



 **Watson
& Associates**
ECONOMISTS LTD.

Development Charges Background Study

Municipality of Mississippi Mills

October 5, 2023

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

Table of Contents

	Page
1. Introduction.....	1-1
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
2. Current Municipality of Mississippi Mills Development Charges Policies.....	2-1
2.1 By-law Enactment.....	2-1
2.2 Services Covered.....	2-1
2.3 Timing of D.C. Calculation and Payment.....	2-2
2.4 Redevelopment Credit.....	2-3
2.5 Other Credits.....	2-3
2.6 Exemptions.....	2-3
3. Anticipated Development in the Municipality of Mississippi Mills.....	3-1
3.1 Requirement of the Act.....	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast.....	3-1
3.3 Summary of Growth Forecast.....	3-2
4. The Approach to the Calculation of the Charge.....	4-1
4.1 Introduction.....	4-1
4.2 Services Potentially Involved.....	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-5



Table of Contents (Cont'd)

	Page
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
5.	Development Charge Eligible Cost Analysis by Service 5-1
5.1	Introduction..... 5-1
5.2	Service Levels and 10-Year Capital Costs for D.C. Calculation..... 5-1
5.2.1	Child Care Services 5-1
5.3	Service Levels and 15-Year Capital Costs for D.C. Calculation..... 5-1
5.3.1	Fire Protection Services..... 5-1
5.3.2	Parks and Recreation Services..... 5-1
5.3.3	Library Services 5-2
5.4	Service Levels and 15-Year Capital Costs for Area-Specific D.C. Calculation 5-7
5.4.1	Septage Services..... 5-7
5.5	Service Levels and Prior D.C. Study Net Increment Capital Costs for D.C. Calculation..... 5-9
5.5.1	Services Related to a Highway 5-10
5.5.2	Wastewater Services 5-10
5.5.3	Water Services..... 5-11
6.	D.C. Calculation 6-1
7.	D.C. Policy Recommendations and D.C. By-law Rules 7-1
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..... 7-3



Table of Contents (Cont'd)

	Page
7.3.3	Application to Redevelopment of Land (Demolition and Conversion)..... 7-3
7.3.4	Exemptions (full or partial) 7-4
7.3.5	Phasing in 7-5
7.3.6	Timing of Collection 7-5
7.3.7	Indexing 7-5
7.3.8	D.C Spatial Applicability 7-6
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 7-7
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing 7-7
7.5	Other Recommendations 7-7
8.	By-law Implementation 8-1
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
Appendix A	Background Information on Residential and Non-Residential Growth Forecast..... A-1
Appendix B	Level of Service B-1
Appendix C	Long-Term Capital and Operating Cost Examination..... C-1
Appendix D	Local Service Policy D-1
Appendix E	Asset Management Plan..... E-1
Appendix F	Proposed D.C. By-law – Services Related to a Highway F-1
Appendix G	Proposed D.C. By-law – Fire Protection Services..... G-1



Table of Contents (Cont'd)

	Page
Appendix H Proposed D.C. By-law – Parks and Recreation Services	H-1
Appendix I Proposed D.C. By-law – Library Services	I-1
Appendix J Proposed D.C. By-law – Child Care Services	J-1
Appendix K Proposed D.C. By-law – Septage Services	K-1
Appendix L Proposed D.C. By-law –Wastewater Services	L-1
Appendix M Proposed D.C. By-law – Water Services	M-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
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 Municipality of Mississippi Mills (Municipality).

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process in 2023. Watson worked with the Municipality'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 Municipality'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 M.

The background study is designed to set out sufficient background on the legislation, the Municipality'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

The public meeting required under Section 12 of the D.C.A. will be scheduled for November 7, 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 5, 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 Municipality anticipates Council consideration of the D.C. By-law for adoption on December 5, 2023.

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

- Municipality 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 5, 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 5, 2023
3. Public meeting advertisement placed in newspaper(s)	By October 17, 2023
4. Public meeting of Council	November 7, 2023
5. Council considers adoption of background study and passage of by-laws	December 5, 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. Municipality 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 Municipality'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 Municipality of Mississippi Mills Development Charges Policies



2. Current Municipality of Mississippi Mills Development Charges Policies

2.1 By-law Enactment

On September 18, 2018, the Municipality of Mississippi Mills passed By-law 18-88 under the D.C.A., 1997. The by-law came into effect January 1, 2019 and imposes development charges by service/class of service for Municipality-wide services, as well as area-specific charges for rural-serviced and urban-serviced areas. Amending By-law 21-029 was passed on April 20, 2021 to reflect amendments to the D.C.A. resulting from Bills 108 and 197, as well as changes to the capital costs underlying the charge for Services Related to a Highway, Library Services, and Growth-related Studies. By-law 18-88, as amended, is set to expire at 12:01 a.m. on January 1, 2024.

2.2 Services Covered

The following services/classes of service are covered under By-law 18-88, as amended:

Municipality-wide Services

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services; and
- Growth-related Studies.

Area-specific Services – Urban-serviced Area

- Water Services; and
- Wastewater Services.

Area-specific Services – Rural-serviced Area

- Septage Treatment Services.



2.3 Current Development Charge Rates

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.

Table 2-1
Municipality of Mississippi Mills Current Development Charges

Service/Class of Service	Residential					Non-Residential (per sq. ft. of Gross Floor Area)
	Single & Semi Detached	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
Municipal-wide Services						
Services Related to a Highway	5,033	2,845	2,685	4,040	2,058	3.03
Fire Protection Services	123	69	65	98	51	0.07
Parks and Recreation Services	2,726	1,540	1,451	2,188	1,114	0.38
Library Services	1,681	949	895	1,348	687	0.23
Child Care Services	302	171	161	242	123	-
Total Rural Services						
Septage Services	105	59	56	84	42	0.07
Total Urban Services						
Wastewater Services	4,474	2,527	2,385	3,590	1,827	1.68
Water Services	6,084	3,437	3,241	4,879	2,489	1.41
Growth-Related Studies						
Municipal Wide	72	38	37	57	28	0.02
Rural	-	-	-	-	-	-
Urban	101	57	54	82	41	0.02
Total Rural Area	10,042	5,671	5,350	8,057	4,103	3.80
Total Urban Area	20,596	11,633	10,974	16,524	8,418	6.84

2.4 Indexing

Development charges are adjusted annually on January 1st of each year, in accordance with the Statistics Canada Non-residential Building Construction Price Index for Ottawa-Gatineau.

2.5 Timing of D.C. Calculation and Payment

Development charges are due and payable in full to the Municipality on the date a building permit is issued for any land, buildings or structures affected by the applicable development charge. However, 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. rates that were in effect on the day that the



applicable Site Plan or Zoning By-law Amendment application was deemed complete. The by-law also allows the Municipality to enter into alternative payment agreements with owners.

2.6 Redevelopment Credit

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.

No such reduction in charge shall exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.7 Other Credits

By-law 18-88, as amended, includes a credit to the calculation of D.C.s for any owner or former owner who has before September 29, 1999 paid a charge related to development pursuant to an agreement under Sections 51 or 53 of the *Planning Act*.

2.8 Exemptions

The Municipality'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 or Board of Education purposes;
- A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario 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:

- Industrial development;
- Hospitals under the *Public Hospitals Act*;
- Non-residential farm buildings for bona fide agricultural use;
- A 50% exemption from payment of the Municipal-wide service components of the charge for:
 - Commercial and institutional development;
 - Rental apartment developments with 5 or more dwelling units;
- Only the payment of Water and Wastewater components of the charge for:
 - The first two apartment units above a commercial use in the downtown core of the Almonte Ward;
 - Residential development constructed by/for charitable organizations, non-profit organizations, and publicly funded non-profit housing; and
 - One additional dwelling unit on a single detached dwelling residential lot.



Chapter 3

Anticipated Development in the Municipality of Mississippi Mills



3. Anticipated Development in the Municipality of Mississippi Mills

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality will be required to provide services over a 10-year (2023 to 2033), 15-year (2023 to 2038) and a longer-term (2023 to 2048) 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

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 Municipality over the forecast period, including:

- Municipality of Mississippi Mills - Population Projection 2048 for Economic Development Vision, J.L. Richards & Associates Limited, August 2, 2023;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2013 to June 2023 year-to-date period;
- Residential and non-residential supply opportunities as identified by Municipality of Mississippi Mills staff; and
- Discussions from Municipal staff regarding anticipated residential and non-residential development in the Municipality of Mississippi Mills.

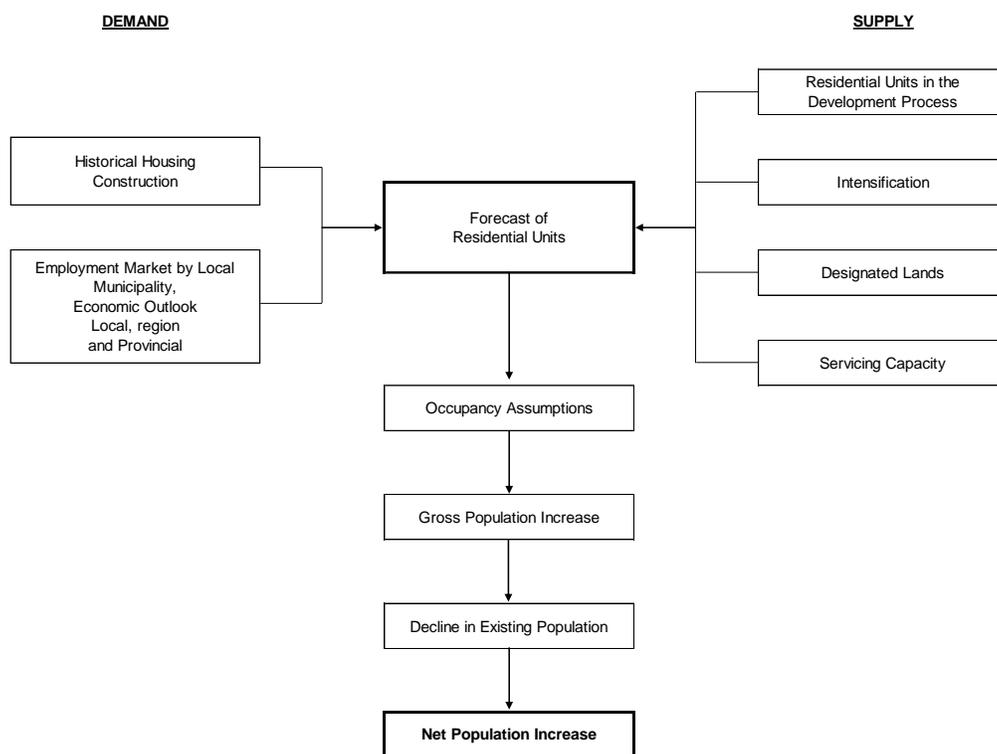


3.3 Summary of Growth Forecast

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 Municipality 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 Municipality of Mississippi Mills (excluding census undercount) is anticipated to reach approximately 19,540 by late-2033, 21,510 by late-2038 and 25,310 by 2048, resulting in an increase of approximately 4,040, 6,020 and 9,810 persons, respectively.^[1]

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
Municipality of Mississippi Mills
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2011</i>	12,700	12,385	285	12,100	4,201	208	399	28	4,836	259	2.561
	<i>Mid 2016</i>	13,500	13,163	303	12,860	4,470	400	415	15	5,300	275	2.484
	<i>Mid 2021</i>	15,110	14,740	345	14,395	4,935	565	535	5	6,040	314	2.440
Forecast	<i>Late 2023</i>	15,890	15,496	362	15,134	5,157	618	579	5	6,358	329	2.437
	<i>Late 2033</i>	20,030	19,536	456	19,080	6,196	1,045	806	5	8,053	415	2.426
	<i>Late 2038</i>	22,050	21,511	505	21,006	6,682	1,255	916	5	8,858	459	2.429
	<i>Mid 2048</i>	25,950	25,306	585	24,721	7,592	1,665	1,125	5	10,387	532	2.436
Incremental	Mid 2011 - Mid 2016	800	778	18	760	269	192	16	-13	464	16	
	Mid 2016 - Mid 2021	1,610	1,577	42	1,535	465	165	120	-10	740	39	
	Mid 2021 - Late 2023	780	756	17	739	222	53	44	0	318	15	
	Late 2023 - Late 2033	4,140	4,040	94	3,946	1,040	427	227	0	1,695	86	
	Late 2023 - Late 2038	6,160	6,015	143	5,872	1,526	637	337	0	2,500	130	
	Late 2023 - Mid 2048	10,060	9,810	223	9,587	2,435	1,047	547	0	4,029	203	

^[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.

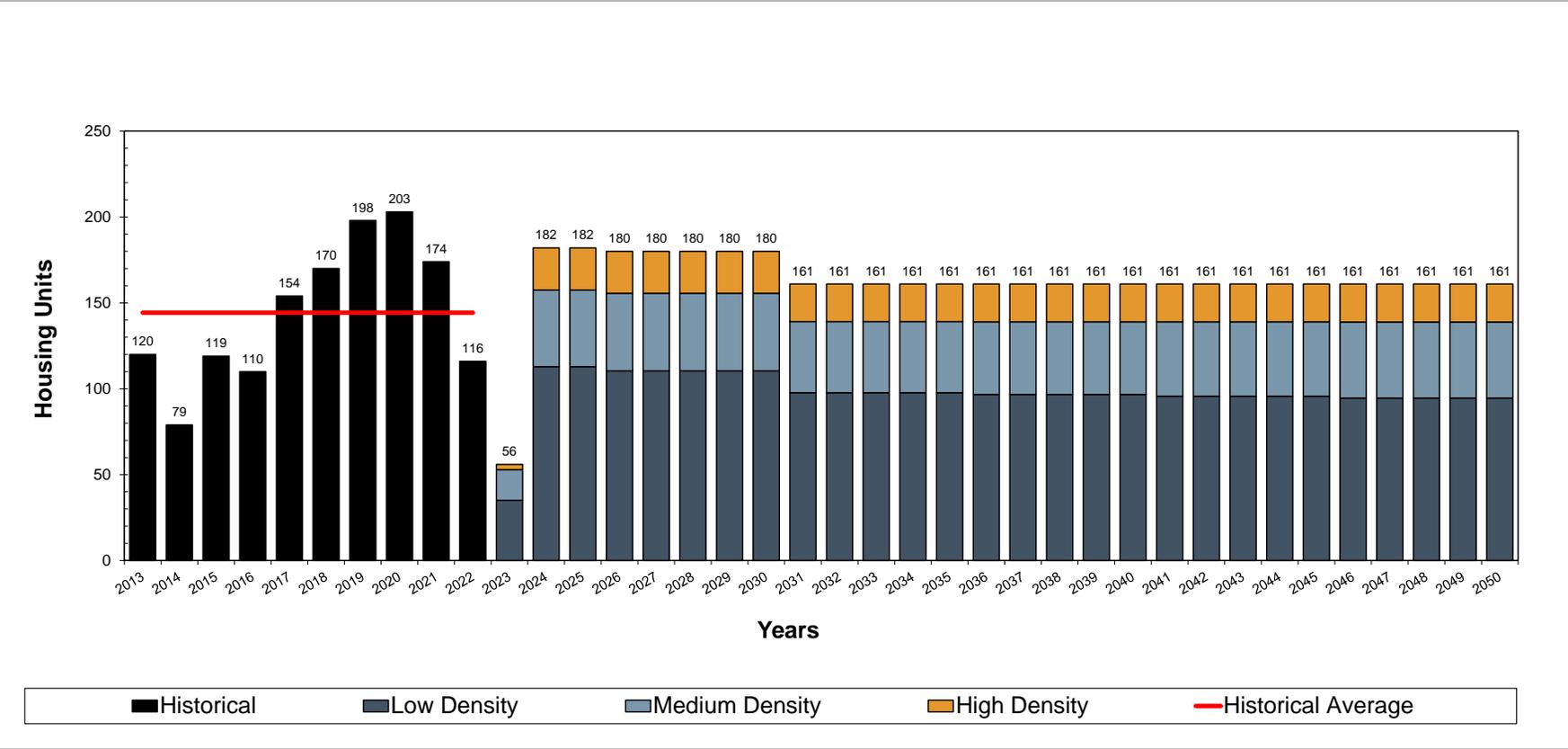
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2
Municipality of Mississippi Mills
Annual Housing Forecast ^[1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived Statistics Canada building permit data for the Municipality of Mississippi Mills, 2013 to 2020, Municipality of Mississippi Mills building permit data, 2021 to 2022, and 2023 estimated based on June 2023 year-to-date Statistics Canada building permit data by Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Municipality of Mississippi Mills D.C. growth forecast:

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

- The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 6), as well as discussions with Municipal staff regarding anticipated development trends for the Municipality of Mississippi Mills.
- Based on the above indicators, the 2023 to 2048 household growth forecast for the Municipality is comprised of a unit mix of 60% low density units (single detached and semi-detached), 26% medium density (multiples except apartments) and 14% 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 Municipality of Mississippi Mills
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2048 by development location is summarized below.

Table 3-2
Municipality of Mississippi Mills
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2048	Percentage of Housing Growth, 2023 to 2048
Almonte	2,819	70%
All other areas	1,210	30%
Municipality of Mississippi Mills	4,029	100%

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, 4 and 5)

- The number of housing units to be constructed by 2048 in the Municipality of Mississippi Mills over the forecast period is presented in Table 3-1. Over the 2023 to 2048 forecast period, the Municipality is anticipated to average approximately 164 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 223 people between 2023 to 2048.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedules 7a summarizes 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 Municipality of Mississippi Mills. Due to data limitations medium and high density P.P.U. data was derived from the County of Lanark, which includes the Municipality of Mississippi Mills and is outlined in Schedule 7b. 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 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.575
 - Medium density: 2.291
 - High density: 1.368

^[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.



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

- 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 through 5.^[1] The forecast population change in existing households over the 2023 to 2048 forecast period is forecast to increase by approximately 169.

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 Municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the Municipality of Mississippi Mills is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 60 primary (2%);
 - 705 work at home employment (21%);
 - 403 industrial (12%);
 - 1,248 commercial/population-related (37%); and
 - 960 institutional (28%).
- The 2016 employment by usual place of work, including work at home, is 4,195. An additional 820 employees have been identified for the

^[1] 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.

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

^[3] 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.



Municipality of Mississippi Mills in 2016 that have no fixed place of work (N.F.P.O.W.).^[1]

- Total employment, including work at home and N.F.P.O.W. for the Municipality of Mississippi Mills is anticipated to reach approximately 6,240 by late-2033, 6,950 by late-2038, and 8,310 by mid-2048. This represents an employment increase of approximately 1,450 for the 10-year forecast period, 2,170 for the 15-year forecast period, and 3,530 for the longer-term 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 Municipality of Mississippi Mills (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,780 by late-2033, 4,220 by late-2038 and 5,080 by mid-2048. This represents an employment increase of approximately 930 for the 10-year forecast period, 1,370 for the 15-year forecast period, and 2,230 for the longer-term 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] 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."



- 1,400 sq.ft. per employee for industrial;
- 500 sq.ft. per employee for commercial/population-related; and
- 700 sq.ft. per employee for institutional employment.
- The Municipality-wide incremental G.F.A. is anticipated to increase by 717,600 sq.ft. over the 10-year forecast period, 1,051,200 sq.ft. over the 15-year forecast period, and 1,684,200 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2023 to 2048 incremental G.F.A. forecast by sector is broken down as follows:
 - Industrial – 35%;
 - commercial/population-related – 32%; and
 - institutional – 33%.

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 Municipality of Mississippi Mills by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2048 by development location is summarized below.

Table 3-3
Municipality of Mississippi Mills
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2048	Percentage of Non-Residential G.F.A., 2023 to 2048
Almonte	1,435,400	85%
All other areas	248,800	15%
Municipality of Mississippi Mills	1,684,200	100%

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

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

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 Municipality’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

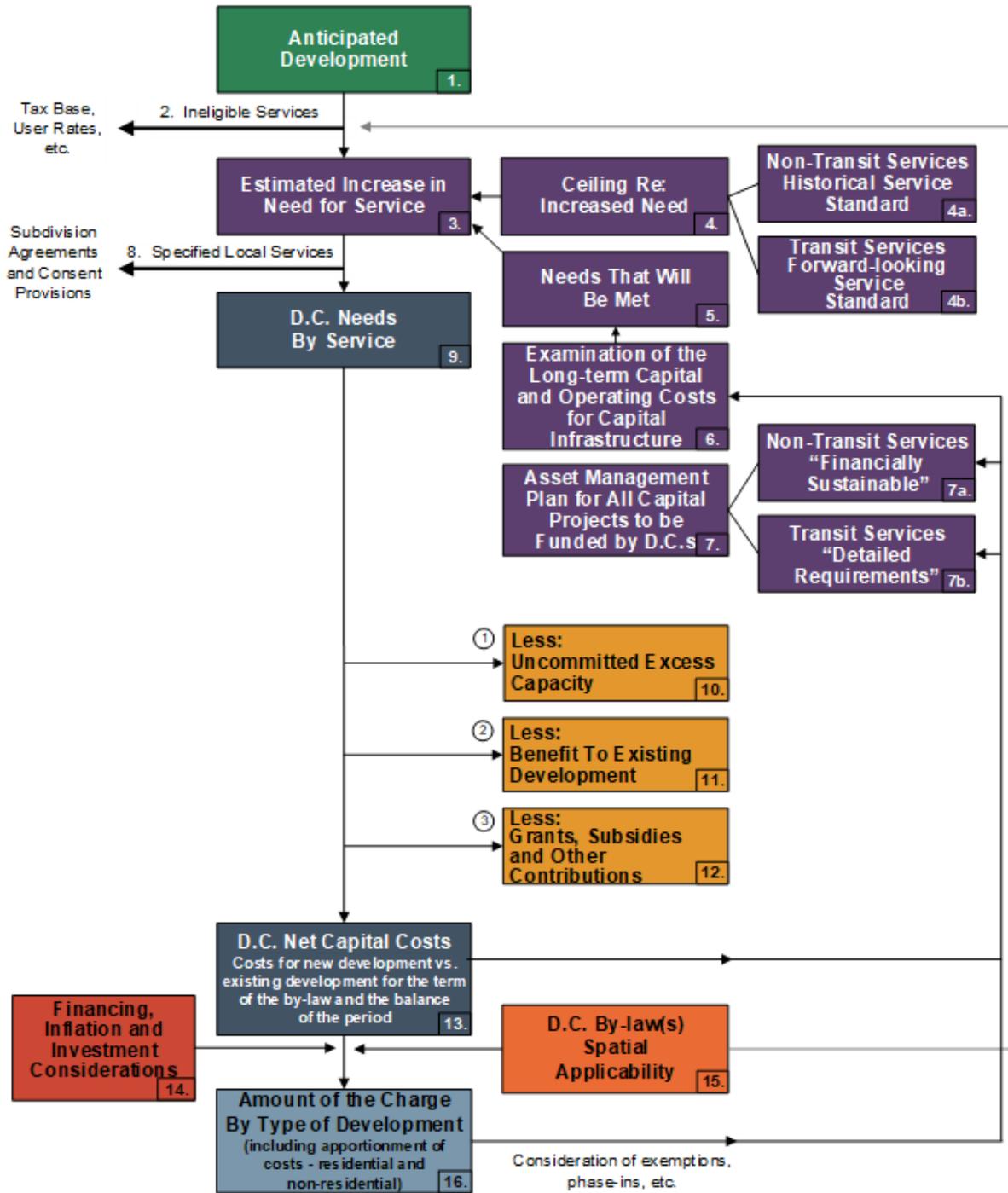




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes No Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	Yes Yes No Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	Yes Yes 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 ²
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 ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a n/a n/a No	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear 8.4 Policing Contract

¹ with a 7+ year useful life

² 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 ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ¹
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 ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹
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 ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
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.	Yes	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 ¹

¹ 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	Yes	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	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

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 Municipality’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 Municipality’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

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

The Municipality currently has no outstanding credit obligations.



4.7 Classes of Services

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

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

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 Municipality's 2023 opening D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2023 opening reserve fund balances have been adjusted to account for outstanding commitments related to the Municipality's Water and Wastewater Master Plan. These balances have been applied against future spending requirements within the respective service areas.

Table 4-3
Municipality of Mississippi Mills
Estimated D.C. Reserve Funds Balances

Service	2023 Opening Balance	2023 Estimated Adjustments	2023 Estimated Balance
Services Related to a Highway	\$ 1,507,378	\$ -	\$ 1,507,378
Fire Protection Services	\$ 115,176	\$ -	\$ 115,176
Parks and Recreation Services	\$ 979,344	\$ -	\$ 979,344
Library Services	\$ 501,779	\$ -	\$ 501,779
Child Care Services	\$ 1,307	\$ -	\$ 1,307
Septage Services	\$ (55,017)	\$ -	\$ (55,017)
Wastewater Services	\$ 504,394	\$ (67,500)	\$ 436,894
Water Services	\$ 3,147,985	\$ (67,500)	\$ 3,080,485
Total	\$ 6,702,346	\$ (135,000)	\$ 6,567,346

4.10 Deductions

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:



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 Municipality’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

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

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.

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

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

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

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

5.2.1 *Child Care Services*

The Municipality currently operates the Almonte Daycare Centre and provides child care services out of three school sites. The combined gross floor area totals 17,747 square feet of facility space. In total, these assets provide a historical average level of service of \$268 per capita. This level of investment provides the Municipality with approximately \$1.1 million for eligible future D.C. funding over the 10-year forecast period.

Based on discussions with Municipality staff, gross capital costs totaling \$459,400 have been included in the development charge calculation. The capital costs comprise lease payments related to additional facility space for child care services. A deduction of \$204,200 has been made in recognition of benefits to existing. After deducting



approximately \$1,300 for the existing reserve fund balance, a total of approximately \$253,900 in growth-related needs have been included in the calculation of the D.C.

The growth-related costs for Child Care Services have been allocated fully to residential development.



5.3 Service Levels and 15-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the Municipality-wide services assessed over a 15-year planning period (2023-2038).

5.3.1 Fire Protection Services

The Municipality currently owns and operates two fire stations, a training centre, and a storage unit, which provides a combined 16,024 square feet of floor space. The fire department also has a current inventory of 13 vehicles, 52 sets of equipment for firefighter outfitting, and 10 items of various equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$1,356 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$7.9 million.

Based on the Municipality's capital plan and discussions with staff, provisions for additional fire facility space and firefighter equipment, in addition to training facility equipment and a new pumper have been included in the development charge. Additionally, the final year of debt payments related to a previous expansion of fire hall space has been included.

The gross capital costs for these needs total approximately \$2.0 million. A deduction of \$655,400 has been provided to recognize the benefits to the existing community. Furthermore, approximately \$115,200 has been deducted to reflect the existing D.C. reserve fund balance for Fire Protection Services. As a result, approximately \$1.2 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 81% being allocated to residential development and 19% being allocated to non-residential development.

5.3.2 Parks and Recreation Services

The Municipality currently maintains approximately 145 acres of developed parkland and 4 kilometres of pathways and trails within its jurisdiction. Furthermore, the



Municipality provides a variety of amenities in its parks and operates 96,790 square feet of indoor recreation facility space. Additionally, the Municipality maintains an inventory of 33 vehicles and equipment. The Municipality's level of service over the historical 15-year period averaged \$5,176 per capita. In total, the maximum D.C. eligible amount for parks and recreation services over the 15-year forecast period is approximately \$30.3 million based on the established level of service standards.

The 15-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$9.5 million. These capital needs include the development of a splash pad at Augusta St. Park, a provision for new facility space, a provision for additional parkland development and amenities, development of trails and pathways, expansion to the Lawn Bowling Club, and additional vehicles and equipment. Additionally, outstanding debt servicing costs associated with previously completed recreation facilities has been included. Approximately \$279,200 has been deducted to reflect the benefit to the existing population, and a further \$979,300 has been deducted for existing reserve fund balances, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$8.2 million.

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

5.3.3 Library Services

The Municipality provides library services to its residents, including both facilities and library collections, which covers reference materials, electronic reference materials, e-books, special collection materials, and various other circulation items. The Municipality provides 12,530 square feet of library facility space across two libraries and approximately 212,454 circulation items. The average level of service provided over the historical 15-year period based on this inventory is \$995 per capita. When applied to anticipated growth over the 2023-2038 period, the per capita level of service produces a maximum D.C. eligible amount for library services of approximately \$5.8 million.

The gross capital cost included in the development charge calculation is \$12.3 million over the 15-year forecast. These capital needs consist of a provision for future collection materials, as well as the expansion of the Almonte library branch and



associated financing costs. A deduction of approximately \$4.8 million has been included in recognition of benefits to existing. Additionally, a deduction of approximately \$501,800 for the existing reserve fund balance has been applied. Inclusive of these deductions, a net D.C. recoverable capital cost of approximately \$7.0 million has been included in the calculation of the charge.

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



Table 5-2
Infrastructure Costs covered in the D.C Calculation – Fire Protection Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2023-2038	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 81%	Non- Residential Share 19%
	Fire Facilities										
1	Future Debt Payments for Firehalls - Principal	2023	25,490	-		25,490	11,000		14,490	11,737	2,753
2	Future Debt Payments for Firehalls - Interest	2023	665	-		665	300		365	296	69
3	Additional Fire Facility Space		989,000	-		989,000	-		989,000	801,090	187,910
	Fire Equipment										
4	Training Facility Equipment	2023	30,000	-		30,000	-		30,000	24,300	5,700
5	Additional Pumper	2024	900,000	-		900,000	644,100		255,900	207,279	48,621
6	Provision for Firefighter Equipment		31,400	-		31,400	-		31,400	25,434	5,966
	Reserve Fund Balance		-	-		-	-		(115,176)	(93,292)	(21,883)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		1,976,556	-	-	1,976,556	655,400	-	1,205,980	976,844	229,136



Table 5-3
Infrastructure Costs covered in the D.C Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (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
	2023-2038									95%	5%
	Parkland Development										
1	Splashpad at Augusta St. Park		121,800	-		121,800	-		121,800	115,710	6,090
2	Provision for Parkland Development & Amenities		3,464,000	-		3,464,000	-		3,464,000	3,290,800	173,200
	Trails & Pathways										
3	Trails & Pathways Development		250,000	-		250,000	-		250,000	237,500	12,500
	Park Vehicles										
4	Trailer	2023-2028	20,000	-		20,000	-		20,000	19,000	1,000
5	New Lawn Tractor		45,000			45,000	-		45,000	42,750	2,250
	Recreation Facilities										
6	SCC Future Debt Payments - Principal		177,971	-		177,971	171,600		6,371	6,052	319
7	SCC Future Debt Payments - Interest		20,874	-		20,874	20,100		774	735	39
8	Lawn Bowling Club Expansion/Renovation		175,000	-		175,000	87,500		87,500	83,125	4,375
9	Provision for Additional Facilities		5,177,500	-		5,177,500	-		5,177,500	4,918,625	258,875
	Reserve Fund Balance		-	-		-	-		(979,344)	(930,377)	(48,967)
			-	-		-	-		-	-	-
	Total		9,452,145	-	-	9,452,145	279,200	-	8,193,600	7,783,920	409,680



5.4 Service Levels and 15-Year Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for area-specific services assessed over a 15-year planning period (2023-2038).

5.4.1 Septage Services

Gross capital costs of approximately \$55,000 have been included in the D.C. calculation for the continued recovery of unfunded growth-related capital costs related to the construction of a containment area.

The capital costs have been allocated to future residential development and non-residential development based on the relative share of population to employment growth within the Rural area. As a result, 83% of the net growth-related capital costs are attributed to residential development and the remaining 17% is attributable to non-residential development.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development 2023-2038	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 83%	Non- Residential Share 17%
	Previously Unfunded Amount		55,017	-		55,017	-		55,017	45,812	9,204
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		55,017	-	-	55,017	-	-	55,017	45,812	9,204



5.5 Service Levels and Capital Costs for Services Related to a Highway, Water, and Wastewater Services

The Municipality is currently undertaking a large project called MM2048 to identify the infrastructure investments that will be needed to meet the servicing needs of the Municipality to 2048. The MM2048 platform includes a Transportation Master Plan and a Water and Wastewater Master Servicing Plan, among other studies. Until these new master plans are completed in 2024, the best available information on development-related capital requirements for Transportation, (Services Related to a Highway), Water, and Wastewater services stems from previously completed master plans that were embraced in the Municipality's 2018 D.C. Background Study. In light of this, the projects identified in the Municipality's 2018 D.C. Background study that have not yet been completed have been carried forward into this D.C. background study. The capital costs from the 2018 D.C. Background Study were updated using a combination of capital cost indexes and, where available, updated unit costs. Furthermore, current reserve fund balances have been applied against these capital costs. Once the new Transportation Master Plan and Water and Wastewater Master Servicing Plan have been completed, an update to this D.C. background study will be undertaken to incorporate the updated development-related capital requirements.

The capital needs included in the 2018 D.C. Background Study for Services Related to a Highway were assessed relative to a municipal-wide net population increment of 3,933 (gross increment of 5,053) and employment increment of 925 (732,600 sq. ft. of G.F.A.). The capital costs carried forward into the D.C. calculations contained in this study were assessed relative to the same increment, netted down by the amount of growth that has occurred since 2018.

The capital needs included in the 2018 D.C. Background Study for Water and Wastewater services were assessed relative to an urban-area net population increment of 1,927 (gross increment of 2,371) and employment increment of 786 (622,700 sq. ft. of G.F.A.). The capital costs carried forward into the D.C. calculations contained in this study were assessed relative to the same increment, netted down by the amount of growth that has occurred within the urban area since 2018.



Based on the above, this section evaluates the development-related capital requirements for the Municipality-wide Services Related to a Highway and the urban area-specific Wastewater and Water Services.

5.5.1 Services Related to a Highway

The Municipality has a current inventory of 351 kilometres of roads, 26 bridge and culvert structures, 36 kilometres of sidewalks, and 6 pedestrian crossings. In addition, the Municipality's public works department utilizes 35,536 square feet of facility space and operates a fleet of 40 vehicles and equipment. This historical level of service equates to approximately \$14,700 per capita, resulting in a D.C.-eligible cap of approximately \$31.6 million.

As identified above, the road needs included in this study are carried over from the 2018 D.C. Background Study, with adjustments to the capital cost estimates and the removal of completed projects. In total, the gross capital costs amount to approximately \$19.5 million. These capital needs consist of road reconstruction projects, a 6-bay garage expansion, and additional vehicles. Additionally, the outstanding debt servicing costs associated with the Ottawa St. reconstruction project have been included. Deductions of approximately \$1.2 million and \$8.4 million have been included in recognition of post period benefits and benefits to existing, respectively. Additionally, a deduction of approximately \$1.5 million for the existing reserve fund balance has been applied. As a result, approximately \$8.3 million in capital needs has been included in the D.C. calculation.

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., 73% residential/ 27% non-residential).

5.5.2 Wastewater Services

Similarly to services related to a highway, the wastewater needs included in this study are carried over from the 2018 D.C. Background Study, with adjustments to the capital cost estimates and the removal of completed projects. In total, the gross capital costs for Wastewater services amount to approximately \$10.7 million. These capital needs consist of expansion of the Gemmill's Bay pumping station and several sewer upgrades



to accommodate future growth. The outstanding growth-related share of debt servicing costs associated with the past expansion of the Wastewater Treatment Plant have also been included. Deductions of approximately \$3.6 million and \$1.4 million have been included in recognition of post period benefits and benefits to existing, respectively. Additionally, a deduction of approximately \$436,900 for the existing reserve fund balance has been applied. As a result, approximately \$5.2 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for wastewater services have been allocated to residential (79%) and non-residential (21%) development based on forecast design flow assumptions underlying the Municipality's 2018 Master Plan Update Report, and the net amount of development remaining from what was identified in the 2018 D.C. Background Study.

5.5.3 Water Services

Similarly to services related to a highway and wastewater services, the water needs included in this study are carried over from the 2018 D.C. Background Study, with adjustments to the capital cost estimates and the removal of completed projects. In total, the gross capital costs for Water services amount to approximately \$17.4 million. Some of the works identified in this D.C. background study include the following:

- Medium and long-term water supply and treatment improvements to Wells 7 & 8 to address future demands; and
- Transmission watermains and pressure zone development required to convey water to ensure adequate service in the short, medium, and long term.

Approximately \$7.6 million of capital costs have been deducted as a post period benefit. The benefit to existing deductions total \$3.5 million in recognition of upgrades and improvements to the system. As a result of these deductions and the reserve fund adjustment (approximately \$3.1 million), the net growth-related capital costs total approximately \$3.3 million.

The growth-related capital costs have been allocated to residential (86%) and non-residential (14%) development based on forecast design flow assumptions underlying the Municipality's 2018 Master Plan Update Report, and the net amount of development remaining from what was identified in the 2018 D.C. Background Study.



Table 5-6
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway

Prj. No	TMP Project ID	Increased Service Needs Attributable to Anticipated Development 2023-2037 (Prior Study)	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 73%	Non-Residential Share 27%
		Roads										
1		Ottawa Street Reconstruction - Principal	2023-2025	242,641	11,900		230,741	48,500		182,241	132,382	49,859
2		Ottawa Street Reconstruction - Interest	2023-2025	21,324	-		21,324	4,300		17,024	12,366	4,658
3	TMP-13	North Collector Detailed Design and Construction - Martin Street North to Ramsay Conc 11 (1.5km)	2035	8,901,800	546,900		8,354,900	2,937,600		5,417,300	3,935,191	1,482,109
4	TMP-22	4th Conc. Pakenham Reconstruction - Campbell Side Road (CR24) to Mississippi Mills North Limit (1km)	2035	906,700	55,700		851,000	-		851,000	618,177	232,823
5	TMP-23	Ramsay Conc. 8 Reconstruction - Wolf Grove Road to Clayton Road (3.1km)	2028	2,802,400	172,200		2,630,200	1,961,700		668,500	485,606	182,894
6	TMP-24	Ramsay Conc. 7A Reconstruction - Rae Road to Mississippi Mills South Limit (5.5km)	2035	4,945,400	303,800		4,641,600	3,461,800		1,179,800	857,021	322,779
		Public Works New Facilities										
7		6 Bay Garage Expansion	2028	1,066,100	65,500		1,000,600	-		1,000,600	726,848	273,752
		Public Works New Fleet										
8		Sidewalk Plow	2025	205,600	12,600		193,000	-		193,000	140,197	52,803
9		Plow Truck	2028	365,500	22,500		343,000	-		343,000	249,159	93,841
		Reserve Fund Balance		-	-		-	-		(1,507,378)	(1,094,977)	(412,401)
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
		Total		19,457,465	1,191,100	-	18,266,365	8,413,900	-	8,345,087	6,061,971	2,283,116



**Table 5-7
Infrastructure Costs covered in the D.C Calculation – Wastewater Services**

Prj.No	MP Project ID #	Increased Service Needs Attributable to Anticipated Development 2023-2037 (Prior Study)	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 79%	Non-Residential Share 21%
1		WWTP Debt Payments - Principal (growth share only)	2018-2037	3,983,598	963,800		3,019,798	-		3,019,798	2,394,238	625,560
2		WWTP Debt Payments - Interest (growth share only)	2018-2037	2,505,684	606,200		1,899,484	-		1,899,484	1,506,000	393,484
3	I5.1	Gemmill's Bay SPS Expansion	2024	654,900	479,700		175,200	-		175,200	138,907	36,293
4	S4.2	Collection System - Victoria Street Upgrades, from Martin Street North to Ottawa Street	2028	337,838	143,000		194,838	142,600		52,238	41,417	10,821
5		Union Street North Upgrades	2024	3,046,100	1,289,500		1,756,600	1,285,600		471,000	373,431	97,569
6	S3.1	Spring Street SPS - Expand SPS to meet long-term needs	2019	213,200	156,200		57,000	-		57,000	45,192	11,808
		Reserve Fund Balance		-	-		-	-		(436,894)	(346,390)	(90,504)
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
				-	-		-	-		-	-	-
		Total		10,741,320	3,638,400	-	7,102,920	1,428,200	-	5,237,825	4,152,794	1,085,032



**Table 5-8
Infrastructure Costs covered in the D.C Calculation – Water Services**

Prj.No	MP Project ID #	Increased Service Needs Attributable to Anticipated Development 2023-2037 (Prior Study)	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 86%	Non-Residential Share 14%
1	M4.1	Mid-Term Supply Option (wells 7 & 8) - Increase capacity to demonstrated yield	2021-2023	4,264,500	896,600		3,367,900	-		3,367,900	2,911,478	456,422
2	S4.2	County Road 29 Looping Wylie to Dunn Street Upgrades	2024	790,000	334,400		455,600	333,400		122,200	105,639	16,561
3		Ottawa Street and Industrial Street Looping	2022	1,216,900	515,200		701,700	513,600		188,100	162,608	25,492
4	L4.2	Create Pressure Zone 3	2028-2037	190,400	80,600		109,800	80,400		29,400	25,416	3,984
5	M5.2	Modify Pressure Zone 2/Pressure Zone 2 Optimization	2024	289,400	122,500		166,900	122,100		44,800	38,729	6,071
6	M5.1	County Road 29 Well 6 to Wylie Street Upgrade	2027	1,210,800	512,600		698,200	511,000		187,200	161,830	25,370
7	M5.3	Martin Street North, from Teskey Street to Adelaide Street	2026	437,850	185,400		252,450	184,800		67,650	58,482	9,168
8	M5.4	Princess Street and Martin Street North Upgrades	2023	258,900	109,600		149,300	109,300		40,000	34,579	5,421
9	M5.5	Union Street North, from Princess Street to Carss Street	2024	647,300	274,000		373,300	273,200		100,100	86,534	13,566
10	M5.7	Carss Street, from Mitcheson Street to Union Street North	2024	219,600	160,900		58,700	-		58,700	50,745	7,955
11	M5.8	Carss Street, from Union Street North to Mississippi River	2025	761,300	557,600		203,700	-		203,700	176,094	27,606
12	M5.9	Mississippi River Third Crossing	2025	3,868,500	2,833,600		1,034,900	-		1,034,900	894,649	140,251
13	L1.1	Well 3 rehabilitation to demonstrated yield	2028-2037	913,800	192,100		721,700	385,700		336,000	290,465	45,535
14	L2.1	Well 5 rehabilitation to demonstrated yield	2028-2037	913,800	192,100		721,700	385,700		336,000	290,465	45,535
15	L4.1	Appleton Side Road Looping	2028-2037	1,464,000	619,800		844,200	617,900		226,300	195,632	30,668
		Reserve Fund Balance		-	-		-	-		(3,080,485)	(2,663,014)	(417,471)
				-	-		-	-		-	-	-
		Total		17,447,050	7,587,000	-	9,860,050	3,517,100	-	3,262,465	2,820,331	442,134



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 and Table 6-2 calculate the proposed uniform D.C.s to be imposed on anticipated development in the Municipality over the 10-year and 15-year forecast period, respectively. Table 6-3 calculates the proposed area-specific D.C. to be imposed on anticipated development in the rural area over the 15-year forecast period. Lastly, Table 6-4 and Table 6-5 calculate the proposed municipal-wide and urban area-specific D.C.s based upon the net amount of development remaining from what was identified in the 2018 D.C. Background Study.

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 to Table 6-5.

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 periods to calculate a cost per sq.ft. of G.F.A.

Table 6-6 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 and area-specific services.



Table 6-7 and Table 6-8 compare the existing charges to the charges proposed herein (Table 6-6), 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 19% (+ \$1,897) in the rural area and would increase by 17% (+ \$3,405) in the urban area. 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 \$9,552 (- 5%) in the rural area and \$19,201 (- 7%) in the urban area.

For non-residential development, the total D.C. in the rural area would increase by 11% (+ \$0.43 per sq.ft. of G.F.A.) and the total D.C. in the urban area would decrease by 1% (- \$0.07 per sq.ft. of G.F.A.), relative to the current charge. During the first year of the by-law (i.e., with the 80% phase-in), the charge imposed would be \$3.38 per sq.ft. of G.F.A. (11% decrease vs. the current charges) in the rural area and \$5.41 per sq.ft. of G.F.A. (21% decrease vs. the current charges) in the urban area.



Table 6-1
Municipality-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. Child Care Services	\$ 253,893	\$ -	\$ 165	\$ -
TOTAL	\$ 253,893	\$ -	\$ 165	\$ -
D.C.-Eligible Capital Cost	\$ 253,893	\$ -		
10-Year Gross Population/GFA Growth (sq.ft.)	3,967	717,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 64.00	\$ -		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.575	\$ 165		
Other Multiples	2.291	\$ 147		
Apartments - 2 Bedrooms +	1.517	\$ 97		
Apartments - Bachelor and 1 Bedroom	1.095	\$ 70		

Table 6-2
Municipality-wide Services D.C Calculation
2023-2038

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. Fire Protection Services	\$ 976,844	\$ 229,136	\$ 430	\$ 0.22
3. Parks and Recreation Services	\$ 7,783,920	\$ 409,680	\$ 3,427	\$ 0.39
4. Library Services	\$ 6,615,256	\$ 348,171	\$ 2,912	\$ 0.33
TOTAL	\$ 15,376,020	\$ 986,988	\$ 6,769	\$ 0.94
D.C.-Eligible Capital Cost	\$ 15,376,020	\$ 986,988		
15-Year Gross Population/GFA Growth (sq.ft.)	5,849	1,051,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 2,628.83	\$ 0.94		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.575	\$ 6,769		
Other Multiples	2.291	\$ 6,023		
Apartments - 2 Bedrooms +	1.517	\$ 3,988		
Apartments - Bachelor and 1 Bedroom	1.095	\$ 2,879		



Table 6-3
Area-specific Services D.C Calculation
Rural Area
2023-2038

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
5. Septage Services	\$ 45,812	\$ 9,204	\$ 60	\$ 0.03
TOTAL	\$ 45,812	\$ 9,204	\$ 60	\$ 0.03
D.C.-Eligible Capital Cost	\$ 45,812	\$ 9,204		
Rural 15-Year Gross Population/GFA Growth (sq.ft.)	1,953	289,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 23.46	\$ 0.03		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.575	\$ 60		
Other Multiples	2.291	\$ 54		
Apartments - 2 Bedrooms +	1.517	\$ 36		
Apartments - Bachelor and 1 Bedroom	1.095	\$ 26		

Table 6-4
Municipal-wide D.C. Calculation – Services Related to a Highway

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. Services Related to a Highway	\$ 6,061,971	\$ 2,283,116	\$ 4,945	\$ 3.26
TOTAL	\$ 6,061,971	\$ 2,283,116	\$ 4,945	\$ 3.26
D.C.-Eligible Capital Cost	\$ 6,061,971	\$ 2,283,116		
Gross Population/GFA Growth (sq.ft.)	3,157	699,650		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 1,920.25	\$ 3.26		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.575	\$ 4,945		
Other Multiples	2.291	\$ 4,399		
Apartments - 2 Bedrooms +	1.517	\$ 2,913		
Apartments - Bachelor and 1 Bedroom	1.095	\$ 2,103		



Table 6-5
Area-specific D.C Calculation – Water and Wastewater Services
Urban Area

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. Wastewater Services	\$ 4,152,794	\$ 1,085,032	\$ 7,219	\$ 1.83
8. Water Services	\$ 2,820,331	\$ 442,134	\$ 4,903	\$ 0.74
TOTAL	\$ 6,973,125	\$ 1,527,165	\$ 12,122	\$ 2.57
D.C.-Eligible Capital Cost	\$ 6,973,125	\$ 1,527,165		
Gross Population/GFA Growth (sq.ft.)	1,481	594,770		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$ 4,707.50	\$ 2.57		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.575	\$ 12,122		
Other Multiples	2.291	\$ 10,785		
Apartments - 2 Bedrooms +	1.517	\$ 7,141		
Apartments - Bachelor and 1 Bedroom	1.095	\$ 5,155		



**Table 6-6
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)
Municipal Wide Services					
Services Related to a Highway	\$ 4,945	\$ 4,400	\$ 2,913	\$ 2,103	\$ 3.26
Fire Protection Services	\$ 430	\$ 383	\$ 253	\$ 183	\$ 0.22
Parks and Recreation Services	\$ 3,427	\$ 3,049	\$ 2,019	\$ 1,457	\$ 0.39
Library Services	\$ 2,912	\$ 2,591	\$ 1,716	\$ 1,238	\$ 0.33
Child Care Services	\$ 165	\$ 147	\$ 97	\$ 70	\$ -
Total Municipal Wide Services/Class of Services	\$ 11,879	\$ 10,570	\$ 6,998	\$ 5,051	\$ 4.20
Rural Services					
Septage Services	\$ 60	\$ 53	\$ 35	\$ 26	\$ 0.03
Total Rural Services	\$ 60	\$ 53	\$ 35	\$ 26	\$ 0.03
Urban Services					
Wastewater Services	\$ 7,219	\$ 6,423	\$ 4,253	\$ 3,070	\$ 1.83
Water Services	\$ 4,903	\$ 4,362	\$ 2,888	\$ 2,085	\$ 0.74
Total Urban Services	\$ 12,122	\$ 10,785	\$ 7,141	\$ 5,155	\$ 2.57
GRAND TOTAL RURAL AREA	\$ 11,939	\$ 10,623	\$ 7,033	\$ 5,077	\$ 4.23
GRAND TOTAL URBAN AREA	\$ 24,001	\$ 21,355	\$ 14,139	\$ 10,206	\$ 6.77



Table 6-7
Comparison of Current and Calculated Residential (Single Detached) D.C.s

Service/Class of Service	Current	Calculated	Year 1 - 80%	Year 2 - 85%	Year 3 - 90%	Year 4 - 95%
Municipal Wide Services/Classes:						
Services Related to a Highway	\$ 5,033	\$ 4,945	\$ 3,956	\$ 4,203	\$ 4,451	\$ 4,698
Fire Protection Services	\$ 123	\$ 430	\$ 344	\$ 366	\$ 387	\$ 409
Parks and Recreation Services	\$ 2,726	\$ 3,427	\$ 2,742	\$ 2,913	\$ 3,084	\$ 3,256
Library Services	\$ 1,681	\$ 2,912	\$ 2,330	\$ 2,475	\$ 2,621	\$ 2,766
Child Care Services	\$ 302	\$ 165	\$ 132	\$ 140	\$ 149	\$ 157
Total Municipal Wide Services/Classes	\$ 9,865	\$ 11,879	\$ 9,504	\$ 10,097	\$ 10,692	\$ 11,286
Rural Services:						
Septage Services	\$ 105	\$ 60	\$ 48	\$ 51	\$ 54	\$ 57
Total Rural Services	\$ 105	\$ 60	\$ 48	\$ 51	\$ 54	\$ 57
Urban Services:						
Wastewater Services	\$ 4,474	\$ 7,219	\$ 5,775	\$ 6,136	\$ 6,497	\$ 6,858
Water Services	\$ 6,084	\$ 4,903	\$ 3,922	\$ 4,168	\$ 4,413	\$ 4,658
Total Urban Services	\$ 10,558	\$ 12,122	\$ 9,697	\$ 10,304	\$ 10,910	\$ 11,516
Class of Service for Growth-Related Studies						
Municipal Wide	\$ 72					
Rural	\$ -					
Urban	\$ 101					
Grand Total - Rural Area	\$ 10,042	\$ 11,939	\$ 9,552	\$ 10,148	\$ 10,746	\$ 11,343
Grand Total - Urban Area	\$ 20,596	\$ 24,001	\$ 19,201	\$ 20,401	\$ 21,602	\$ 22,802



Table 6-8
Comparison of Current and Calculated Non-Residential D.C. (per sq.ft. of G.F.A.)

Service/Class of Service	Current	Calculated	Year 1 - 80%	Year 2 - 85%	Year 3 - 90%	Year 4 - 95%
Municipal Wide Services/Classes:						
Services Related to a Highway	\$ 3.03	\$ 3.26	\$ 2.61	\$ 2.77	\$ 2.93	\$ 3.10
Fire Protection Services	\$ 0.07	\$ 0.22	\$ 0.18	\$ 0.19	\$ 0.20	\$ 0.21
Parks and Recreation Services	\$ 0.38	\$ 0.39	\$ 0.31	\$ 0.33	\$ 0.35	\$ 0.37
Library Services	\$ 0.23	\$ 0.33	\$ 0.26	\$ 0.28	\$ 0.30	\$ 0.31
Child Care Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services/Classes	\$ 3.71	\$ 4.20	\$ 3.36	\$ 3.57	\$ 3.78	\$ 3.99
Rural Services:						
Septage Services	\$ 0.07	\$ 0.03	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03
Total Rural Services	\$ 0.07	\$ 0.03	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03
Urban Services:						
Wastewater Services	\$ 1.68	\$ 1.83	\$ 1.46	\$ 1.56	\$ 1.65	\$ 1.74
Water Services	\$ 1.41	\$ 0.74	\$ 0.59	\$ 0.63	\$ 0.67	\$ 0.70
Total Urban Services	\$ 3.09	\$ 2.57	\$ 2.05	\$ 2.19	\$ 2.32	\$ 2.44
Class of Service for Growth-Related Studies						
Municipal Wide	\$ 0.02					
Rural	\$ -					
Urban	\$ 0.02					
Grand Total - Rural Area	\$ 3.80	\$ 4.23	\$ 3.38	\$ 3.60	\$ 3.81	\$ 4.02
Grand Total - Urban Area	\$ 6.84	\$ 6.77	\$ 5.41	\$ 5.76	\$ 6.10	\$ 6.43



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

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

It is recommended that:

- the Municipality impose a Municipality-wide D.C. calculation for all municipal services, except for septage, wastewater, and water services;
- the Municipality impose D.C.s for wastewater and water services in the municipal urban serviced area only;
- the Municipality impose a D.C. for septage services in the municipal rural area only; and
- the Municipality 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 anticipated 10-year expiry date.

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance 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:

- Industrial buildings;
- Hospitals under the *Public Hospitals Act*; and
- Non-residential farm buildings for bona fide agricultural use.



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 Municipality 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 Municipality can impose is governed by the Municipality's Council approved 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 Ottawa-Gatineau (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 and historical practice in the Municipality, it is proposed that uniform Municipality-wide D.C.s for all services excluding septage, wastewater, and water services be imposed. Wastewater and water services D.C.s will continue to be imposed on an area-specific basis for development in the urban area. D.C.s for septage services will be imposed on development in the rural area of the Municipality.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Municipality's D.C. collections be contributed into six (6) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Child Care Services;
- Septage Services;
- Wastewater Services; and
- Water 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 Municipality'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

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 5, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated October 5, 2023;”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

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

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

8.3.1 Introduction

Once the Municipality 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 Municipality 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 Municipality 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 Municipality 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 Municipality 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 Municipality 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 Municipality 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 Municipality 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 Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipality 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 Municipality 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 Municipality of Mississippi Mills Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	12,700	12,385	285	12,100	4,201	208	399	28	4,836	259	2.561
	Mid 2016	13,500	13,163	303	12,860	4,470	400	415	15	5,300	275	2.484
	Mid 2021	15,110	14,740	345	14,395	4,935	565	535	5	6,040	314	2.440
Forecast	Late 2023	15,890	15,496	362	15,134	5,157	618	579	5	6,358	329	2.437
	Late 2033	20,030	19,536	456	19,080	6,196	1,045	806	5	8,053	415	2.426
	Late 2038	22,050	21,511	505	21,006	6,682	1,255	916	5	8,858	459	2.429
	Mid 2048	25,950	25,306	585	24,721	7,592	1,665	1,125	5	10,387	532	2.436
Incremental	Mid 2011 - Mid 2016	800	778	18	760	269	192	16	-13	464	16	
	Mid 2016 - Mid 2021	1,610	1,577	42	1,535	465	165	120	-10	740	39	
	Mid 2021 - Late 2023	780	756	17	739	222	53	44	0	318	15	
	Late 2023 - Late 2033	4,140	4,040	94	3,946	1,040	427	227	0	1,695	86	
	Late 2023 - Late 2038	6,160	6,015	143	5,872	1,526	637	337	0	2,500	130	
	Late 2023 - Mid 2048	10,060	9,810	223	9,587	2,435	1,047	547	0	4,029	203	

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

[2] Includes townhouses and apartments in duplexes.

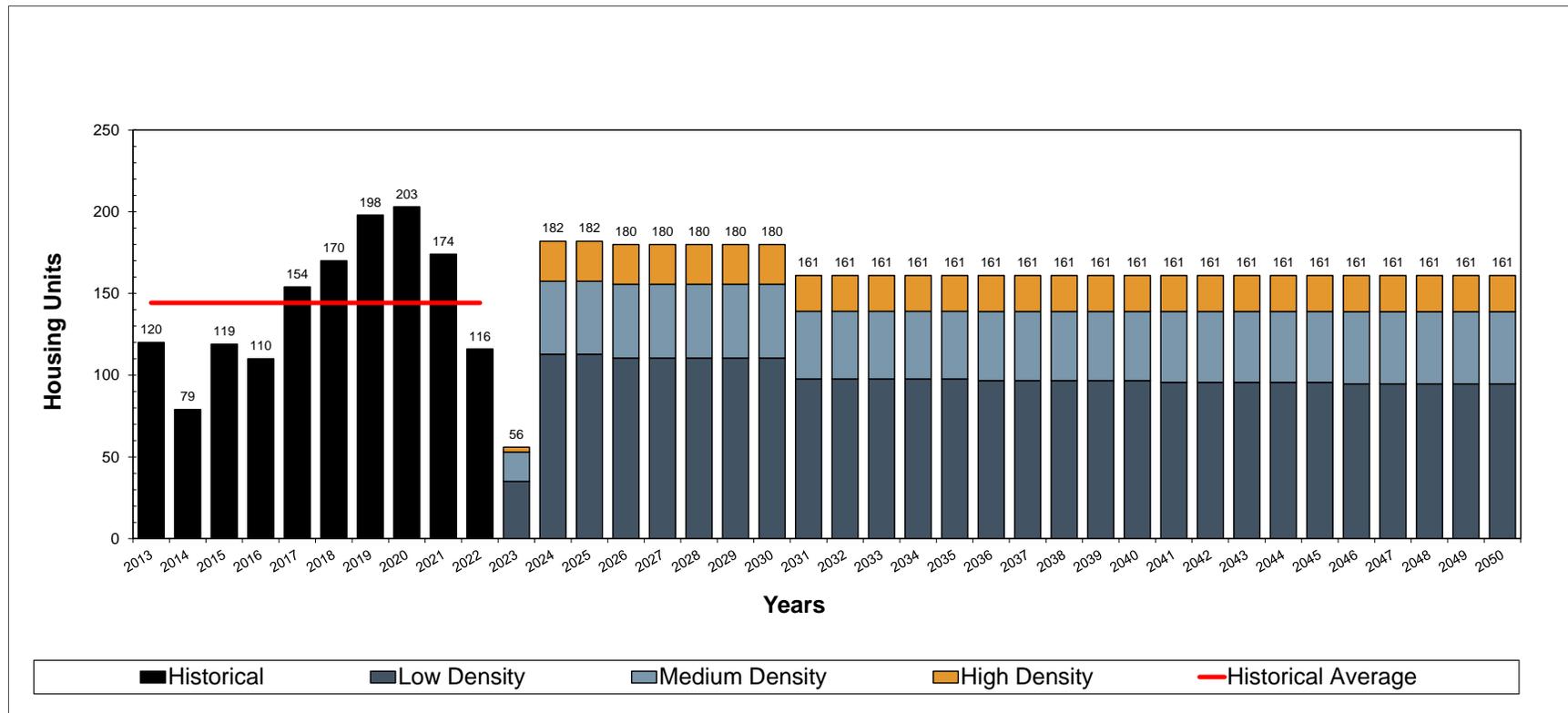
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes: Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 1
Municipality of Mississippi Mills
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived Statistics Canada building permit data for the Municipality of Mississippi Mills, 2013 to 2020, Municipality of Mississippi Mills building permit data, 2021 to 2022, and 2023 estimated based on June 2023 year-to-date Statistics Canada building permit data by Watson & Associates Economists Ltd.



Schedule 2
Municipality of Mississippi Mills
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Almonte	2023 - 2033	523	427	227	1,178	2,637	(9)	2,628	94	2,722
	2023 - 2038	768	637	337	1,741	3,896	10	3,906	143	4,049
	2023 - 2048	1,225	1,047	547	2,819	6,301	73	6,374	223	6,597
All Other Areas	2023 - 2033	517	0	0	517	1,330	(13)	1,318	0	1,318
	2023 - 2038	758	0	0	758	1,953	13	1,966	0	1,966
	2023 - 2048	1,210	0	0	1,210	3,116	97	3,213	0	3,213
Municipality of Mississippi Mills	2023 - 2033	1,040	427	227	1,695	3,967	(22)	3,945	94	4,039
	2023 - 2038	1,526	637	337	2,500	5,849	23	5,872	143	6,015
	2023 - 2048	2,435	1,047	547	4,029	9,417	169	9,587	223	9,810

^[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



**Schedule 3
Municipality of Mississippi Mills
Current Year Growth Forecast
Mid-2021 to Late-2023**

		Population
Mid 2021 Population		14,740
Occupants of New Housing Units, Mid 2021 to Late 2023	<i>Units (2)</i>	318
	<i>multiplied by P.P.U. (3)</i>	2.205
	<i>gross population increase</i>	701
		701
Occupants of New Equivalent Institutional Units, Mid 2021 to Late 2023	<i>Units</i>	15
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	16
		16
Change in Housing Unit Occupancy, Mid 2021 to Late 2023	<i>Units (4)</i>	6,040
	<i>multiplied by P.P.U. change rate (5)</i>	0.006
	<i>total change in population</i>	39
		39
Population Estimate to Late 2023		15,496
<i>Net Population Increase, Mid 2021 to Late 2023</i>		<i>756</i>

- (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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.320	70%	1.616
<i>Multiples (6)</i>	2.264	17%	0.377
<i>Apartments (7)</i>	1.545	14%	0.211
Total		100%	2.205

¹ Based on 2021 Census custom database

² 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 4a
Municipality of Mississippi Mills
10-Year Growth Forecast
Late-2023 to Late-2033**

		Population
Late 2023 Population		15,496
Occupants of New Housing Units, Late 2023 to Late 2033	<i>Units (2)</i>	1,695
	<i>multiplied by P.P.U. (3)</i>	2,341
	<i>gross population increase</i>	3,967
Occupants of New Equivalent Institutional Units, Late 2023 to Late 2033	<i>Units</i>	86
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	95
Decline in Housing Unit Occupancy, Late 2023 to Late 2033	<i>Units (4)</i>	6,358
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.003
	<i>total decline in population</i>	-22
Population Estimate to Late 2033		19,536
<i>Net Population Increase, Late 2023 to Late 2033</i>		<i>4,040</i>

(1) Late 2023 Population based on:

2021 Population (14,740) + Mid 2021 to Late 2023 estimated housing units to beginning of forecast period (318 x 2.205 = 701) + (15 x 1.1 = 16) + (6,040 x 0.006 = 39) = 15,496

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.575	61%	1.580
<i>Multiples (6)</i>	2.291	25%	0.578
<i>Apartments (7)</i>	1.368	13%	0.184
<i>one bedroom or less</i>	1.095		
<i>two bedrooms or more</i>	1.517		
Total		100%	2.341

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Late 2023 households based upon 2021 Census (6,040 units) + Mid 2021 to Late 2023 unit estimate (318 units) = 6,358 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 4b
Municipality of Mississippi Mills
10-Year Growth Forecast
Late-2023 to Late-2038**

		Population
Late 2023 Population		15,496
Occupants of New Housing Units, Late 2023 to Late 2038	<i>Units (2)</i>	2,500
	<i>multiplied by P.P.U. (3)</i>	2,340
	<i>gross population increase</i>	5,849
Occupants of New Equivalent Institutional Units, Late 2023 to Late 2038	<i>Units</i>	130
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	143
Change in Housing Unit Occupancy, Late 2023 to Late 2038	<i>Units (4)</i>	6,358
	<i>multiplied by P.P.U. change rate (5)</i>	0.004
	<i>total change in population</i>	23
Population Estimate to Late 2043		21,511
<i>Net Population Increase, Late 2023 to Late 2038</i>		<i>6,015</i>

(1) Late 2023 Population based on:

2021 Population (14,740) + Mid 2021 to Late 2023 estimated housing units to beginning of forecast period (318 x 2.205 = 701) + (15 x 1.1 = 16) + (6,040 x 0.006 = 39) = 15,496

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.575	61%	1.572
<i>Multiples (6)</i>	2.291	25%	0.584
<i>Apartments (7)</i>	1.368	13%	0.184
<i>one bedroom or less</i>	1.095		
<i>two bedrooms or more</i>	1.517		
Total		100%	2.340

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Late 2023 households based upon 2021 Census (6,040 units) + Mid 2021 to Late 2023 unit estimate (318 units) = 6,358 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
Municipality of Mississippi Mills
Long-Term Growth Forecast
Late-2023 to Mid-2048

		Population
Late 2023 Population		15,496
Occupants of New Housing Units, Late 2023 to Mid 2048	<i>Units (2)</i>	4,029
	<i>multiplied by P.P.U. (3)</i>	2,337
	<i>gross population increase</i>	9,417
Occupants of New Equivalent Institutional Units, Late 2023 to Mid 2048	<i>Units</i>	203
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	223
Change in Housing Unit Occupancy, Late 2023 to Mid 2048	<i>Units (4)</i>	6,358
	<i>multiplied by P.P.U. change rate (5)</i>	0.027
	<i>total change in population</i>	169
Population Estimate to Mid 2048		25,306
Net Population Increase, Late 2023 to Mid 2048		9,810

(1) Late 2023 Population based on:

2016 Population (14,740) + Mid 2021 to Late 2023 estimated housing units to beginning of forecast period (318 x = 701) + (6,040 x 0.0091 = 55) = 15,496

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.575	60%	1.556
<i>Multiples (6)</i>	2.291	26%	0.596
<i>Apartments (7)</i>	1.368	14%	0.186
<i>one bedroom or less</i>	1.095		
<i>two bedrooms or more</i>	1.517		
Total		100%	2.337

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Late 2023 households based upon 2021 Census (6,040 units) + Mid 2021 to Late 2023 unit estimate (318 units) = 6,358 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 6
Municipality of Mississippi Mills
Historical Residential Building Permits
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2013	66	54	0	120
2014	50	27	2	79
2015	66	52	1	119
2016	83	26	1	110
2017	99	55	0	154
Sub-total	364	214	4	582
Average (2013 - 2017)	73	43	1	116
% Breakdown	62.5%	36.8%	0.7%	100.0%
2018	94	50	26	170
2019	134	59	5	198
2020	73	52	78	203
2021	103	29	42	174
2022	101	15	0	116
Sub-total	505	205	151	861
Average (2018 - 2022)	101	41	30	172
% Breakdown	58.7%	23.8%	17.5%	100.0%
2013 - 2022				
Total	869	419	155	1,443
Average	87	42	16	144
% Breakdown	60.2%	29.0%	10.7%	100.0%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Municipality of Mississippi Mills data, by Watson & Associates Economists Ltd.



Schedule 7a
Municipality of Mississippi Mills
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.848	2.619	-	2.320		
6-10	-	-	1.737	2.828	-	2.630		
11-15	-	-	1.643	2.620	-	2.448		
16-20	-	-	-	2.932	-	2.578		
20-25	-	-	-	3.139	-	2.898	2.575	2.575
25-35	-	-	-	2.792	-	2.738		
35+	-	1.313	1.821	2.637	3.488	2.499		
Total	0.100	1.591	1.829	2.698	3.470	2.525		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.741	2.483	-	2.162
6-10	-	-	1.743	2.756	-	2.429
11-15	-	-	1.722	2.574	-	2.296
16-20	-	-	2.000	2.957	-	2.701
20-25	-	-	-	3.054	-	2.679
25-35	-	-	-	2.741	-	2.770
35+	-	1.267	1.691	2.615	3.488	2.337
Total	1.000	1.259	1.752	2.656	3.470	2.381

[1] 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 Lanark
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]					Total	25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	-	1.600	2.442	-	2.264		
6-10	-	-	-	2.133	-	2.150		
11-15	-	-	1.583	-	-	1.864		
16-20	-	-	-	2.462	-	2.261		
20-25	-	-	2.083	3.176	-	2.594	2.226	2.291
25-35	-	-	2.083	2.500	-	2.175		
35+	-	1.389	1.759	2.729	-	2.149		
Total	-	1.708	1.820	2.562	-	2.204		

Age of Dwelling	Apartments ^[2]					Total	25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	-	1.233	1.681	-	-	1.545		
6-10	-	-	1.389	-	-	1.440		
11-15	-	-	-	-	-	1.300		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	1.188	1.368	1.368
25-35	-	1.125	1.471	-	-	1.265		
35+	0.733	1.175	1.620	2.545	-	1.455		
Total	0.850	1.169	1.597	2.523	-	1.449		

Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	-	1.410	1.827	2.693	4.500	2.434
6-10	-	-	1.684	2.760	5.143	2.667
11-15	-	1.438	1.731	2.700	3.600	2.456
16-20	-	1.600	1.833	2.673	3.043	2.507
20-25	-	1.632	1.791	2.691	3.421	2.497
25-35	-	1.318	1.803	2.676	2.929	2.473
35+	1.500	1.249	1.771	2.501	3.443	2.226
Total	1.583	1.296	1.775	2.580	3.597	2.328

[1] Includes townhomes and apartments in duplexes.

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

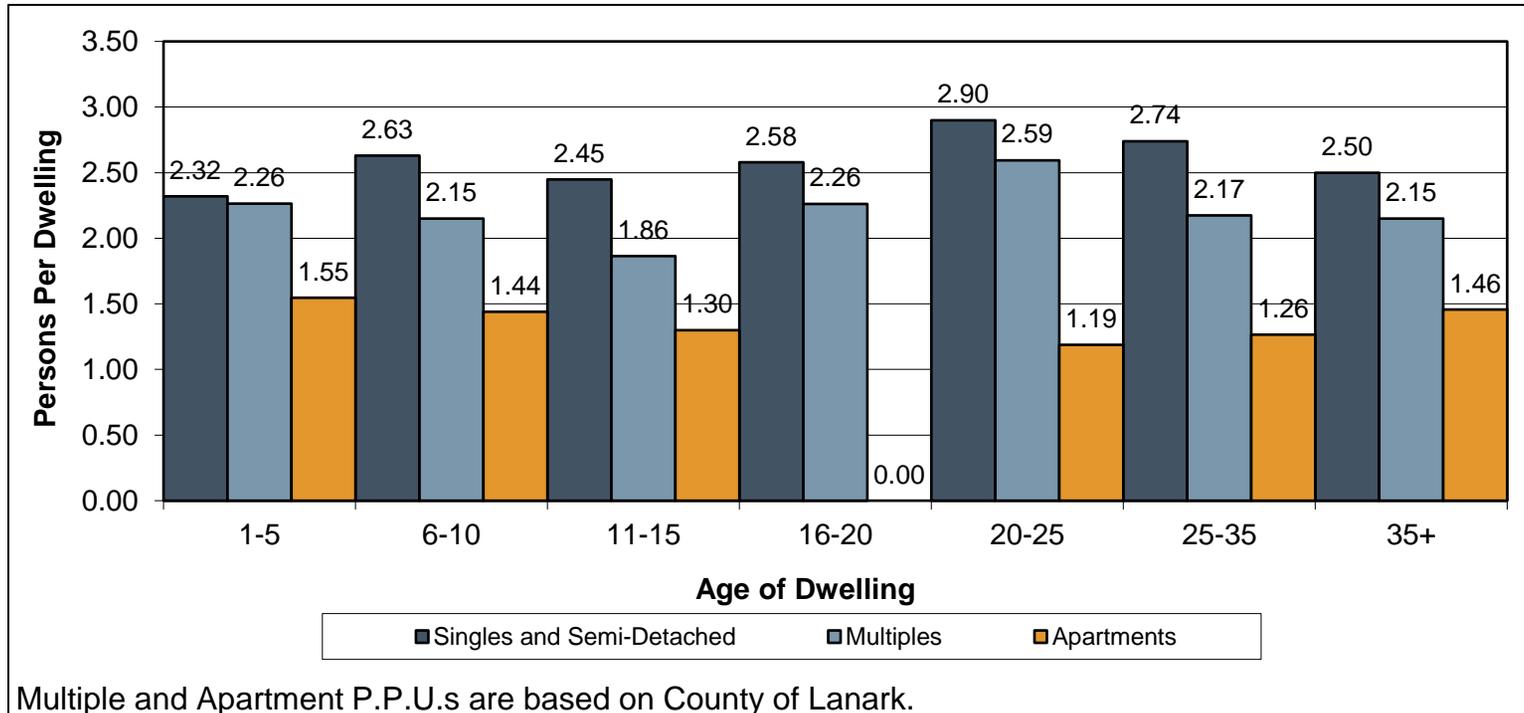
[3] Adjusted based on historical trends.

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
Municipality of Mississippi Mills
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a Municipality of Mississippi Mills Employment Forecast, 2023 to 2051

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	12,385	0.007	0.053	0.025	0.072	0.072	0.229	0.057	0.286	90	655	305	890	895	2,835	710	3,545	2,180
Mid 2016	13,163	0.005	0.054	0.031	0.095	0.073	0.256	0.062	0.319	60	705	403	1,248	960	3,375	820	4,195	2,670
Late 2023	15,496	0.006	0.061	0.027	0.082	0.068	0.245	0.064	0.309	99	942	423	1,273	1,054	3,790	993	4,783	2,848
Late 2033	19,536	0.005	0.062	0.033	0.086	0.070	0.255	0.064	0.319	99	1,207	636	1,673	1,368	4,983	1,252	6,235	3,776
Late 2038	21,511	0.005	0.063	0.034	0.087	0.071	0.259	0.064	0.323	99	1,351	722	1,874	1,527	5,573	1,379	6,952	4,222
Mid 2048	25,306	0.004	0.064	0.035	0.089	0.073	0.264	0.064	0.328	99	1,614	875	2,256	1,847	6,691	1,622	8,313	5,077
Incremental Change																		
Mid 2011 - Mid 2016	778	-0.0027	0.0007	0.0060	0.0229	0.0007	0.0275	0.0050	0.0325	-30	50	98	358	65	540	110	650	490
Mid 2016 - Late 2023	2,333	0.0018	0.0072	-0.0033	-0.0126	-0.0049	-0.0118	0.0018	-0.0100	39	237	20	25	94	415	173	588	178
Late 2023 - Late 2033	4,040	-0.0013	0.0010	0.0053	0.0035	0.0020	0.0105	0.0000	0.0105	0	265	213	400	314	1,193	259	1,452	928
Late 2023 - Late 2038	6,015	-0.0018	0.0020	0.0063	0.0050	0.0030	0.0145	0.0000	0.0145	0	409	299	601	473	1,783	386	2,169	1,374
Late 2023 - Mid 2048	9,810	-0.0025	0.0030	0.0073	0.0070	0.0050	0.0198	0.0000	0.0198	0	672	452	983	793	2,901	629	3,530	2,229
Annual Average																		
Mid 2006 - Mid 2011	0	0.0000	0.0000	-0.0008	-0.0008	0.0000	-0.0016	-0.0004	-0.0020	0	0	-10	-10	0	-20	-5	-25	-20
Mid 2016 - Late 2023	311	0.0002	0.0010	-0.0004	-0.0017	-0.0007	-0.0016	0.0002	-0.0013	5	32	3	3	13	55	23	78	24
Late 2023 - Late 2033	404	-0.0001	0.0001	0.0005	0.0004	0.0002	0.0010	0.0000	0.0010	0	27	21	40	31	119	26	145	93
Late 2023 - Late 2038	401	-0.0001	0.0001	0.0004	0.0003	0.0002	0.0010	0.0000	0.0010	0	27	20	40	32	119	26	145	92
Late 2023 - Mid 2048	400	-0.0001	0.0001	0.0003	0.0003	0.0002	0.0008	0.0000	0.0008	0	27	18	40	32	118	26	144	91

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same 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: Derived by Watson & Associates Economists Ltd.



Schedule 9b
Municipality of Mississippi Mills
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total	
Mid 2011	12,385	90	305	890	895	2,180					
Mid 2016	13,163	60	403	1,248	960	2,670					
Late 2023	15,496	99	423	1,273	1,054	2,848					
Late 2033	19,536	99	636	1,673	1,368	3,776					
Late 2038	21,511	99	722	1,874	1,527	4,222					
Mid 2048	25,306	99	875	2,256	1,847	5,077					
Incremental Change											
Mid 2011 - Mid 2016	778	-30	98	358	65	490					
Mid 2016 - Late 2023	2,333	39	20	25	94	178					
Late 2023 - Late 2033	4,040	0	213	400	314	928	277,500	220,200	219,900	717,600	
Late 2023 - Late 2038	6,015	0	299	601	473	1,374	389,300	330,700	331,200	1,051,200	
Late 2023 - Mid 2048	9,810	0	452	983	793	2,229	588,200	540,800	555,200	1,684,200	
Annual Average											
Mid 2011 - Mid 2016	156	-6	20	72	13	98					
Mid 2016 - Late 2023	333	6	3	4	13	25					
Late 2023 - Late 2033	404	0	21	40	31	93	27,750	22,020	21,990	71,760	
Late 2023 - Late 2043	387	0	14	38	30	82	18,750	20,690	20,865	60,305	
Late 2023 - Mid 2048	392	0	18	39	32	89	23,528	21,632	22,208	67,368	

[1] Square Foot Per Employee Assumptions

Industrial	1,400
Commercial/Population-Related	500
Institutional	700

*Reflects Late-2023 to Mid-2048 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9c
Municipality of Mississippi Mills
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Almonte	2023 - 2033	236,700	187,200	187,800	611,700	791
	2023 - 2038	330,800	281,100	149,700	761,600	979
	2023 - 2048	503,000	459,700	472,700	1,435,400	1,898
All Other Areas	2023 - 2033	40,800	33,000	32,100	105,900	137
	2023 - 2038	58,500	49,600	181,500	289,600	395
	2023 - 2048	85,200	81,100	82,500	248,800	331
Municipality of Mississippi Mills	2023 - 2033	277,500	220,200	219,900	717,600	928
	2023 - 2038	389,300	330,700	331,200	1,051,200	1,374
	2023 - 2048	588,200	540,800	555,200	1,684,200	2,229

^[1] Square Foot Per Employee Assumptions

Industrial	1,400
Commercial/Population-Related	500
Institutional	700

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

*Reflects Late-2023 to Mid-2048 forecast period.

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

Source: Watson & Associates Economists Ltd.



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)
Almonte Paved	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	\$1,579,500
Pakenham Paved	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$503,100
Pakenham Surface Treated	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	\$273,300
Ramsay Paved	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	\$503,100
Ramsay Surface Treated	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	\$273,300
Almonte Gravel Roads	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$139,800
Pakenham Gravel Roads	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	\$139,800
Ramsay Gravel Roads	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	\$139,800
Total	359															

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.02	0.02

15 Year Average	2008-2022
Quantity Standard	0.0280
Quality Standard	\$383,164
Service Standard	\$10,729

D.C. Amount (before deductions)	14 Year (Prior Study)
Forecast Population	2,148
\$ per Capita	\$10,729
Eligible Amount	\$23,045,033



Table B-5
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.
Pakenham Storage Shed	576	576	576	576	576	576	576	576	576	576	576	576	576	576	576	\$111	\$126
Pakenham Sand Shed	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$107	\$122
Ramsay Storage Shed	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$126	\$143
Pakenham Garage	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	\$203	\$227
Ramsay Salt Shed	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$101	\$115
Ramsay Sand Dome	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$53	\$62
Ramsay Garage	8,751	8,751	8,751	8,751	8,751	8,751	8,751	8,751	8,751	12,751	12,751	12,751	12,751	12,751	12,751	\$247	\$276
Almonte Garage	1,320	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	2,409	\$419	\$466
Total	30,447	31,536	35,536	35,536	35,536	35,536	35,536	35,536									

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	2.6003	2.6658	2.6428	2.6063	2.5689	2.5556	2.5142	2.4914	2.4523	2.7226	2.6621	2.6011	2.5246	2.4686	2.4038

15 Year Average	2008-2022
Quantity Standard	2.5654
Quality Standard	\$194
Service Standard	\$499

D.C. Amount (before deductions)	14 Year (Prior Study)
Forecast Population	2,148
\$ per Capita	\$499
Eligible Amount	\$1,071,036



Table B-6
 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 (\$/Vehicle)
4x4 Half Ton Patrol Unit	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$60,900
Half Ton	5	5	5	5	4	4	4	4	4	4	4	4	4	5	5	\$41,100
4X4 three quarter ton	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$85,000
Van - Water/Sewer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,100
1 Ton Truck	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,100
Water Utility Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,100
SUV	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$35,000
Plow Trucks	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$365,500
Backhoe	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$190,400
Loader	2	2	2	2	2	2	2	2	2	3	3	3	3	3	2	\$563,500
Sweeper	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$195,700
Grader	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$609,200
Sidewalk Plow	3	3	3	3	2	2	2	2	2	3	3	3	3	3	3	\$205,600
Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$62,400
Steamer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	\$22,800
Blower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,400
Trailer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$10,200
Float	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,500
Water Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$221,100
Valve Turner	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$129,000



Table B-6 (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 (\$/Vehicle)
Brush Cutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$533,100
Total	35	37	37	38	36	36	36	36	36	39	39	40	41	42	40	

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.0030	0.0031	0.0031	0.0031	0.0029	0.0029	0.0029	0.0028	0.0028	0.0030	0.0029	0.0029	0.0029	0.0029	0.0027

15 Year Average	2008-2022
Quantity Standard	0.0029
Quality Standard	\$248,617
Service Standard	\$721

D.C. Amount (before deductions)	14 Year (Prior Study)
Forecast Population	2,148
\$ per Capita	\$721
Eligible Amount	\$1,548,687



Table B-7
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.
Almonte Firehall	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	10,882	\$575	\$668
Pakenham Firehall	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	3,702	\$575	\$668
Training Centres (Almonte) - 8x40 ft. Modules	960	960	960	960	960	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	\$15	\$21
Storage - 8x20 ft. Module	-	-	-	-	160	160	160	160	160	160	160	160	160	160	160	\$15	\$21
Total	15,544	15,544	15,544	15,544	15,704	16,024											

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	1.3275	1.3139	1.3026	1.2846	1.2792	1.2985	1.2775	1.2659	1.2460	1.2277	1.2004	1.1729	1.1384	1.1132	1.0839

15 Year Average	2008-2022
Quantity Standard	1.2355
Quality Standard	\$616
Service Standard	\$761

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$761
Eligible Amount	\$4,450,153



Table B-8
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)
International, Unit 530	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$647,300
International, Unit 531	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$647,300
Chevrolet Silverado, Unit 581	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$54,400
Chevrolet Pumper / Tanker, Unit 73	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$453,300
Freightliner Equipment Van, Unit 551	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
GMC Emergency Van, Unit 10	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$264,100
Freightliner Pumper, Unit 51	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$470,000
GMC Terrain, Unit 570	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,900
Chevrolet Silverado, Unit 572	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,900
KME Aerial Truck, Unit 510	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,510,800
Ford Ambulance, Unit 112	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$251,800
Sterling/Seagrave, Pumper Tanker, Unit 523	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$900,000
Sterling/Seagrave, Pumper Tanker, Unit 521	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$453,300
Chevrolet Silverado, Unit 571	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,900
Rescue Truck (County)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$609,200
Skid Unit for Chevrolet Silverado (Unit 581)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$22,800
Kubota, Unit 590	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$30,000
Enclosed Trailer for Kubota	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$25,000
International, Unit 520	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$900,000
Total	15	15	15	15	15	16	17	16	14	14	14	14	14	14	13	

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.0013	0.0013	0.0013	0.0012	0.0012	0.0013	0.0014	0.0013	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0009

15 Year Average	2008-2022
Quantity Standard	0.0012
Quality Standard	\$432,625
Service Standard	\$519

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$519
Eligible Amount	\$3,036,508



Table B-9
 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)
Equipped Firefighters	54	54	54	54	54	54	51	51	51	47	48	49	50	51	52	\$15,700
Portable Pumps	2	2	2	2	2	2	2	2	2	2	2	2	2	3	4	\$32,100
Gas Monitor - Station 2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	\$1,200
Gas Monitor Calibration Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Extrication Tools	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$91,400
Total	60	60	60	60	60	60	57	57	59	55	56	57	58	60	62	

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.0051	0.0051	0.0050	0.0050	0.0049	0.0049	0.0045	0.0045	0.0046	0.0042	0.0042	0.0042	0.0041	0.0042	0.0042

15 Year Average	2008-2022
Quantity Standard	0.0046
Quality Standard	\$16,580
Service Standard	\$76

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$76
Eligible Amount	\$446,103



Table B-10
 Historical Level of Service Calculation
 Parks and Recreation Services – Parkland Development
 Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Gemmill Park	58.0	58.0	58.0	58.0	58.0	60.4	60.4	60.4	60.4	60.4	60.4	60.4	60.4	60.4	60.4	\$0
Snedden - Casey	11.8	11.8	11.8	11.8	11.8	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	\$0
Clayton Taylor Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$0
Augusta Street Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$0
Don Maynard Park	1.9	1.9	1.9	1.9	1.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$0
Munro Meadows	2.0	2.0	2.0	2.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$0
Meadowglen	1.5	1.5	1.5	1.5	1.5	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$0
New England Park	0.4	0.4	0.4	0.4	0.4	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$0
Wylie Street Park (Passive)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$0
James Street Park (Passive)	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$0
Fred Millar Park	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	\$0
Pakenham Playing Field	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	\$0
Pakenham Golf Course Sub-Division (2 lots)	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$0
Pakenham Bridge Park (south of 5 span bridge)	0.4	0.4	0.4	0.4	0.4	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$0
Pakenham Look-out	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	\$0
Jake Lubber's Memorial Field (2 fields)	9.1	9.1	9.1	9.1	9.1	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$0
Appleton Bay Park	1.1	1.1	1.1	1.1	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$0
Eleanor Wright Park	2.4	2.4	2.4	2.4	2.4	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$0
R.W. MacGregor Memorial Ball Park/Soccer	9.6	9.6	9.6	9.6	9.6	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	15.5	\$0
Metcalfe Geoheritage Park	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$0
Almonte Civitan Soccer Fields	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$0
MacIntosh Park	1.8	1.8	1.8	1.8	1.8	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$0
Coleman Island	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$0
Veteran's Walkway	-	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	\$0
Riverfront Estates Park	-	-	-	0.5	0.5	0.5	0.5	2.0	2.0	2.0	2.0	2.0	2.5	2.5	2.5	\$0



Table B-10 (continued)
 Historical Level of Service Calculation
 Parks and Recreation Services – Parkland Development
 Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Mill Run Park	-	-	-	-	-	-	-	-	-	-	-	-	-	2.5	2.5	\$0
Total	123.5	126.1	126.1	126.6	126.6	140.7	140.7	142.2	142.2	142.2	142.2	142.2	142.7	145.2	145.2	

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2008-2022
Quantity Standard	0.0106
Quality Standard	\$0
Service Standard	\$0

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$0
Eligible Amount	\$0



Table B-11
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)
Outdoor concert area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,100
Soccer/Football Field	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$15,700
400 metre Track	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,700
Ball Diamond	5	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$74,200
Tennis Courts	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$55,100
Bleachers	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$15,700
Play structure	7	7	7	7	7	7	7	7	10	10	10	10	10	11	11	\$68,400
Pakenham Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,900
Swings	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,600
Field House (Gemmill Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,600
Field House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,400
Canteen	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$39,000
Basketball Court	5	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$11,400
Horseshoe pits	10	10	10	10	10	10	10	10	10	10	5	5	5	5	5	\$5,300
Beach Hut	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$15,700
Lawnbowling Pitch	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$7,800
Washrooms	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$37,500
Washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Splashpad at Gemmel Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$352,300
Almonte Skateboard Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$318,800
Total	73	75	78	80	75	75	75	76	76							

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2008-2022
Quantity Standard	0.0059
Quality Standard	\$29,015
Service Standard	\$171

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$171
Eligible Amount	\$1,001,290



Table B-12
 Historical Level of Service Calculation
 Parks and Recreation Services – Paths and Trails
 Linear Metres of Paths and Trails

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/ Linear Metre)
Recreation Pathways	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$150
Trails	-	-	-	-	-	-	-	530	530	530	530	530	753	1,030	1,030	\$50
Total	2,000	2,530	3,530	3,530	3,530	3,530	3,753	4,030	4,030							

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.17	0.17	0.17	0.17	0.16	0.16	0.16	0.20	0.27	0.27	0.26	0.26	0.27	0.28	0.27

15 Year Average	2008-2022
Quantity Standard	0.2163
Quality Standard	\$138
Service Standard	\$30

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$30
Eligible Amount	\$174,242



Table B-13
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.
Almonte & District Community Centre	41,275	41,275	54,223	54,223	54,223	54,223	54,223	54,223	54,223	54,223	54,223	54,223	54,223	54,223	54,223	\$578	\$641
Stewart Community Centre	30,000	30,000	30,000	30,000	30,000	30,240	30,240	30,240	30,240	30,240	30,240	30,240	30,240	30,240	30,240	\$578	\$641
Almonte Old Town Hall (Auditorium)	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	9,300	\$781	\$865
Cedar Hill School House - Community Center	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$291	\$324
Old Registry Office	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	\$451	\$501
Lawn Bowling Club House	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	1,727	\$222	\$248
Total	85,002	85,002	97,950	97,950	97,950	98,190	96,790										
Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783		
Per Capita Standard	7.2595	7.1853	8.2083	8.0950	7.9790	7.9571	7.8283	7.7571	7.6353	7.5230	7.3556	7.1871	6.9757	6.8211	6.5474		

15 Year Average	2008-2022
Quantity Standard	7.4877
Quality Standard	\$649
Service Standard	\$4,863

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$4,863
Eligible Amount	\$28,440,763



Table B-14
 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 (\$/Vehicle)
Almonte & District Community Centre																
Ice Resurfacer – Almonte	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$137,100
Ice Edger – Almonte	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400
Ice Scraper - Almonte	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,100
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,400
John Deere Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$41,600
Toro Lawn Tractor – Almonte	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$78,100
Kubota Lawn Tractor - Almonte	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$117,000
Aerator Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$10,200
Push Lawn Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500
2000 Eldorado Truck - Almonte	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$78,100
Massey 35 Tractor – Almonte	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$156,100
Score Clock	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,100
2003 Chevy 1/2 Ton	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$54,800
2014 Truck - Almonte	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$54,800
2016 Chevy - Almonte	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$54,800
Stewart Community Centre																
Ice Resurfacer – Pakenham	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$137,100
Ice Edger (gasoline) – Pakenham	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,400
Kubota Tractor – Pakenham	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$52,100
Score Clock	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,100
Portable Bleachers (8)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$28,600
Whipper Snipper (gas)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$200
Ranson Lawn Tractor - Almonte	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$65,000
1 Ton Truck	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$91,100



Table B-14 (continued)
 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 (\$/Vehicle)
1/2 Ton Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$54,800
Total	34	33	32	31	31	31	32	32	34	34	32	32	32	32	33	

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.0029	0.0028	0.0027	0.0026	0.0025	0.0025	0.0026	0.0025	0.0026	0.0026	0.0024	0.0023	0.0023	0.0022	0.0022

15 Year Average	2008-2022
Quantity Standard	0.0025
Quality Standard	\$44,952
Service Standard	\$112

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$112
Eligible Amount	\$657,311



Table B-16
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)
Circulating Items (Holdings)	66,412	69,892	50,402	71,920	70,564	71,495	70,822	55,386	55,670	50,734	45,354	47,124	35,197	36,933	37,786	\$50
Reference	308	298	303	190	477	508	305	323	332	343		457	425	106	106	\$200
CD & DVDs	-	-	-	8,452	8,452	6,097	9,516	8,487	8,478	9,504	10,337	8,770	7,447	8,588	8,134	\$100
Print Periodicals	52	61	61	54	51	49	43	48	49	46	45	45	49	60	60	\$100
Special Collections - Reference	-	-	-	-	366	366	366	365	365	365	627	627	627	627	627	\$200
Electronic Periodicals (magazines)	17,581	18,483	18,483	23,543	45,223	45,223	51,940	49,129	11	19	1	1	1			\$0.09
E-Resources (e-audio, e-book)	-	-	-	4,143	35,133	40,631	77,646	78,995	108,001	127,791	147,950	149,858	135,569	149,256	165,637	\$0.03
Database Subscriptions	2	27	27	39	13	20	18	18	1	1	4	4	4	4	4	\$1,100
Database Subscriptions - Reference	-	31	32	44	14	14	14	18	-	-	-	-	-	-	-	\$1,100
Kanopy subscription (videos)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$6,000
Integrated library system (subscription)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$15,000
Literacy backpacks	-	-	-	-	-	-	-	-	-	-	16	16	16	16	16	\$100
Snowshoes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	\$100
Radon Kits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	\$150
Projector	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$500
Ukuleles	-	-	-	-	-	-	-	-	-	-	7	7	7	7	7	\$150
Lego STEM kits	-	-	-	-	-	-	-	-	-	-	-	-	10	10	10	\$500
Literacy kits	-	-	-	-	-	-	-	-	-	-	-	-	6	6	6	\$40
Math kits	-	-	-	-	-	-	-	-	-	-	-	-	-	7	7	\$50
Total	84,355	88,792	69,308	108,385	160,293	164,403	210,670	192,769	172,907	188,803	204,343	206,912	179,362	195,624	212,454	

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	7.20	7.51	5.81	8.96	13.06	13.32	16.80	15.23	13.45	14.47	15.31	15.15	12.74	13.59	14.37

15 Year Average	2008-2022
Quantity Standard	12.4632
Quality Standard	\$23
Service Standard	\$285

D.C. Amount (before deductions)	15 Year
Forecast Population	5,849
\$ per Capita	\$285
Eligible Amount	\$1,668,720



Table B-17
Historical Level of Service Calculation
Child Care Services – Child Care 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.
Almonte Daycare Centre	6,400	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	\$239	\$273
Holy Name of Mary Club	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	7,926	7,926	7,926	7,926	\$239	\$273
Naismith Club	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	\$239	\$273
R. Tait McKenzie Club	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	\$239	\$273
Total	10,621	11,021	17,747	17,747	17,747	17,747											

Population	11,709	11,830	11,933	12,100	12,276	12,340	12,543	12,658	12,860	13,052	13,349	13,662	14,076	14,395	14,783
Per Capita Standard	0.9071	0.9316	0.9236	0.9108	0.8978	0.8931	0.8787	0.8707	0.8570	0.8444	0.8256	1.2990	1.2608	1.2329	1.2005

15 Year Average	2008-2022
Quantity Standard	0.9822
Quality Standard	\$273
Service Standard	\$268

D.C. Amount (before deductions)	10 Year
Forecast Population	3,946
\$ per Capita	\$268
Eligible Amount	\$1,058,120



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 Municipality'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	439,387	31,731	471,117
Fire Protection Services	49,463	25,513	74,976
Parks and Recreation Services	301,423	73,504	374,928
Library Services	166,042	112,644	278,686
Child Care Services	6,380	33,641	40,021
Septage Services	-	-	-
Wastewater Services	46,149	1,806	47,955
Water Services	240,633	11,864	252,497
Total	1,249,478	290,703	1,540,181



Appendix D

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Municipality'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 Municipality 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.).

11. Water

- All water supply, storage, and treatment facilities as well as booster pumping stations shall be included in the development charges calculation.
- Trunk watermains outside the development area shall be included in the development charges calculation.
- Watermain distribution (including all valves, connections, hydrants, sampling stations, etc.) internal to the development are deemed to be a local service and are a direct funding responsibility of the developer.
- Oversizing of watermain within the development, as requested by the Municipality, would be incremental to the internal watermain network and therefore included in the development charges calculation.



- Connections to trunk watermains and booster pumping stations to service specific areas are a direct funding responsibility of the developer.

12. Wastewater

- All wastewater treatment facilities, and pumping stations shall be included in the development charges calculation.
- Trunk sanitary sewers outside of the development area shall be included in the development charges calculation.
- Sanitary sewer collection (including all connections, manhole structures, etc.) internal to the development are deemed to be a local service and are a direct funding responsibility of the developer.
- Oversizing of sanitary sewermain within the development, as requested by the Municipality, would be incremental to the internal sanitary sewer network and therefore included in the development charges calculation.
- Connections to trunk sewer mains and minor pumping stations to service specific areas are a direct funding responsibility of the developer.



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:

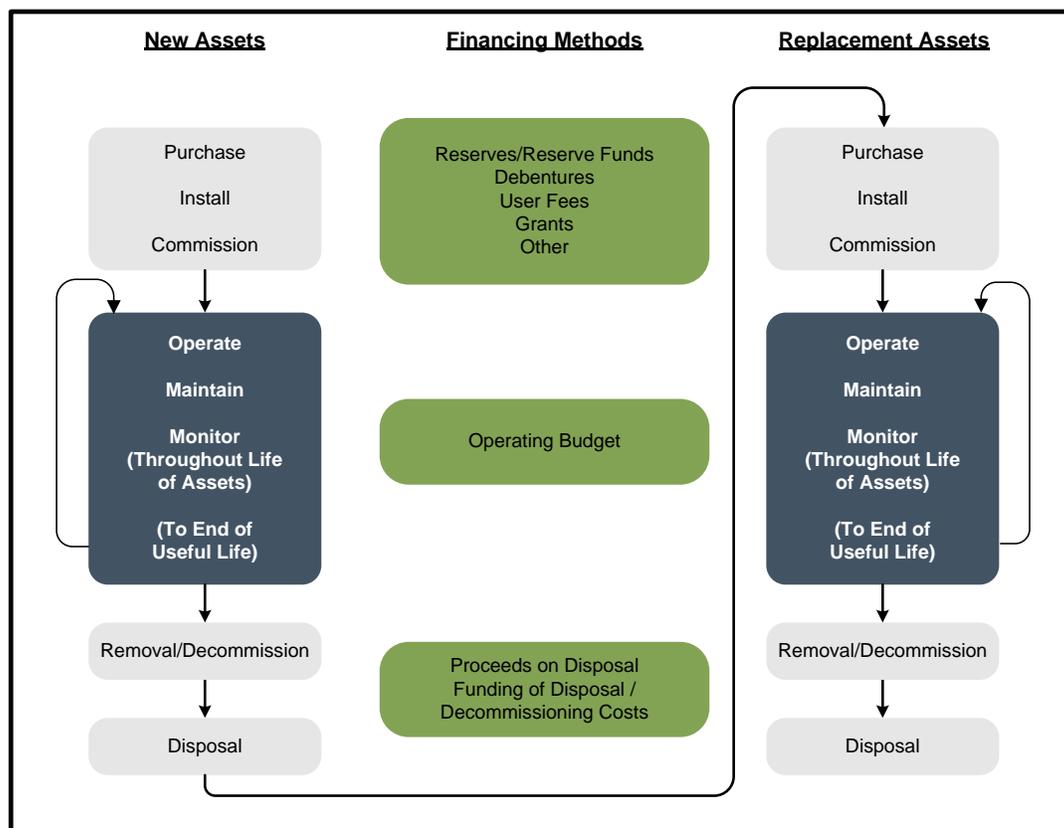
“The asset management plan shall,

- (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 Municipality prepared an A.M.P. in 2022 for its existing core infrastructure 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 Municipality'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 \$3.6 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are estimated at approximately \$6.1 million. This amount, totalled with the existing operating revenues of \$29.9 million, will provide annual revenues of \$36.0 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\$

	2038 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 1,299,365
Annual Debt Payment on Post Period Capital ²	\$ 797,229
Annual Lifecycle - Municipal-wide Services	\$ 962,695
Annual Lifecycle - Area-specific Services ³	\$ 286,782
Incremental Operating Costs (for D.C. Services)	\$ 290,703
Total Expenditures	\$ 3,636,775
Revenue (Annualized)	
Total Existing Revenue ⁴	\$ 29,853,348
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 6,143,917
Total Revenues	\$ 35,997,265

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



Appendix F

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



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Services Related to a Highway	\$ 4,945	\$ 4,400	\$ 2,913	\$ 2,103	\$ 3.26



Appendix G

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



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Fire Protection Services	\$ 430	\$ 383	\$ 253	\$ 183	\$ 0.22



Appendix H

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



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Parks and Recreation Services	\$ 3,427	\$ 3,049	\$ 2,019	\$ 1,457	\$ 0.39



Appendix I

Proposed D.C. By-law – Library Services



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Library Services	\$ 2,912	\$ 2,591	\$ 1,716	\$ 1,238	\$ 0.33



Appendix J

Proposed D.C. By-law – Child Care Services



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES
FOR CHILD CARE 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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

2. Designation of Services

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

- (a) Child Care 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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Child Care Services	\$ 165	\$ 147	\$ 97	\$ 70	\$ 0.00



Appendix K

Proposed D.C. By-law – Septage Services



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES
FOR SEPTAGE 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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

2. Designation of Services

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

(a) Septage Services (within the Rural Serviced Area only)

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Septage Services	\$ 60	\$ 53	\$ 35	\$ 26	\$ 0.03



Appendix L

Proposed D.C. By-law – Wastewater Services



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES
FOR WASTEWATER 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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

2. Designation of Services

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

- (a) Wastewater Services (within the Urban Serviced Area only)

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Wastewater Services	\$ 7,219	\$ 6,423	\$ 4,253	\$ 3,070	\$ 1.83



Appendix M

Proposed D.C. By-law – Water Services



**THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI
MILLS**

BY-LAW NO. 23-__

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES
FOR WATER 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 Municipality of Mississippi Mills will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Municipality of Mississippi Mills;

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 Municipality of Mississippi Mills 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 Municipality of Mississippi Mills has given notice of and held a public meeting on the 7th day of November, 2023 in accordance with the Act and the regulations thereto;



NOW THEREFORE the Council of The Corporation of the Municipality of Mississippi Mills 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 use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Agricultural,” when used to describe a use or development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary development to such agricultural development but excluding any residential or commercial;

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

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

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

“Board of Education” 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;

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

- (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 Municipality of Mississippi Mills;

“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 farming operation encompassing barns, silos, and other accessory use to a bona fide agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers 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 the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational or benevolent objectives and not for profit or gain; For the purposes of Section 3.19, 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 Municipality or any part or parts thereof

“Local services” means those services, facilities or things which are under the jurisdiction of the Municipality 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 unit dwelling;

“Municipal water and sewer serviced area” means all lands within the Community of Almonte or developments outside the Community of Almonte connecting into the municipal water and sewer system;

“Municipality” means The Corporation of the Municipality of Mississippi Mills;

“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 Municipality 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 Municipality relative to the provision of municipal services to specified land within the Municipality;

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

2. Designation of Services

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

(a) Water Services (within the Urban Serviced Area only)

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 Municipality 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 Lanark 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) Industrial development;
- (b) Hospitals under the *Public Hospitals Act*; and
- (c) Non-residential farm building used for a bona fide agricultural use.

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.

- (c) the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.

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 Municipality'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 Municipality'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 Municipality 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

Service	RESIDENTIAL Single and Semi-Detached Dwelling	RESIDENTIAL Other Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Water Services	\$ 4,903	\$ 4,362	\$ 2,888	\$ 2,085	\$ 0.74