodge One Ton	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$100,000
2018 Dodge Ram Pick up	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$90,000
2022 Dodge RAM 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$68,300
<b>Winter Control Vehicles</b>																
GMC Single Axle	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$360,000
GMC Bucket Truck	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$250,800
International Truck 7600	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$400,000
International - 4700	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
Freightliner Yellow - Plow	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
International - 4900	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$400,000
2010 International	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2011 International	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2012 International	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2020 International	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$400,000
<b>Equipment</b>																
Asphalt Roller	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$4,400
Brusher- Roanoke CH55	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$64,200
Case 580K Hoe	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$254,600
John Deere 310SG Hoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$275,000
John Deere Loader	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$350,000
Kubota Tractor	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$120,000
Loader Mount Snow Blower	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$195,700
Massey Tractor	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$120,000
Power Rake	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$18,200
Reflectometer	-	-	-	1	1	1	1	1	1	1	1	1	1	-	-	\$19,100
Skid Steer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$125,000
Skid Steer Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$10,000



Table B-4 (continued)  
 Historical Level of Service Calculation  
 Services Related to a Highway – Public Works Vehicles  
 No. of Vehicles and Equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Slide in Water Tank	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$34,400
Thompson Portable Culvert Steame	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,100
Volvo 946 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Volvo EW170 Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$480,000
Volvo L70 Loader	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$350,000
Water Tank	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$34,400
Wheel Loader Boom Mower	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$167,300
<b>Total</b>	<b>19</b>	<b>19</b>	<b>17</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>19</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>19</b>	<b>19</b>	

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0047	0.0047	0.0043	0.0041	0.0043	0.0046	0.0046	0.0048	0.0043	0.0044	0.0046	0.0045	0.0045	0.0042	0.0040

15 Year Average	2008-2022
Quantity Standard	0.0044
Quality Standard	\$232,705
Service Standard	\$1,024

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$1,024
Eligible Amount	\$1,072,023



**Table B-5**  
**Historical Level of Service Calculation**  
**Fire Protection Services – Fire Stations**  
**sq.ft. of Building Area**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Asphodel Fire Hall	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	1,749	\$623	\$723
Norwood Fire Hall	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	3,738	\$623	\$723
<b>Total</b>	<b>5,487</b>																

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	1.3511	1.3663	1.3839	1.4015	1.3976	1.3944	1.3944	1.3933	1.3786	1.3449	1.3177	1.2941	1.2420	1.2105	1.1419

15 Year Average	2008-2022
Quantity Standard	1.3341
Quality Standard	\$723
Service Standard	\$965

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$965
Eligible Amount	\$1,009,926



**Table B-6**  
**Historical Level of Service Calculation**  
**Fire Protection Services – Fire Vehicles**  
**No. of Vehicles**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
1996 Chev 3500 - Rescue 1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$150,000
2004 F550 Super Duty 4WD - Rescue 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
2006 Dodge Ram	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$75,000
2006 Dodge Ram	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$75,000
2013 Dodge Quad	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$75,000
2018 Dodge Ram - Quad Cab - Rescue 1	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$150,000
2000 GMC C8500 Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$560,000
1991 Ford F-800 - Pumper 2	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$560,000
2013 Spartan Pumper	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$700,000
1995 International Tanker 2	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$500,000
2007 GMC Tanker 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
2008 GMC Tanker 2	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
<b>Total</b>	<b>8</b>	<b>7</b>														

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0020	0.0020	0.0020	0.0020	0.0020	0.0020	0.0020	0.0020	0.0018	0.0017	0.0017	0.0017	0.0016	0.0015	0.0015

15 Year Average	2008-2022
Quantity Standard	0.0018
Quality Standard	\$353,711
Service Standard	\$637

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$637
Eligible Amount	\$666,604



**Table B-7**  
**Historical Level of Service Calculation**  
**Fire Protection Services – Fire Equipment**  
**No. of Equipment and Gear**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Air Bags	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$17,000
Air Bag Kits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$8,700
Air Bottles	30	30	30	30	30	60	60	60	60	60	60	60	60	60	60	\$1,700
Air Fill Station	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Defibrilators	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,000
Digital Radios	-	-	-	-	-	-	-	-	4	10	14	18	22	28	28	\$800
Dry Hydrants	-	-	-	-	-	-	-	1	1	3	3	3	3	3	3	\$5,300
Extrication Tools	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	\$118,000
Fire Ban Signs	-	-	-	-	-	-	-	-	-	-	-	-	10	20	20	\$400
Grass Fire Fighting Unit	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$8,400
Hose Equipment & Adapters	4	4	4	4	4	4	4	6	6	6	6	6	8	10	10	\$25,700
Portable Pumps	4	4	4	3	3	3	3	3	3	3	3	3	3	3	3	\$7,700
Rescue Jacks	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	\$10,300
SCBA	15	15	15	15	15	15	15	15	15	15	15	27	27	27	27	\$10,000
Thermal Cameras	1	1	1	1	1	1	1	1	1	1	2	2	2	2	3	\$13,700
Fully Equipped Firefighters	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	\$6,710
<b>Total</b>	<b>98</b>	<b>98</b>	<b>98</b>	<b>96</b>	<b>96</b>	<b>126</b>	<b>126</b>	<b>129</b>	<b>133</b>	<b>141</b>	<b>147</b>	<b>163</b>	<b>179</b>	<b>197</b>	<b>201</b>	

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.02	0.02	0.02	0.02	0.02	0.03	0.03	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04

15 Year Average	2008-2022
Quantity Standard	0.0324
Quality Standard	\$7,056
Service Standard	\$229

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$229
Eligible Amount	\$239,365



**Table B-8**  
**Historical Level of Service Calculation**  
**Parks and Recreation Services – Parkland Development**  
**Hectares of Parkland**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Hectare)
Asphodel Heights Park	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	3.73	\$0
Asphodel Park	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	\$0
Community Centre Park	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	2.91	\$0
Lions Park	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$0
Mill Pond Butterfly Garden	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$0
Norwood Park	-	-	-	-	-	-	-	-	0.52	0.52	0.52	0.52	0.52	0.52	0.52	\$0
Westwood Park	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$0
McCarthy's Point	-	-	-	-	-	-	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	\$0
																\$0
																\$0
																\$0
																\$0
																\$0
																\$0
																\$0
<b>Total</b>	<b>10.12</b>	<b>10.12</b>	<b>10.12</b>	<b>10.12</b>	<b>10.12</b>	<b>10.12</b>	<b>12.38</b>	<b>12.38</b>	<b>12.91</b>							

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0025	0.0025	0.0026	0.0026	0.0026	0.0026	0.0031	0.0031	0.0032	0.0032	0.0031	0.0030	0.0029	0.0028	0.0027

15 Year Average	2008-2022
Quantity Standard	0.0028
Quality Standard	\$0
Service Standard	\$0

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$0
Eligible Amount	\$0



Table B-9  
 Historical Level of Service Calculation  
 Parks and Recreation Services – Parkland Amenities  
 No. of Parkland Amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Skate Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Outdoor Basketball Court	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$29,800
Picnic Shelter	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$30,000
Norwood Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$241,900
Lions Club Splash Pad	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$478,300
Playgrounds	4	4	4	4	4	4	4	4	4	4	5	5	5	5	5	\$250,000
<b>Total</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0022	0.0022	0.0023	0.0023	0.0023	0.0023	0.0025	0.0025	0.0025	0.0027	0.0029	0.0028	0.0027	0.0026	0.0025

15 Year Average	2008-2022
Quantity Standard	0.0025
Quality Standard	\$223,768
Service Standard	\$559

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$559
Eligible Amount	\$585,713



Table B-10  
 Historical Level of Service Calculation  
 Parks and Recreation Services – Recreation Facilities  
 sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Centre	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	38,272	\$888	\$983
Pine Street Centre	2,600	2,600	2,600	2,600	2,600	-	-	-	-	-	-	-	-	-	-	\$888	\$983
<b>Total</b>	<b>40,872</b>	<b>40,872</b>	<b>40,872</b>	<b>40,872</b>	<b>40,872</b>	<b>38,272</b>											

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	10.0645	10.1773	10.3082	10.4398	10.4106	9.7260	9.7260	9.7186	9.6161	9.3804	9.1912	9.0264	8.6627	8.4430	7.9650

15 Year Average	2008-2022
Quantity Standard	9.5237
Quality Standard	\$983
Service Standard	\$9,362

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$9,362
Eligible Amount	\$9,801,836



**Table B-11**  
**Historical Level of Service Calculation**  
**Parks and Recreation Services – Parks & Recreation Vehicles and Equipment**  
**No. of Vehicles and Equipment**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Vehicles</b>																
Recreation 2016 GMC Sierra	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$45,700
<b>Equipment</b>																
Olympia	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$111,600
New Olympia	-	-	1	1	1	1	1	1	1	1	1	1	1	-	-	\$111,600
Olympia Ice Resurfacer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$111,600
Z92DA- Grass Mower w/ hitch	-	-	-	-	1	1	1	1	1	1	1	-	-	-	-	\$13,700
John Deere Grass Mower	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$13,700
Push Mower	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,000
Weedeater	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$300
Riding Lawn Mower - Parks	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$13,700
Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,600
Ice edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
<b>Total</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>10</b>	<b>10</b>	

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0013	0.0013	0.0013	0.0013	0.0015	0.0015	0.0014	0.0014	0.0018	0.0022	0.0021

15 Year Average	2008-2022
Quantity Standard	0.0014
Quality Standard	\$26,200
Service Standard	\$37

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$37
Eligible Amount	\$38,404



Table B-12  
 Historical Level of Service Calculation  
 Library Services – Library Facilities  
 sq.ft. of Building Area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Norwood Library	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	1,625	\$655	\$795
Westwood Library	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$655	\$795
<b>Total</b>	<b>4,225</b>																

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	1.0404	1.0520	1.0656	1.0792	1.0762	1.0737	1.0737	1.0729	1.0616	1.0355	1.0146	0.9965	0.9563	0.9321	0.8793

15 Year Average	2008-2022
Quantity Standard	1.0273
Quality Standard	\$795
Service Standard	\$817

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$817
Eligible Amount	\$855,085



**Table B-13**  
**Historical Level of Service Calculation**  
**Library Services – Collection Materials**  
**No. of Library Collection Items**

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Physical Circulation & Reference Materials	27,532	19,127	21,204	14,814	16,529	15,799	15,671	16,038	17,992	15,203	13,388	14,370	15,120	15,662	16,181	\$36.00
CDs & DVDs	-	254	274	385	786	923	1,045	615	759	768	1,421	1,722	1,817	1,809	1,786	\$27.00
E-books & Audiobooks	-	-	18,483	49,179	91,384	98,956	126,312	128,044	107,915	127,641	147,950	149,858	-	-	-	\$0.03
E-books	-	-	-	-	-	-	-	-	-	-	-	-	87,710	88,050	96,000	\$0.03
Audiobooks	-	-	-	-	-	-	-	-	-	-	-	-	23,638	25,755	29,769	\$0.03
Periodical Materials	50	50	314	394	540	626	535	562	542	28	16	14	16	21	144	\$100.00
Databases (incl. Subscriptions)	1	1	59	32	27	32	32	32	18	4	3	5	4	4	3	\$1,100.00
<b>Total</b>	<b>27,583</b>	<b>19,432</b>	<b>40,334</b>	<b>64,804</b>	<b>109,266</b>	<b>116,336</b>	<b>143,595</b>	<b>145,291</b>	<b>127,226</b>	<b>143,644</b>	<b>162,778</b>	<b>165,969</b>	<b>128,305</b>	<b>131,301</b>	<b>143,883</b>	

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	6.79	4.84	10.17	16.55	27.83	29.56	36.49	36.89	31.97	35.21	39.09	39.14	29.04	28.97	29.94

15 Year Average	2008-2022
Quantity Standard	26.8332
Quality Standard	\$6
Service Standard	\$167

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$167
Eligible Amount	\$174,744



Table B-14  
 Historical Level of Service Calculation  
 Waste Diversion Services – Concrete Platforms  
 No. of Platforms

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Platform)
Concrete Platforms for Waste Diversion Bins	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$30,000
<b>Total</b>	<b>6</b>															
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>Total Eligible Portion of Facilities</b>	<b>6</b>															

Population	4,061	4,016	3,965	3,915	3,926	3,935	3,935	3,938	3,980	4,080	4,164	4,240	4,418	4,533	4,805
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014	0.0014	0.0014	0.0013	0.0012

15 Year Average	2008-2022
Quantity Standard	0.0014
Quality Standard	\$31,264
Service Standard	\$44

D.C. Amount (before deductions)	10 Year
Forecast Population	1,047
\$ per Capita	\$44
Eligible Amount	\$45,827



# Appendix C

## Long-Term Capital and Operating Cost Examination



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

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2021 Financial Information Return.

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

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



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	174,828	18,563	193,391
Fire Protection Services	81,481	17,170	98,651
Parks and Recreation Services	35,200	3,759	38,959
Library Services	8,737	1,612	10,349
Waste Diversion	800	78	878
<b>Total</b>	<b>301,046</b>	<b>41,183</b>	<b>342,229</b>



# Appendix D

## Local Service Policy



# Appendix E: Local Service Policy

This Appendix sets out the Township's General Local Service Policy Guidelines and delineates between Development Charges (D.C.) and local service funding for the following municipal services:

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

The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included as an eligible project in the D.C. Background Study, versus infrastructure that is considered as a local service, to be emplaced or funded directly by landowners pursuant to a development agreement.

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

## 1. Collector and Arterial Roads

- Collector roads internal to development - direct developer responsibility under s.59 of the D.C.A., equivalent to local road standard.
- Roads (collector and arterial) external to development – Included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

## 2. Traffic Signals

- Collector roads internal to development - direct developer responsibility under s.59 of the D.C.A., equivalent to local road standard.



### **3. Intersection Improvements**

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

### **4. Streetlights and Sidewalks**

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

### **5. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways**

- Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).
- Bike paths/multi-use trails/naturalized walkways external to development – Include in area municipal DCs consistent with the service standard provisions of the D.C.A., s.5(1).
- Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- Trail Bridges/Underpasses and associated works – Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).



## **6. Noise Abatement Measures**

- Internal to Development – Direct developer responsibility through local service provisions (s.59 of D.C.A.)

## **7. Traffic Control System**

- Include in D.C. calculation.

## **8. Land Acquisition for Road Allowances**

- Land Acquisition for collector and arterial roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in area municipal D.C. (to the extent eligible).
- Land Acquisition for grade separations, water crossings and bridge and road improvements (beyond normal dedication requirements) – Include in the D.C. to the extent eligible.

## **9. Land Acquisition for Easements**

- Easement costs external to subdivisions shall be included in D.C. calculation.

## **10. Storm Water Management**

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



# Appendix E

## Asset Management Plan



## Appendix F: Asset Management Plan

The Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

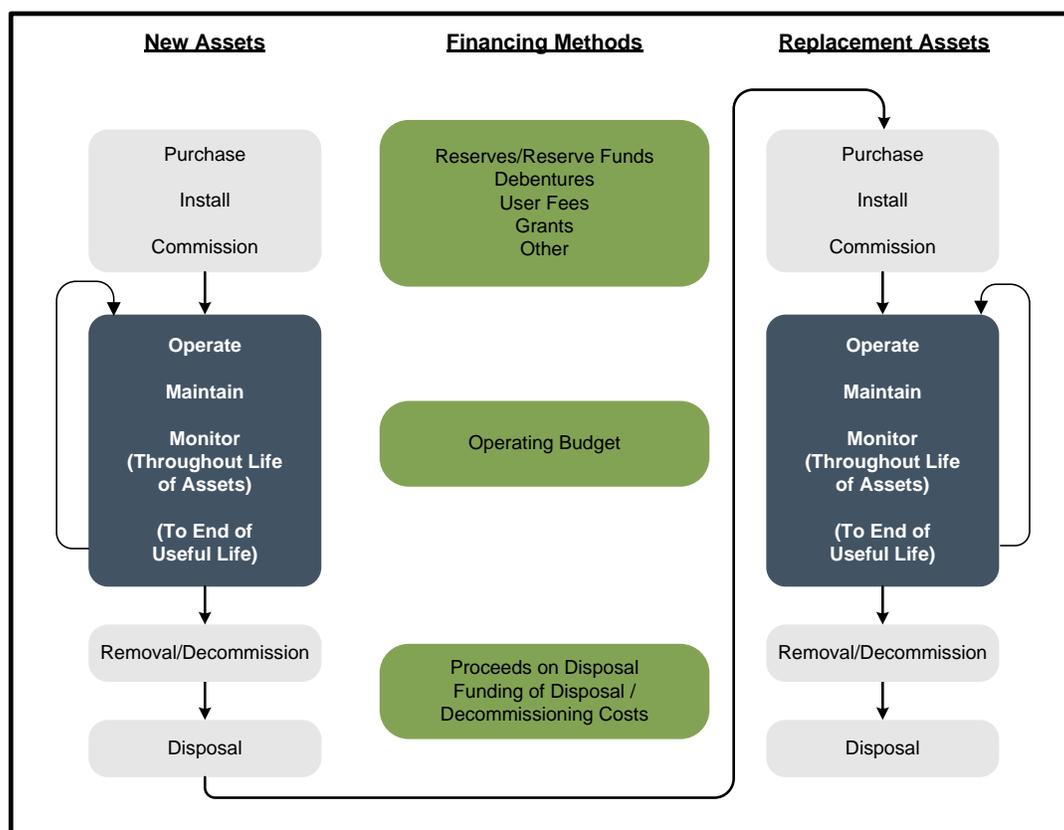
“The asset management plan shall,

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

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

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

It should be noted that with the passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

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

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

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

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



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

Commensurate with the above, the Township prepared an A.M.P. in 2016 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 2023 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township'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 2023 D.C. capital works have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$657,400.
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 estimated at approximately \$815,400. This amount, totalled with the existing operating revenues of \$9.6 million, will provide annual revenues of \$10.4 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table E-1  
Asset Management – Future Expenditures and Associated Revenues  
2023\$

	2033 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$ 71,698
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$ 243,453
Annual Lifecycle - Municipal-wide Services	\$ 301,046
<b>Incremental Operating Costs (for D.C. Services)</b>	\$ 41,183
<b>Total Expenditures</b>	<b>\$ 657,380</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$ 9,590,271
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 815,390
<b>Total Revenues</b>	<b>\$ 10,405,661</b>

<sup>1</sup> Non-Growth Related component of Projects

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

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



# Appendix F

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



**THE CORPORATION OF THE TOWNSHIP OF ASPHODEL-  
NORWOOD**

**BY-LAW NO. 2023-\_\_**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES  
FOR SERVICES RELATED TO A HIGHWAY**

**BEING** a by-law for the imposition of Development Charges

**WHEREAS** section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

**AND WHEREAS** the Township of Asphodel-Norwood will experience growth through development and re-development;

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

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

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

**AND WHEREAS** the Council of The Corporation of the Township of Asphodel-Norwood has given notice of and held a public meeting on the 14<sup>th</sup> day of November, 2023 in accordance with the Act and the regulations thereto;



**NOW THEREFORE** the Council of The Corporation of the Township of Asphodel-Norwood enacts as follows:

## **1. Interpretation**

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

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

“Accessory” means a building that is normally incidental, subordinate, and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing” means dwelling units within assisted or social housing programs including Habitat for Humanity and assisted living;

“Affordable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Agricultural use,” means a use of land, building, or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, poultry-keeping, or any other farming use, and includes the growing, raising, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not noxious. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, alcohol processing or production facilities, and cannabis production facilities;

“Apartment dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the *Education Act, R.S.O. 1990, c. E.2*, as amended, or any successor thereof;

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

“Cannabis production facility” means a building, structure, or part thereof, designed, used, or intended to be used for any one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis for medical or recreational purposes in accordance with the requirements of a licence as issued by Health Canada in accordance with the *Cannabis Regulations SOR/2018-144*, to the *Cannabis Act, SC 2018, c 16*, the *Controlled Drugs and Substances Act, SC 1996, c 19*, and the *Food and Drugs Act, RSC 1985, c F-27*, as amended from time to time, or any successors thereto.

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
  - (i) rolling stock with an estimated useful life of seven years or more,
  - (ii) furniture and equipment other than computer equipment; and



(iii) materials 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; and

(e) interest on money borrowed to pay for costs in (a) to (d).

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

"Council" means the Council of the Corporation of the Township of Asphodel-Norwood;

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

"Development charge" means a charge imposed pursuant to this by-law;

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

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

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

"Gross floor area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the



centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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

“Inclusionary zoning residential unit” means residential units that are affordable housing 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.

“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 cannabis production facilities or the sale of commodities to the general public through a warehouse club;

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

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



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

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

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

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;



“Multiple dwelling” includes all dwellings other than a single detached dwelling, a semi-detached dwelling, or apartment dwelling;

“Municipality” means The Corporation of the Township of Asphodel-Norwood;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective 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 objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;

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

“Official Plan” means the Official Plan adopted for the Township and any amendments thereto;

“Owner” means the owner of land or a person who has made application for an approval of 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, R.S.O. 1990*, c. P.13, as amended;

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



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

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

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

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

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

“Service” (or “Services”) means a service designated in section 2.1 to this by-law;

"Servicing agreement" means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

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

“Township" means the area within the geographic limits of the Township of Asphodel-Norwood; and

"Zoning By-Law" means the Zoning By-Law of the Township of Asphodel-Norwood or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.



## **2. Designation of Services**

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

- (a) Services Related to a Highway

## **3. Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

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

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

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Peterborough or a local board thereof; or
- (d) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



## Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings, or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



## Exemptions

### Exemptions for Residential Units

- 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) 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;
  - (c) 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;
  - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
  - (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.
- 3.6 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



- (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; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

### Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (b) divide the amount determined under subsection (a) by the amount of the enlargement.



- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

#### Other Statutory Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to non-profit housing development.
- 3.12 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to inclusionary zoning residential unit development.

#### **Other Exemptions**

- 3.13 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
  - (b) Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
  - (c) Non-residential farm buildings;
  - (d) Affordable housing; and
  - (e) Once the Lieutenant Governor proclaims in force Section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022*, paragraph d above will no longer apply and affordable residential units and attainable residential units will be exempt from development charges in accordance with Section 4.1 of the Act.



## **Amount of Charges**

### Residential

3.14 The development charges set out in Schedule A 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

3.15 The development charges described in Schedule A 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.

## **Reduction of Development Charges**

### For Redevelopment

3.16 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 2 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.14 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 section 3.15, 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**

- 3.17 A development charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this by-law, on the date a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 3.18 Where a development charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.19 Notwithstanding sections 3.17 and 3.18, development charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.20 Notwithstanding sections 3.17 and 3.18, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the development charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.21 Despite sections 3.17 to 3.20, Council from time to time, and at anytime, 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 sections 3.14 and 3.15, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

#### **5. Indexing**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

#### **6. Schedules**

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

Schedule A - Residential and Non-Residential Development Charges

#### **7. Conflicts**

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



**8. Severability**

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

**9. Date By-law in Force**

9.1 This by-law shall come into effect at 12:01 AM on January 1, 2024.

**10. Date By-law Expires**

10.1 This by-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW 23-\_\_\_**

**SCHEDULE OF DEVELOPMENT CHARGES**

<b>Service</b>	<b>RESIDENTIAL Single and Semi-Detached Dwelling</b>	<b>RESIDENTIAL Other Multiples</b>	<b>RESIDENTIAL Apartments – 2 Bedrooms +</b>	<b>RESIDENTIAL Apartments – Bachelor and 1 Bedroom</b>	<b>NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)</b>
Services Related to a Highway	\$ 5,648	\$ 4,281	\$ 4,205	\$ 2,228	\$ 4.02



# Appendix G

## Proposed D.C. By-law – Fire Protection Services



**THE CORPORATION OF THE TOWNSHIP OF ASPHODEL-  
NORWOOD**

**BY-LAW NO. 2023-\_\_**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES  
FOR FIRE PROTECTION SERVICES**

**BEING** a by-law for the imposition of Development Charges

**WHEREAS** section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

**AND WHEREAS** the Township of Asphodel-Norwood will experience growth through development and re-development;

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

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

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

**AND WHEREAS** the Council of The Corporation of the Township of Asphodel-Norwood has given notice of and held a public meeting on the 14<sup>th</sup> day of November, 2023 in accordance with the Act and the regulations thereto;



**NOW THEREFORE** the Council of The Corporation of the Township of Asphodel-Norwood enacts as follows:

## **1. Interpretation**

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

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

“Accessory” means a building that is normally incidental, subordinate, and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing” means dwelling units within assisted or social housing programs including Habitat for Humanity and assisted living;

“Affordable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Agricultural use,” means a use of land, building, or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, poultry-keeping, or any other farming use, and includes the growing, raising, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not noxious. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, alcohol processing or production facilities, and cannabis production facilities;

“Apartment dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the *Education Act, R.S.O. 1990, c. E.2*, as amended, or any successor thereof;

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

“Cannabis production facility” means a building, structure, or part thereof, designed, used, or intended to be used for any one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis for medical or recreational purposes in accordance with the requirements of a licence as issued by Health Canada in accordance with the *Cannabis Regulations SOR/2018-144*, to the *Cannabis Act, SC 2018, c 16*, the *Controlled Drugs and Substances Act, SC 1996, c 19*, and the *Food and Drugs Act, RSC 1985, c F-27*, as amended from time to time, or any successors thereto.

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
  - (i) rolling stock with an estimated useful life of seven years or more,
  - (ii) furniture and equipment other than computer equipment; and



(iii) materials 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; and

(e) interest on money borrowed to pay for costs in (a) to (d).

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

"Council" means the Council of the Corporation of the Township of Asphodel-Norwood;

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

"Development charge" means a charge imposed pursuant to this by-law;

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

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

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

"Gross floor area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the



centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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

“Inclusionary zoning residential unit” means residential units that are affordable housing 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.

“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 cannabis production facilities or the sale of commodities to the general public through a warehouse club;

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

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



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

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

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

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;



“Multiple dwelling” includes all dwellings other than a single detached dwelling, a semi-detached dwelling, or apartment dwelling;

“Municipality” means The Corporation of the Township of Asphodel-Norwood;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective 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 objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;

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

“Official Plan” means the Official Plan adopted for the Township and any amendments thereto;

“Owner” means the owner of land or a person who has made application for an approval of 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, R.S.O. 1990*, c. P.13, as amended;

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



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

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

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

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

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

“Service” (or “Services”) means a service designated in section 2.1 to this by-law;

"Servicing agreement" means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

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

“Township" means the area within the geographic limits of the Township of Asphodel-Norwood; and

"Zoning By-Law" means the Zoning By-Law of the Township of Asphodel-Norwood or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.



## **2. Designation of Services**

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

- (a) Fire Protection Services

## **3. Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

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

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

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Peterborough or a local board thereof; or
- (d) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



## Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings, or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



## Exemptions

### Exemptions for Residential Units

- 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) 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;
  - (c) 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;
  - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
  - (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.
- 3.6 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



- (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; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

### Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (b) divide the amount determined under subsection (a) by the amount of the enlargement.



- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

#### Other Statutory Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to non-profit housing development.
- 3.12 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to inclusionary zoning residential unit development.

#### **Other Exemptions**

- 3.13 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
  - (b) Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
  - (c) Non-residential farm buildings;
  - (d) Affordable housing; and
  - (e) Once the Lieutenant Governor proclaims in force Section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022*, paragraph d above will no longer apply and affordable residential units and attainable residential units will be exempt from development charges in accordance with Section 4.1 of the Act.



## **Amount of Charges**

### Residential

3.14 The development charges set out in Schedule A 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

3.15 The development charges described in Schedule A 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.

## **Reduction of Development Charges**

### For Redevelopment

3.16 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 2 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.14 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 section 3.15, 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**

- 3.17 A development charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this by-law, on the date a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 3.18 Where a development charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.19 Notwithstanding sections 3.17 and 3.18, development charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.20 Notwithstanding sections 3.17 and 3.18, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the development charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.21 Despite sections 3.17 to 3.20, Council from time to time, and at anytime, 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 sections 3.14 and 3.15, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

#### **5. Indexing**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

#### **6. Schedules**

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

Schedule A - Residential and Non-Residential Development Charges

#### **7. Conflicts**

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



**8. Severability**

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

**9. Date By-law in Force**

9.1 This by-law shall come into effect at 12:01 AM on January 1, 2024.

**10. Date By-law Expires**

10.1 This by-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW 23-\_\_\_\_**

**SCHEDULE OF DEVELOPMENT CHARGES**

<b>Service</b>	<b>RESIDENTIAL Single and Semi-Detached Dwelling</b>	<b>RESIDENTIAL Other Multiples</b>	<b>RESIDENTIAL Apartments – 2 Bedrooms +</b>	<b>RESIDENTIAL Apartments – Bachelor and 1 Bedroom</b>	<b>NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)</b>
Fire Protection Services	\$ 2,919	\$ 2,212	\$ 2,173	\$ 1,152	\$ 0.92



# Appendix H

## Proposed D.C. By-law – Parks and Recreation Services



**THE CORPORATION OF THE TOWNSHIP OF ASPHODEL-  
NORWOOD**

**BY-LAW NO. 2023-\_\_**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES  
FOR PARKS AND RECREATION SERVICES**

**BEING** a by-law for the imposition of Development Charges

**WHEREAS** section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

**AND WHEREAS** the Township of Asphodel-Norwood will experience growth through development and re-development;

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

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

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

**AND WHEREAS** the Council of The Corporation of the Township of Asphodel-Norwood has given notice of and held a public meeting on the 14<sup>th</sup> day of November, 2023 in accordance with the Act and the regulations thereto;



**NOW THEREFORE** the Council of The Corporation of the Township of Asphodel-Norwood enacts as follows:

## **1. Interpretation**

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

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

“Accessory” means a building that is normally incidental, subordinate, and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing” means dwelling units within assisted or social housing programs including Habitat for Humanity and assisted living;

“Affordable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Agricultural use,” means a use of land, building, or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, poultry-keeping, or any other farming use, and includes the growing, raising, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not noxious. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, alcohol processing or production facilities, and cannabis production facilities;

“Apartment dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the *Education Act, R.S.O. 1990, c. E.2*, as amended, or any successor thereof;

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

“Cannabis production facility” means a building, structure, or part thereof, designed, used, or intended to be used for any one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis for medical or recreational purposes in accordance with the requirements of a licence as issued by Health Canada in accordance with the *Cannabis Regulations SOR/2018-144*, to the *Cannabis Act, SC 2018, c 16*, the *Controlled Drugs and Substances Act, SC 1996, c 19*, and the *Food and Drugs Act, RSC 1985, c F-27*, as amended from time to time, or any successors thereto.

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
  - (i) rolling stock with an estimated useful life of seven years or more,
  - (ii) furniture and equipment other than computer equipment; and



(iii) materials 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; and

(e) interest on money borrowed to pay for costs in (a) to (d).

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

"Council" means the Council of the Corporation of the Township of Asphodel-Norwood;

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

"Development charge" means a charge imposed pursuant to this by-law;

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

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

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

"Gross floor area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the



centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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

“Inclusionary zoning residential unit” means residential units that are affordable housing 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.

“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 cannabis production facilities or the sale of commodities to the general public through a warehouse club;

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

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



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

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

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

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;



“Multiple dwelling” includes all dwellings other than a single detached dwelling, a semi-detached dwelling, or apartment dwelling;

“Municipality” means The Corporation of the Township of Asphodel-Norwood;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective 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 objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;

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

“Official Plan” means the Official Plan adopted for the Township and any amendments thereto;

“Owner” means the owner of land or a person who has made application for an approval of 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, R.S.O. 1990*, c. P.13, as amended;

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



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

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

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

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

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

“Service” (or “Services”) means a service designated in section 2.1 to this by-law;

"Servicing agreement" means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

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

“Township" means the area within the geographic limits of the Township of Asphodel-Norwood; and

"Zoning By-Law" means the Zoning By-Law of the Township of Asphodel-Norwood or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.



## **2. Designation of Services**

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

- (a) Parks and Recreation Services

## **3. Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

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

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

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Peterborough or a local board thereof; or
- (d) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



## Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings, or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



## Exemptions

### Exemptions for Residential Units

- 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) 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;
  - (c) 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;
  - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
  - (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.
- 3.6 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



- (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; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

### Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (b) divide the amount determined under subsection (a) by the amount of the enlargement.



- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

#### Other Statutory Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to non-profit housing development.
- 3.12 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to inclusionary zoning residential unit development.

#### **Other Exemptions**

- 3.13 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
  - (b) Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
  - (c) Non-residential farm buildings;
  - (d) Affordable housing; and
  - (e) Once the Lieutenant Governor proclaims in force Section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022*, paragraph d above will no longer apply and affordable residential units and attainable residential units will be exempt from development charges in accordance with Section 4.1 of the Act.



## **Amount of Charges**

### Residential

3.14 The development charges set out in Schedule A 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

3.15 The development charges described in Schedule A 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.

## **Reduction of Development Charges**

### For Redevelopment

3.16 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 2 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.14 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 section 3.15, 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**

- 3.17 A development charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this by-law, on the date a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 3.18 Where a development charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.19 Notwithstanding sections 3.17 and 3.18, development charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.20 Notwithstanding sections 3.17 and 3.18, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the development charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.21 Despite sections 3.17 to 3.20, Council from time to time, and at anytime, 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 sections 3.14 and 3.15, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

#### **5. Indexing**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

#### **6. Schedules**

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

Schedule A - Residential and Non-Residential Development Charges

#### **7. Conflicts**

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



**8. Severability**

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

**9. Date By-law in Force**

9.1 This by-law shall come into effect at 12:01 AM on January 1, 2024.

**10. Date By-law Expires**

10.1 This by-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW 23-\_\_\_\_**

**SCHEDULE OF DEVELOPMENT CHARGES**

<b>Service</b>	<b>RESIDENTIAL Single and Semi-Detached Dwelling</b>	<b>RESIDENTIAL Other Multiples</b>	<b>RESIDENTIAL Apartments – 2 Bedrooms +</b>	<b>RESIDENTIAL Apartments – Bachelor and 1 Bedroom</b>	<b>NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)</b>
Parks and Recreation Services	\$ 2,777	\$ 2,105	\$ 2,068	\$ 1,096	\$ 0.14



# Appendix I

## Proposed D.C. By-law – Library Services



**THE CORPORATION OF THE TOWNSHIP OF ASPHODEL-  
NORWOOD**

**BY-LAW NO. 2023-\_\_**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES  
FOR LIBRARY SERVICES**

**BEING** a by-law for the imposition of Development Charges

**WHEREAS** section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

**AND WHEREAS** the Township of Asphodel-Norwood will experience growth through development and re-development;

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

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

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

**AND WHEREAS** the Council of The Corporation of the Township of Asphodel-Norwood has given notice of and held a public meeting on the 14<sup>th</sup> day of November, 2023 in accordance with the Act and the regulations thereto;



**NOW THEREFORE** the Council of The Corporation of the Township of Asphodel-Norwood enacts as follows:

## **1. Interpretation**

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

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

“Accessory” means a building that is normally incidental, subordinate, and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing” means dwelling units within assisted or social housing programs including Habitat for Humanity and assisted living;

“Affordable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Agricultural use,” means a use of land, building, or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, poultry-keeping, or any other farming use, and includes the growing, raising, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not noxious. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, alcohol processing or production facilities, and cannabis production facilities;

“Apartment dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the *Education Act, R.S.O. 1990, c. E.2*, as amended, or any successor thereof;

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

“Cannabis production facility” means a building, structure, or part thereof, designed, used, or intended to be used for any one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis for medical or recreational purposes in accordance with the requirements of a licence as issued by Health Canada in accordance with the *Cannabis Regulations SOR/2018-144*, to the *Cannabis Act, SC 2018, c 16*, the *Controlled Drugs and Substances Act, SC 1996, c 19*, and the *Food and Drugs Act, RSC 1985, c F-27*, as amended from time to time, or any successors thereto.

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
  - (i) rolling stock with an estimated useful life of seven years or more,
  - (ii) furniture and equipment other than computer equipment; and



(iii) materials 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; and

(e) interest on money borrowed to pay for costs in (a) to (d).

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

"Council" means the Council of the Corporation of the Township of Asphodel-Norwood;

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

"Development charge" means a charge imposed pursuant to this by-law;

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

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

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

"Gross floor area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the



centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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

“Inclusionary zoning residential unit” means residential units that are affordable housing 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.

“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 cannabis production facilities or the sale of commodities to the general public through a warehouse club;

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

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



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

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

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

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;



“Multiple dwelling” includes all dwellings other than a single detached dwelling, a semi-detached dwelling, or apartment dwelling;

“Municipality” means The Corporation of the Township of Asphodel-Norwood;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective 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 objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;

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

“Official Plan” means the Official Plan adopted for the Township and any amendments thereto;

“Owner” means the owner of land or a person who has made application for an approval of 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, R.S.O. 1990*, c. P.13, as amended;

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



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

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

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

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

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

“Service” (or “Services”) means a service designated in section 2.1 to this by-law;

"Servicing agreement" means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

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

“Township" means the area within the geographic limits of the Township of Asphodel-Norwood; and

"Zoning By-Law" means the Zoning By-Law of the Township of Asphodel-Norwood or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.



## **2. Designation of Services**

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

- (a) Library Services

## **3. Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

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

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

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Peterborough or a local board thereof; or
- (d) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



## Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings, or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



## Exemptions

### Exemptions for Residential Units

- 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) 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;
  - (c) 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;
  - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
  - (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.
- 3.6 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



- (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; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

### Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (b) divide the amount determined under subsection (a) by the amount of the enlargement.



- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

#### Other Statutory Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to non-profit housing development.
- 3.12 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to inclusionary zoning residential unit development.

#### **Other Exemptions**

- 3.13 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
  - (b) Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
  - (c) Non-residential farm buildings;
  - (d) Affordable housing; and
  - (e) Once the Lieutenant Governor proclaims in force Section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022*, paragraph d above will no longer apply and affordable residential units and attainable residential units will be exempt from development charges in accordance with Section 4.1 of the Act.



## **Amount of Charges**

### Residential

3.14 The development charges set out in Schedule A 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

3.15 The development charges described in Schedule A 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.

## **Reduction of Development Charges**

### For Redevelopment

3.16 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 2 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.14 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 section 3.15, 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**

- 3.17 A development charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this by-law, on the date a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 3.18 Where a development charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.19 Notwithstanding sections 3.17 and 3.18, development charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.20 Notwithstanding sections 3.17 and 3.18, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the development charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.21 Despite sections 3.17 to 3.20, Council from time to time, and at anytime, 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 sections 3.14 and 3.15, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

#### **5. Indexing**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

#### **6. Schedules**

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

Schedule A - Residential and Non-Residential Development Charges

#### **7. Conflicts**

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



**8. Severability**

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

**9. Date By-law in Force**

9.1 This by-law shall come into effect at 12:01 AM on January 1, 2024.

**10. Date By-law Expires**

10.1 This by-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW 23-\_\_\_\_**

**SCHEDULE OF DEVELOPMENT CHARGES**

<b>Service</b>	<b>RESIDENTIAL Single and Semi-Detached Dwelling</b>	<b>RESIDENTIAL Other Multiples</b>	<b>RESIDENTIAL Apartments – 2 Bedrooms +</b>	<b>RESIDENTIAL Apartments – Bachelor and 1 Bedroom</b>	<b>NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)</b>
Library Services	\$ 294	\$ 223	\$ 219	\$ 116	\$ 0.01



# Appendix J

## Proposed D.C. By-law – Waste Diversion Services



**THE CORPORATION OF THE TOWNSHIP OF ASPHODEL-  
NORWOOD**

**BY-LAW NO. 2023-\_\_**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES  
FOR WASTE DIVERSION SERVICES**

**BEING** a by-law for the imposition of Development Charges

**WHEREAS** section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the By-law applies;

**AND WHEREAS** the Township of Asphodel-Norwood will experience growth through development and re-development;

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

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

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

**AND WHEREAS** the Council of The Corporation of the Township of Asphodel-Norwood has given notice of and held a public meeting on the 14<sup>th</sup> day of November, 2023 in accordance with the Act and the regulations thereto;



**NOW THEREFORE** the Council of The Corporation of the Township of Asphodel-Norwood enacts as follows:

## **1. Interpretation**

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

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

“Accessory” means a building that is normally incidental, subordinate, and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;

“Ancillary” will have the same definition as “Accessory”;

“Affordable housing” means dwelling units within assisted or social housing programs including Habitat for Humanity and assisted living;

“Affordable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Agricultural use,” means a use of land, building, or structure for the purpose of animal husbandry, bee-keeping, dairying, fallow, field crops, forestry, fruit farming, horticulture, market gardening, pasturage, poultry-keeping, or any other farming use, and includes the growing, raising, packing, treating, storing, and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not noxious. For the purposes of this by-law, an agricultural use shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding, or breeding of household pets, alcohol processing or production facilities, and cannabis production facilities;

“Apartment dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;



“Attainable residential unit” means a residential unit that that meets the criteria set out in section 4.1 of the Act.

“Bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“Board of Education” means a board defined in subsection 1 (1) of the *Education Act, R.S.O. 1990, c. E.2*, as amended, or any successor thereof;

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

“Cannabis production facility” means a building, structure, or part thereof, designed, used, or intended to be used for any one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis for medical or recreational purposes in accordance with the requirements of a licence as issued by Health Canada in accordance with the *Cannabis Regulations SOR/2018-144*, to the *Cannabis Act, SC 2018, c 16*, the *Controlled Drugs and Substances Act, SC 1996, c 19*, and the *Food and Drugs Act, RSC 1985, c F-27*, as amended from time to time, or any successors thereto.

“Capital cost” means costs incurred or proposed to be incurred by the Township or a Local Board thereof directly or by others on behalf of and as authorized by the Township or Local Board:

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, lease, construct or improve facilities including (but not limited to),
  - (i) rolling stock with an estimated useful life of seven years or more,
  - (ii) furniture and equipment other than computer equipment; and



(iii) materials 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; and

(e) interest on money borrowed to pay for costs in (a) to (d).

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

"Council" means the Council of the Corporation of the Township of Asphodel-Norwood;

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

"Development charge" means a charge imposed pursuant to this by-law;

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

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

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

"Gross floor area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the



centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

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

“Inclusionary zoning residential unit” means residential units that are affordable housing 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.

“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 cannabis production facilities or the sale of commodities to the general public through a warehouse club;

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

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



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

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

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

“Mixed-Use” means a building that is used and/or designated to be used for both residential and non-residential purposes;



“Multiple dwelling” includes all dwellings other than a single detached dwelling, a semi-detached dwelling, or apartment dwelling;

“Municipality” means The Corporation of the Township of Asphodel-Norwood;

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

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective 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 objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative *Corporations Act*;

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

“Official Plan” means the Official Plan adopted for the Township and any amendments thereto;

“Owner” means the owner of land or a person who has made application for an approval of 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, R.S.O. 1990*, c. P.13, as amended;

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



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

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

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

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

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

“Service” (or “Services”) means a service designated in section 2.1 to this by-law;

"Servicing agreement" means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

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

“Township" means the area within the geographic limits of the Township of Asphodel-Norwood; and

"Zoning By-Law" means the Zoning By-Law of the Township of Asphodel-Norwood or any successor thereof passed pursuant to Section 34 of the *Planning Act*, S.O. 1998.



## **2. Designation of Services**

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

- (a) Waste Diversion Services

## **3. Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

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

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

- (a) the municipality or a local board thereof;
- (b) a board of education;
- (c) the Corporation of the County of Peterborough or a local board thereof; or
- (d) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.



## Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings, or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



## Exemptions

### Exemptions for Residential Units

- 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) 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;
  - (c) 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;
  - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
  - (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.
- 3.6 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to the creation of additional dwelling units in proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



- (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; or
- (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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.

### Exemption for Industrial Development

- 3.7 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- 3.8 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:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
  - (b) divide the amount determined under subsection (a) by the amount of the enlargement.



- 3.9 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.
- 3.10 The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this by-law or predecessor.

#### Other Statutory Exemptions

- 3.11 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to non-profit housing development.
- 3.12 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to inclusionary zoning residential unit development.

#### **Other Exemptions**

- 3.13 Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) Hospitals under the *Public Hospitals Act*;
  - (b) Land, buildings, or structures used for institutional church use and exempt from taxation under the *Assessment Act*, as amended;
  - (c) Non-residential farm buildings;
  - (d) Affordable housing; and
  - (e) Once the Lieutenant Governor proclaims in force Section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022*, paragraph d above will no longer apply and affordable residential units and attainable residential units will be exempt from development charges in accordance with Section 4.1 of the Act.



## **Amount of Charges**

### Residential

3.14 The development charges set out in Schedule A 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

3.15 The development charges described in Schedule A 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.

## **Reduction of Development Charges**

### For Redevelopment

3.16 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 2 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.14 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 section 3.15, 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**

- 3.17 A development charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this by-law, on the date a building permit is issued in relation to a building or structure on land to which a development charge applies.
- 3.18 Where a development charge applies to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.19 Notwithstanding sections 3.17 and 3.18, development charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy, payable on the anniversary date each year thereafter.
- 3.20 Notwithstanding sections 3.17 and 3.18, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the development charges shall be calculated based on the charges in effect on the date the Site Plan or Zoning By-law Amendment application was made, including interest as provided in the Township's Council approved Development Charges Interest Rate Policy.
- 3.21 Despite sections 3.17 to 3.20, Council from time to time, and at anytime, 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 sections 3.14 and 3.15, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

#### **5. Indexing**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the most recent twelve-month change in the prescribed index in the Act.

#### **6. Schedules**

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

Schedule A - Residential and Non-Residential Development Charges

#### **7. Conflicts**

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



**8. Severability**

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

**9. Date By-law in Force**

9.1 This by-law shall come into effect at 12:01 AM on January 1, 2024.

**10. Date By-law Expires**

10.1 This by-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE "A" TO BY-LAW 23-\_\_\_**

**SCHEDULE OF DEVELOPMENT CHARGES**

<b>Service</b>	<b>RESIDENTIAL Single and Semi-Detached Dwelling</b>	<b>RESIDENTIAL Other Multiples</b>	<b>RESIDENTIAL Apartments – 2 Bedrooms +</b>	<b>RESIDENTIAL Apartments – Bachelor and 1 Bedroom</b>	<b>NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)</b>
Waste Diversion Services	\$ 165	\$ 147	\$ 97	\$ 70	\$ 0.00