



# Development Charges Background Study

Township of Malahide

June 25, 2021

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## 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
LPAT	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.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



# Executive Summary



# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Malahide required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present D.C. policies of the Township;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
  - Chapter 4 – Approach to calculating the D.C.;
  - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the D.C.s;
  - Chapter 7 – D.C. policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
  - 1) Identify amount, type and location of growth.
  - 2) Identify servicing needs to accommodate growth.
  - 3) Identify capital costs to provide services to meet the needs.
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Amounts in excess of 10-year historical service calculation;
    - D.C. reserve funds (where applicable);
  - 5) Net costs are then allocated between residential and non-residential benefit.





- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C. process need to be addressed as a result of the *Smart Growth for Our Communities Act, 2015* (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
  - a. Area-rating: Council must consider the use of area-specific charges.
  - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
  - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
  - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. Further changes to the D.C.A. were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213. The following provides a brief summary of the proposed changes.

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

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

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.



- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

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

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication and bonus zoning contributions.

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

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

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

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



- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Township of Malahide, this means that services currently provided in the D.C. study remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. However, based on the list of D.C.-eligible services under the new legislation, all current services are D.C. eligible, thus a C.B.C. has not been prepared for the Township at this time.

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

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

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in Section 1.4 of this report.

5. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2021 to 2030) and 20-year (2021 to 2040), and Springfield buildout time horizons.



Table ES-1  
Summary of Growth Forecast by Planning Period

Measure	10 Year 2021 to 2030	20 Year 2021 to 2040	Urban Build Out 2021 to 2040 (Springfield)
(Net) Population Increase	973	1,548	793
Residential Unit Increase	349	555	248
Non-Residential Gross Floor Area Increase (sq.ft.)	105,300	194,100	13,800

Source: Watson & Associates Economists Ltd. Forecast 2021

6. On August 2, 2019, the Township of Malahide passed By-law 19-73 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on August 2, 2024. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for August 12, 2021 with adoption of the by-law on September 2, 2021.
7. The Township's D.C.s currently in effect are \$6,217 for single detached dwellings and \$2.62 per sq.ft. for non-residential development. These rates were phased-in over the life of the by-law. The fully calculated rates of \$8,851 per single detached dwelling and \$3.18 per sq.ft. of building area were to be imposed August 2023 through August 2024. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services (excluding water). The corresponding single detached unit charge (excluding water) is \$9,386. The non-residential charge is \$3.40 per sq.ft. of building area. These rates are submitted to Council for its consideration.
8. Currently, the Township does not impose D.C.s for water services. The Township has reviewed its needs with respect to servicing Springfield with water. As a result, calculated D.C.s in the amount of \$6,279 for single-detached units and \$3.38 per sq.ft. of non-residential development are proposed. These rates are submitted to Council for consideration.
9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided



by service and is presented in Table 6-5. A summary of these costs is provided below:

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

Total gross expenditures planned over the next five years	\$12,003,973
Less:	
Benefit to existing development	\$ 2,275,261
Post planning period benefit	\$ 1,021,811
Ineligible re: Level of Service	\$ 10,500
Grants, subsidies and other contributions	\$ 5,523,033
<b>Net Costs to be recovered from development charges</b>	<b>\$ 3,173,367</b>

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, ineligible services, and grants, subsidies and other contributions), approximately \$7.81 million (or an annual amount of \$1.56 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$1.02 million, this will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Township plans to spend \$12.00 million over the next five years, of which \$3.17 million (26%) is recoverable from D.C.s. Of this net amount, \$2.91 million is recoverable from residential development and \$0.27 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on a 2021 to 2040 buildout forecast for Springfield:

- Water Services.

The following services are calculated based on a 20-year forecast:



- Services Related to a Highway (including Public Works Facilities, Fleet and Equipment);
- Policing Services; and
- Fire Protection Services.

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

- Parks and Recreation Services (formerly Outdoor and Indoor Recreation);
- Library Services; and
- Growth Studies.

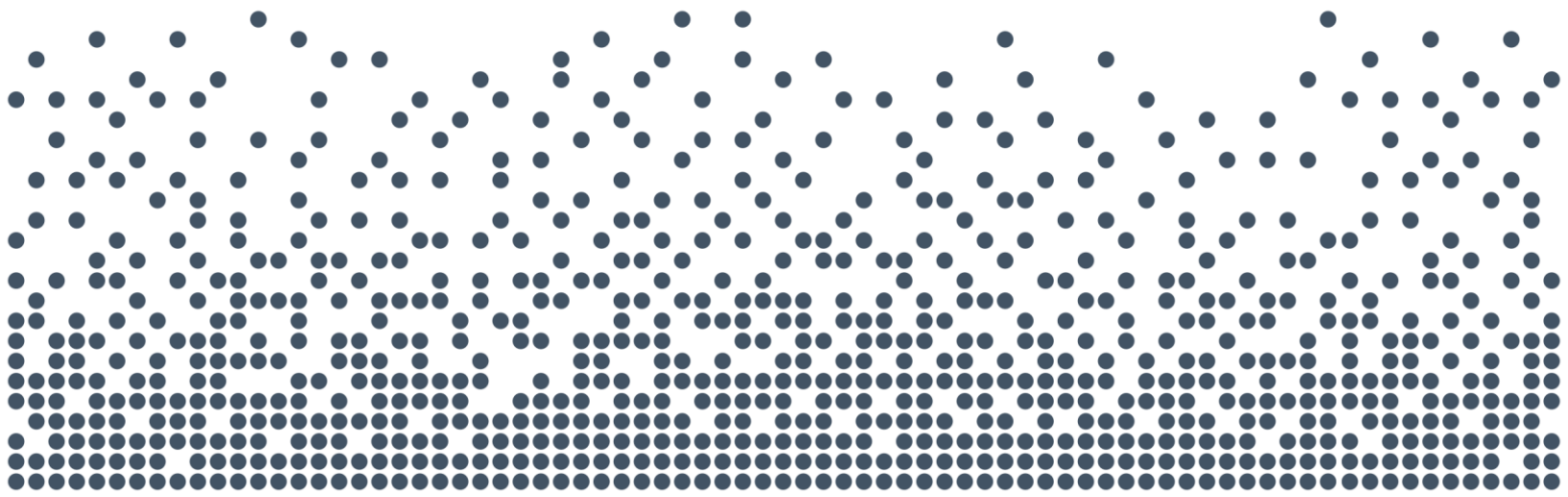
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

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



Figure ES-3  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	3,494	2,763	2,136	1,369	1,126	1.45
Fire Protection Services	3,434	2,716	2,099	1,346	1,106	1.44
Parks and Recreation Services	1,939	1,533	1,185	760	625	0.34
Library Services	48	38	29	19	15	0.01
Growth Studies	471	372	288	185	152	0.16
<b>Total Municipal Wide Services/Class of Services</b>	<b>9,386</b>	<b>7,422</b>	<b>5,737</b>	<b>3,679</b>	<b>3,024</b>	<b>3.40</b>
<b>Urban Services</b>						
Water Services	6,279	4,966	3,838	2,461	2,023	3.38
<b>Total Urban Services</b>	<b>6,279</b>	<b>4,966</b>	<b>3,838</b>	<b>2,461</b>	<b>2,023</b>	<b>3.38</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>9,386</b>	<b>7,422</b>	<b>5,737</b>	<b>3,679</b>	<b>3,024</b>	<b>3.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>15,665</b>	<b>12,388</b>	<b>9,575</b>	<b>6,140</b>	<b>5,047</b>	<b>6.78</b>



# Report





# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Township of Malahide.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2021. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

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

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

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



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A. has been scheduled for August 12, 2021. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on June 25, 2021.

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

- consideration of responses received prior to, at, or immediately following the public meeting;
- refinements to the report, if required; and
- Council consideration of the by-law subsequent to the public meeting.

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

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

1. Data collection, staff review, engineering work, D.C. calculations and policy work	January to June, 2021
2. Public release of final D.C. Background study and proposed by-law	June 25, 2021
3. Public meeting advertisement placed in newspaper(s)	No later than July 22
4. Public meeting of Council	August 12, 2021
5. Council considers adoption of background study and passage of by-law	September 2, 2021
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## **1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015**

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

### **1.3.1 Area Rating**

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

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

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

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

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



and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

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

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

This D.C. study is being provided to the public on June 25, 2021, to ensure the new requirements for release of the study are met.

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

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

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

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



## 1.4 Further Changes to the D.C.A.: Bill 108, 138, 197, and 213

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

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

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

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

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

**Changes to Eligible Services** - Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the



services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

**Mandatory 10% deduction** - The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

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

#### ***1.4.2 Bill 138: Plan to Build Ontario Together Act, 2019***

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

#### ***1.4.3 Bill 197: COVID-19 Economic Recovery Act***

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



### 1.4.3.1 D.C. Related Changes

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

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

#### Classes of Services – D.C.

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





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

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

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

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

### *1.4.3.2 C.B.C. Related Changes*

#### C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.
- O. Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
  - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C. may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
  - Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
  - Only one C.B.C. by-law may be in effect in a local municipality at a time.



### 1.4.3.3 Combined D.C. and C.B.C. Impacts

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

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

#### Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner’s C.B.C.

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



At this time, no decision has been made with respect to developing a C.B.C. therefore, this report does not address any C.B.C. charges at this time.

#### **1.4.4 Bill 213: *Better for People, Smarter for Business Act, 2020***

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



# Chapter 2

## Current Township of Malahide Policy



## 2. Current Township of Malahide Policy

### 2.1 Schedule of Charges

On August 2, 2019, the Township of Malahide passed By-law, 19-73 under the D.C.A. This by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect.

Table 2-1  
Township of Malahide  
Current D.C. Rates  
(August 2, 2020 to August 1, 2021)

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Services Related to a Highway	2,289	1,810	1,399	897	738	1.11
Fire Protection Services	2,175	1,720	1,330	852	701	1.06
Parks and Recreation Services	1,250	988	764	490	403	0.24
Library Services	51	40	31	20	16	0.01
Growth Studies	452	357	276	177	145	0.20
<b>Total</b>	<b>6,217</b>	<b>4,915</b>	<b>3,800</b>	<b>2,436</b>	<b>2,003</b>	<b>2.62</b>

### 2.2 Services Covered

The following services are covered under By-law 19-73:

- Services Related to a Highway (Roads and Public Works);
- Fire Protection Services;
- Parks and Recreation Services (Indoor and Outdoor Recreation Services);
- Library Services; and
- Growth Studies (Administration).

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

D.C.s are payable at the time of building permit issuance (subject to the amendments to the D.C.A.) and are collected by the Township of Malahide Development & Community Services Department.



## 2.4 Indexing

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Rates shall be adjusted annually, without amendment to the By-law, on the anniversary date of the by-law (August 1), in accordance with the prescribed index in the Act.

## 2.5 Redevelopment Allowance

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As a result of the redevelopment of land, a building or structure existing on the same land within four 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:

- (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 D.C. 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 greater of the applicable D.C. by the gross floor area (G.F.A.) 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 D.C.s otherwise payable with respect to the redevelopment.

## 2.6 Exemptions

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Under by-law 19-73, non-residential farm buildings constructed for bona fide farm uses are exempt from D.C.s. This is the only non-statutory exemption provided.



# Chapter 3

## Anticipated Development in the Township of Malahide



## 3. Anticipated Development in the Township of Malahide

### 3.1 Requirement of the Act

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

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

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

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

- Township of Malahide Development Charges Background Study, Watson & Associates Economists Ltd., May 30, 2019;
- Township of Malahide Official Plan Growth Forecast Update, Draft Report, Watson & Associates Economists Ltd., January 8, 2020;
- Official Plan of the Township of Malahide, Five Year Review Approved – September 25, 2013;
- 2006, 2011 and 2016 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2006 to 2020 period;
- Residential and non-residential supply opportunities as provided by the Township of Malahide; and





- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Malahide, and specifically in the Village of Springfield.

### 3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's population is anticipated to reach approximately 10,660 by 2031 and 11,240 by 2041, resulting in an increase of 970 and 1,550 persons, respectively, over the 10-year and longer-term forecast periods.<sup>1</sup>

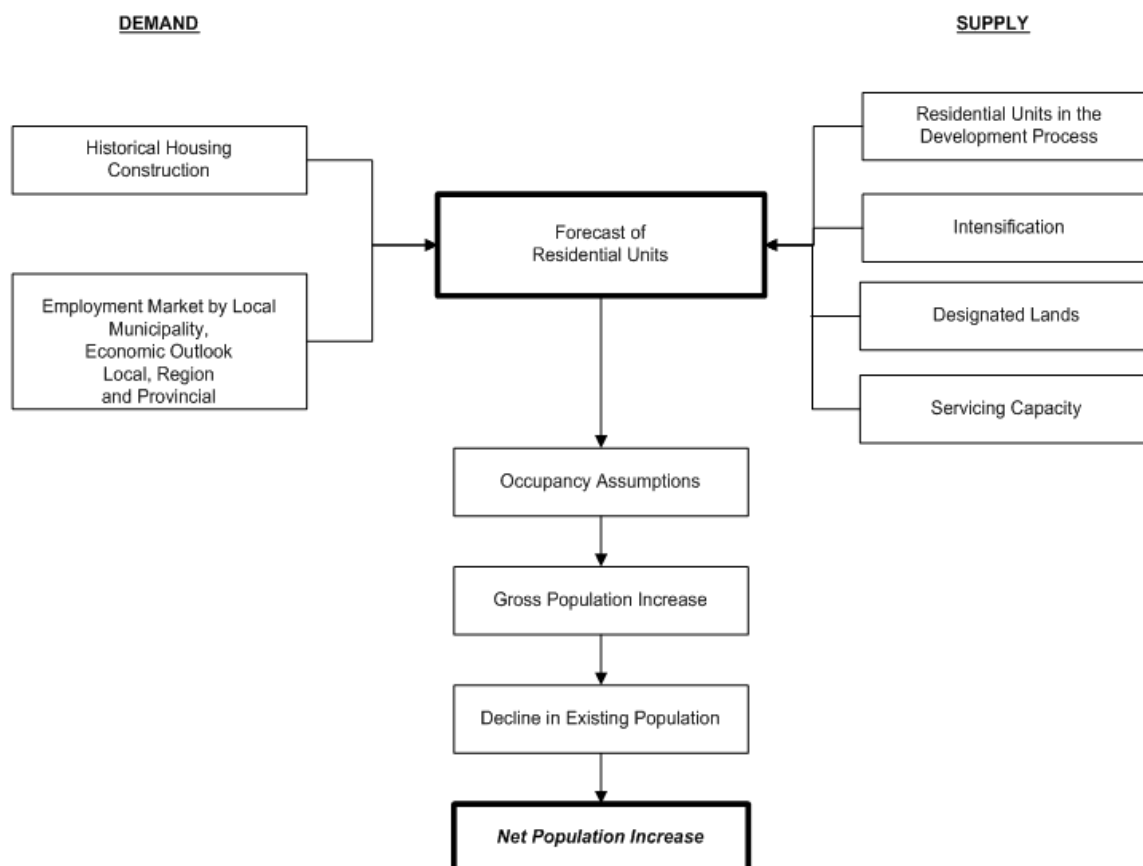
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<sup>1</sup> The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%.

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Figure 3-1  
Household Formation-based Population and Household Projection Model





**Table 3-1**  
**Township of Malahide**  
**Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2006	9,070	8,828	148	8,680	2,545	10	15	150	2,720	135	3.246
	Mid 2011	9,390	9,146	156	8,990	2,646	16	15	131	2,808	142	3.257
	Mid 2016	9,540	9,292	132	9,160	2,760	20	20	150	2,950	120	3.150
Forecast	Mid 2021	9,950	9,687	138	9,549	2,918	20	20	150	3,108	125	3.117
	Mid 2031	10,950	10,660	153	10,507	3,253	20	20	150	3,443	139	3.096
	Mid 2041	11,540	11,235	160	11,075	3,453	20	20	150	3,643	145	3.084
Incremental	Mid 2006 - Mid 2011	320	318	8	310	101	6	0	-19	88	7	
	Mid 2011 - Mid 2016	150	146	-24	170	114	4	5	19	142	-22	
	Mid 2016 - Mid 2021	410	395	6	389	158	0	0	0	158	5	
	Mid 2021 - Mid 2031	1,000	973	15	958	335	0	0	0	335	14	
	Mid 2021 - Mid 2041	1,590	1,548	22	1,526	535	0	0	0	535	20	

Source: Watson & Associates Economists Ltd., 2021.

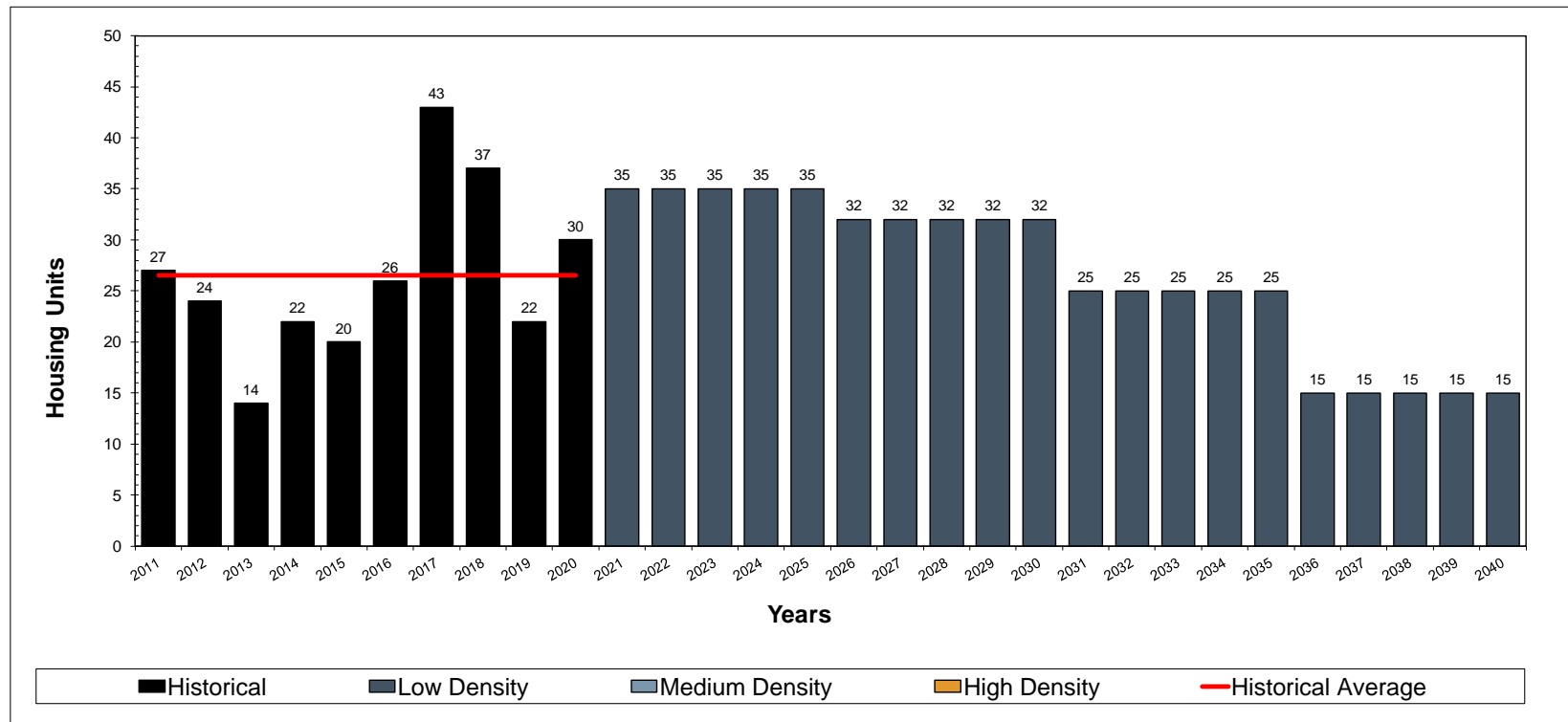
<sup>1</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

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

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



Figure 3-2  
Township of Malahide  
Residential Growth Forecast Summary



Source: Historical housing activity from 2011 to 2020 derived from Township of Malahide Development and Community Services Department building permit data by Watson & Associates Economists Ltd., 2021.

1. Growth forecast represents calendar year.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6) and discussions with Township staff regarding anticipated development trends for Malahide.
- Based on the above indicators, the 2021 to 2041 household growth forecast is comprised of a unit mix of 100% low density (single detached and semi-detached), 0% medium density (multiples except apartments) and 0% 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 for the Township of Malahide in the Village of Springfield and remaining area.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2021 and 2041 by development location is summarized below.

Development Location	Percentage Housing Growth, 2021 to 2041
Village of Springfield <sup>1</sup>	44%
Township of Malahide Excluding the Village of Springfield	56%

<sup>1</sup> Housing growth in the Village of Springfield is based on buildout potential from available wastewater capacity from the Lagoon system as of March 2021.

### 3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to



a highway, public works, fire, police, stormwater, water, and wastewater services can utilize a longer planning period.

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

- The number of housing units to be constructed in the Township of Malahide during the short- and long-term periods is presented on Figure 3-2. Over the 10-year forecast period, the Township is anticipated to average approximately 27 new housing units per year.
- Institutional population<sup>1</sup> is anticipated to grow modestly by 22 persons between 2021 to 2041.
- 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 and 7b summarize the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.414
  - Medium density: 2.700
  - High density<sup>2</sup>: 1.830

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

- Existing households for mid-2021 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2021 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over

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<sup>1</sup> Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more bedroom units in these special care facilities.

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



the forecast period. The forecast population decline in existing households over the 2021 to 2041 forecast period is approximately 300.

#### 6. Employment (Appendix A, Schedules 9a, 9b, 9c, 10 and 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data<sup>1</sup> (place of work) for the Township of Malahide is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  1. 230 primary (14%);
  2. 745 work at home employment (45%);
  3. 260 industrial (16%);
  4. 205 commercial/population-related (12%); and
  5. 225 institutional (13%).
- The 2016 employment by usual place of work, including work at home, is approximately 1,670.
- Total employment, including work at home for the Township of Malahide is anticipated to reach approximately 1,990 by 2031 and 2,170 by 2041. This represents an employment increase of 200 for the 10-year forecast period and 370 for the 20-year forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home 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. Accordingly, work at home employees have been removed from the D.C. employment forecast and calculation.
- Total employment for the Township of Malahide (excluding work at home employment) is anticipated to reach approximately 1,140 in 2031 and

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<sup>1</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



1,250 by 2041. This represents an employment increase of 120 and 240 over the 10-year and 20-year forecast periods, respectively.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 1,300 sq. ft. per employee for industrial;
  - 550 sq. ft. per employee for commercial/population-related; and
  - 655 sq. ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by approximately 105,000 sq.ft. over the 10-year forecast period and 194,000 sq.ft. over the 20-year forecast period.<sup>1</sup>
- In terms of percentage growth, the 2021 to 2041 incremental G.F.A. forecast by sector is broken down as follows:
  1. industrial – 72%;
  2. commercial/population-related – 19%; and
  3. institutional – 9%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development for Township of Malahide by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2021 and 2041 by development location is summarized below.

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<sup>1</sup> Forecast growth in institutional G.F.A. has been downwardly adjusted to account for institutional development associated with special care facilities.





Development Location	Percentage of Non-Residential G.F.A., 2021 to 2041
Village of Springfield <sup>1</sup>	7%
Township of Malahide Excluding the Village of Springfield	93%
<b><i>Township Total</i></b>	<b><i>100%</i></b>

<sup>1</sup> Employment growth in the Village of Springfield is based on buildout potential from current opportunities as of April 2021.



# Chapter 4

## The Approach to the Calculation of the Charge



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

### 4.1 Introduction

---

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

### 4.2 Services Potentially Involved

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

A number of these services are not listed as an eligible service 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 4-1. 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 that are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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



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

The Process of Calculating a Development Charge under the Act that must be followed

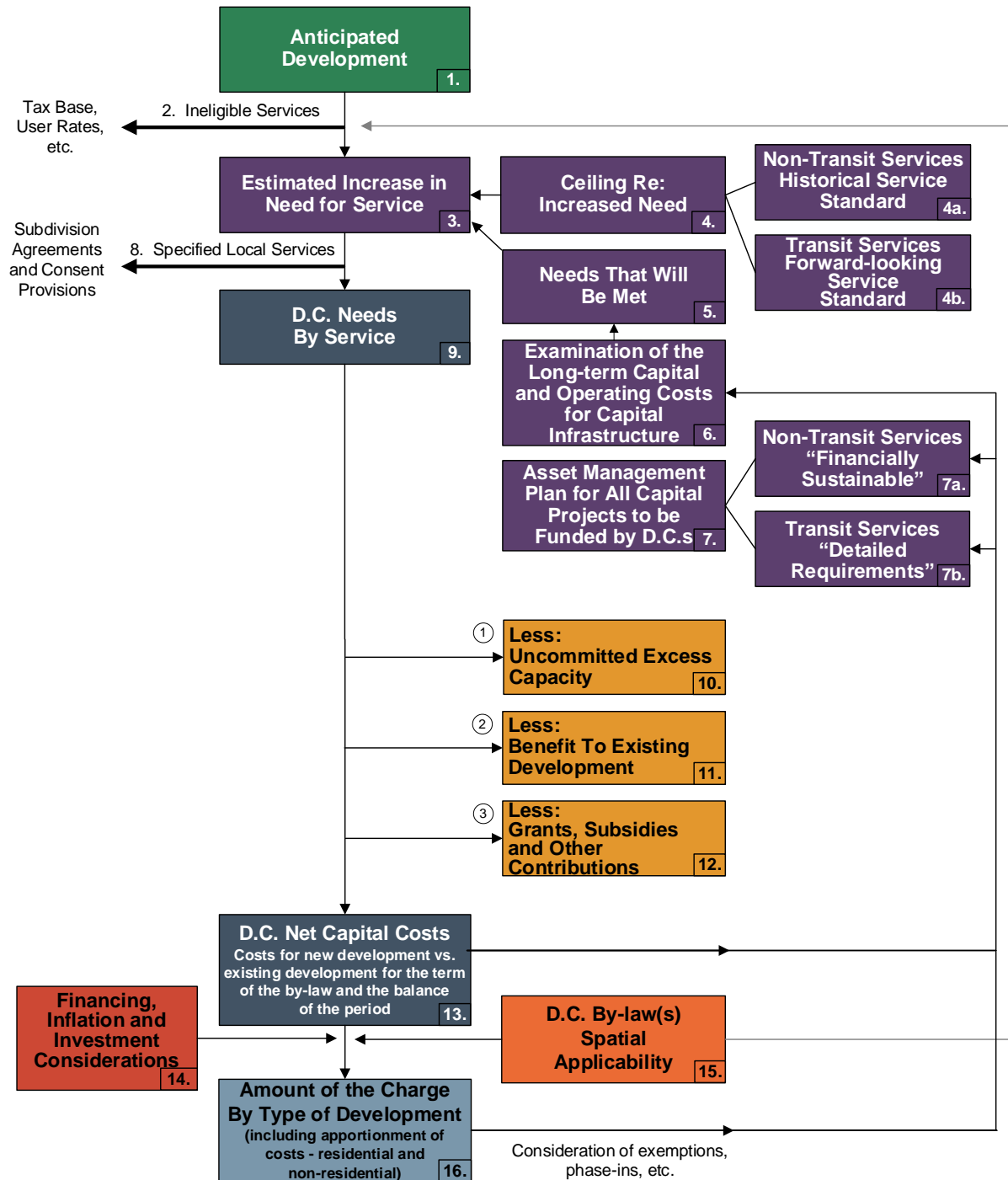




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	100
	No	2.4 Municipal parking spaces - outdoor	100
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	100
	Yes	5.2 Development of area municipal parks	100
	n/a	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	100
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles <sup>1</sup>	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles <sup>1</sup>	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	No	11.1 Treatment plants	100
	No	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	No	11.4 Vehicles and equipment <sup>1</sup>	100
12. Water Supply Services	No	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	No	12.4 Vehicles and equipment <sup>1</sup>	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	No	13.3 Waste diversion facilities	100
	No	13.4 Waste diversion vehicles and equipment <sup>1</sup>	100
14. Policing Services	Yes	14.1 Policing detachments	100
	No	14.2 Policing rolling stock <sup>1</sup>	100
	No	14.3 Small equipment and gear	100
15. Homes for the Aged	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles <sup>1</sup>	100
16. Child Care	n/a	16.1 Child care space	100
	n/a	16.2 Vehicles <sup>1</sup>	100
17. Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles <sup>1</sup>	100
18. Social Housing	n/a	18.1 Social housing space	100
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
20. Social Services	n/a	20.1 Social service space	100

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles <sup>1</sup>	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other Services	Yes  Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost 24.2 Interest on money borrowed to pay for growth-related capital	  0-100  0-100

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

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

## 4.4 Local Service Policy

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





## 4.5 Capital Forecast

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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;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

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

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value



of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to be included in the D.C. calculations.

## 4.7 Classes of Services

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

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

## 4.8 Existing Reserve Funds

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

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



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

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

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

The Township’s D.C. Reserve Fund Balance (adjusted for commitments) service at December 31, 2020 is shown below:

Table 4-2  
Summary of Development Charges Reserve Fund Balances  
as of December 31, 2020

Service	Balance as at December 31, 2020	Commitments	Adjusted Balance After Commitments
Services Related to a Highway	\$363,228		\$363,228
Fire Protection Services	\$144,076	(132,038)	\$12,038
Parks and Recreation Services	\$192,882	(60,418)	\$132,463
Library Services	\$10,333	(6,052)	\$4,280
Growth Studies	\$63,973		\$63,973
<b>Total</b>	<b>\$774,491</b>	<b>(198,509)</b>	<b>\$575,982</b>

## 4.9 Deductions

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



- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies, and other contributions; and
- costs related to services that are ineligible as per the D.C.A.

The requirements behind each of these reductions are addressed below.

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

This is designed to ensure that the increase in need included 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 10-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

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



### **4.9.2 Reduction for Uncommitted Excess Capacity**

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

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

### **4.9.3 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 include:

- 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 4.4 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.



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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating), and different time availability for the same service (i.e. leisure skating available on 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 very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

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

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies, and other contributions (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).

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

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating

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of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4.

## **4.11 Allocation of Development**

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

## **4.12 Asset Management**

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

## **4.13 Transit**

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

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
  - 1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.



2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
  3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
  4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
  5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
  2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
  3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the





proposed level of service, discussion on procurement measures and risk are required.

The Township does not currently, and in the near future does not intend to, provide transit services. Therefore, the above calculation and reporting requirements are not required.



# Chapter 5

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



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

### 5.1 Introduction

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

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

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

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

#### 5.2.1 *Parks and Recreation Services (Formerly Outdoor and Indoor Recreation)*

The Township currently has 7.3 acres of parkland within its jurisdiction. This parkland consists of various sized parks and green space. The average level of service provided by the Township over the previous 10-year period is 1.6 acres of parkland per 1,000 population. The Township also currently provides 38 parkland amenities. These amenities include ball diamonds, sidewalks, a pier, playground equipment, picnic tables, and a splash pad. Over the historical 10-year period the Township provided an average of 3.9 amenities per 1,000 population. Including parkland development and parkland



amenities the average level of service provided equates to \$832 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$809,254.

With respect to indoor recreation facilities, there are currently three facilities provided by the Township; the East Elgin Community Complex, the South Dorchester Community Hall, and the Malahide Community Place. In total, these facilities provide the Township with 58,131 sq.ft. of space. The average historical level of service for the previous ten years has been approximately 6.23 sq.ft. of space per capita or an investment of \$1,614 per capita. Based on this service standard, the Township would be eligible to collect \$1,570,354 from D.C.s for facility space. The Township utilizes seven vehicles and related equipment to service the above-mentioned parks and recreation facilities. Over the historical 10-year period, the Township has provided an average level of service of 0.4 vehicles per 1,000 population. This level of service translates to an average investment of \$20 per capita. Over the 10-year forecast period, the Township would be eligible to collect \$19,236 from D.C.s for vehicles and equipment.

In total the Township is eligible to collect approximately \$2.40 million for parks and recreation services.

The Township constructed Malahide Community Place in 2009 and issued debt to facilitate the construction. This debt was issued for \$1.21 million over 15 years at 4.06% interest and included both the indoor recreation and library components of the facility. The remainder of the growth-related principal and discounted growth-related interest payments have been included in the calculations (as they relate to recreation services). The Township has also identified the need for additional recreation vehicles and land for an expansion to the Malahide Community Centre. In total, the gross capital cost of these works is \$372,564. In addition, the Township has identified parks capital works totalling \$458,000, which provides a total gross capital cost of \$830,564 for parks and recreation services. A deduction of \$5,300 has been provided for the share of the Finney Street Park equipment upgrade that benefits existing development. A further deduction of \$132,463 has been provided to reflect the adjusted balance in the D.C. reserve fund. The net growth capital cost included in the D.C. calculations is \$692,800.



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



### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide  
Service: Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 95%	Non-Residential Share 5%
	2021 to 2030										
	<b>Recreation</b>										
1	Malahide Community Place Debt - Principal (Discounted) - Growth Component Only	2021-2025	200,812	-		200,812	-		200,812	190,771	10,041
2	Malahide Community Place Debt - Interest (Discounted) - Growth Component Only	2021-2025	14,552	-		14,552	-		14,552	13,824	728
3	Provision for additional vehicles	2021-2030	32,200	-		32,200	-		32,200	30,590	1,610
4	Land for Malahide Community Place Expansion	2021-2023	125,000	-		125,000	-		125,000	118,750	6,250
	<b>Parkland Development &amp; Amenities</b>										
5	Provision for Mount Salem Parkland Amenities	2021-2030	35,000	-		35,000	-		35,000	33,250	1,750
6	Dixie Estates Parkland New Equipment	2021	31,000	-		31,000	-		31,000	29,450	1,550
7	Finney Street Park Equipment Upgrade	2021-2022	31,000	-		31,000	5,300		25,700	24,415	1,285
8	Expansion of Malahide Community Place Ball Diamonds, Parking Lot, and green space	2021-2023	261,000	-		261,000	-		261,000	247,950	13,050
9	Provision for Additional Play Equipment	2025-2030	100,000	-		100,000	-		100,000	95,000	5,000
	Reserve Fund Adjustment						132,463		(132,463)	(125,840)	(6,623)
	<b>Total</b>		<b>830,564</b>	<b>-</b>	<b>-</b>	<b>830,564</b>	<b>137,763</b>	<b>-</b>	<b>692,800</b>	<b>658,160</b>	<b>34,640</b>



### **5.2.2 Library Services**

The Township provides 2,600 sq. ft. of library space at the Malahide Community Place. Over the past ten years, the average level of service for library facilities was 0.28 sq. ft. of space per capita which equates to an investment of \$72 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 10-year forecast period of \$69,638.

The Township has identified the portion of the Malahide Community Place debt that relates to the library facility. As noted in the previous section, the total debt was for \$1.21 million over 15 years at 4.06% interest. The discounted growth-related principal of \$19,944 and discounted growth-related interest payments of \$1,445, as they relate to the library portion of the debt, have been included in the calculations. A deduction has been made in the amount of \$4,280 to reflect the balance in the reserve fund. The net growth-related capital cost is \$17,109. This amount has been included in the D.C. calculations.

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



## Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide  
Service Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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  95%	Non- Residential Share  5%
	2021 to 2030										
1	Library Building Debt - Principal (Discounted) - Growth Component Only	2021-2025	19,944	-		19,944	-		19,944	18,946	997
2	Library Building Debt - Interest (Discounted) - Growth Component Only	2021-2025	1,445	-		1,445	-		1,445	1,373	72
	Reserve Fund Adjustment						4,280		(4,280)	(4,066)	(214)
	<b>Total</b>		<b>21,389</b>	<b>-</b>	<b>-</b>	<b>21,389</b>	<b>4,280</b>	<b>-</b>	<b>17,109</b>	<b>16,253</b>	<b>855</b>





### **5.2.3 Growth Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of service based on each service to which the study relates.

For planning related studies (i.e. Official Plan updates), a deduction of 5% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to the class of services in the following manner:

- Services Related to a Highway – 33%;
- Water Services – 33%;
- Fire Protection Services – 15%;
- Parks and Recreation Services – 15%; and
- Library Services – 4%

In addition, the capital costs of D.C. Study Updates have been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. study updates to each service:

- Services Related to a Highway – 25%;
- Water Services – 33%;
- Fire Protection Services – 32%;
- Parks and Recreation Services – 10%; and
- Library Services – 0% (rounded).

The remainder of the growth studies are service specific including:

- Fire Master Plan – (100% fire);
- Roads Needs Study – (100% services related to a highway);
- Parks & Recreation Master Plan (100% parks and recreation); and
- Development Design Standards (100% services related to a highway).

The total cost of these studies is \$345,000, of which \$92,800 is attributable to existing benefit. A deduction of \$10,500 has been made to recognize the portion of planning



studies related to D.C.-ineligible services. In addition, the existing reserve fund balance of \$63,973 has been deducted from the calculations. The net growth-related capital cost of \$177,727 and has been included in the D.C. calculation.

These costs have been allocated 90% residential and 10% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 90%	Non-Residential Share 10%
	2021 to 2030											
1	<b>Development Charges Study</b>			<b>15,000</b>	-		<b>15,000</b>	-		<b>15,000</b>	<b>13,500</b>	<b>1,500</b>
1a	Development Charges Study	2021	Water Services	3,700	-		3,700	-		3,700	3,330	370
1b	Development Charges Study	2021	Services Related to a Highway	5,000	-		5,000	-		5,000	4,500	500
1c	Development Charges Study	2021	Fire Protection Services	4,800	-		4,800	-		4,800	4,320	480
1d	Development Charges Study	2021	Library Services	-	-		-	-		-	-	-
1e	Development Charges Study	2021	Parks and Recreation Services	1,500	-		1,500	-		1,500	1,350	150
2	<b>Development Charges Study</b>			<b>25,000</b>	-		<b>25,000</b>	-		<b>25,000</b>	<b>22,500</b>	<b>2,500</b>
2a	Development Charges Study	2026	Water Services	6,200	-		6,200	-		6,200	5,580	620
2b	Development Charges Study	2026	Services Related to a Highway	8,300	-		8,300	-		8,300	7,470	830
2c	Development Charges Study	2026	Fire Protection Services	8,000	-		8,000	-		8,000	7,200	800
2d	Development Charges Study	2026	Library Services	-	-		-	-		-	-	-
2e	Development Charges Study	2026	Parks and Recreation Services	2,500	-		2,500	-		2,500	2,250	250
3	<b>Official Plan Update</b>			<b>68,000</b>	-	<b>6,800</b>	<b>61,200</b>	<b>34,000</b>		<b>27,200</b>	<b>24,480</b>	<b>2,720</b>
3a	Official Plan Update	2021-2022	Water Services	22,500	-	2,250	20,250	11,250		9,000	8,100	900
3b	Official Plan Update	2021-2022	Services Related to a Highway	22,500	-	2,250	20,250	11,250		9,000	8,100	900
3c	Official Plan Update	2021-2022	Fire Protection Services	10,200	-	1,020	9,180	5,100		4,080	3,672	408
3d	Official Plan Update	2021-2022	Library Services	2,600	-	260	2,340	1,300		1,040	936	104
3e	Official Plan Update	2021-2022	Parks and Recreation Services	10,200	-	1,020	9,180	5,100		4,080	3,672	408



### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	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 90%	Non-Residential Share 10%
	2021 to 2030											
4	Official Plan Update			37,000	-	3,700	33,300	-	-	33,300	29,970	3,330
4a	Official Plan Update	2025	Water Services	12,100	-	1,210	10,890	-		10,890	9,801	1,089
4b	Official Plan Update	2025	Services Related to a Highway	12,200	-	1,220	10,980	-		10,980	9,882	1,098
4c	Official Plan Update	2025	Fire Protection Services	5,600	-	560	5,040	-		5,040	4,536	504
4d	Official Plan Update	2025	Library Services	1,500	-	150	1,350	-		1,350	1,215	135
4e	Official Plan Update	2025	Parks and Recreation Services	5,600	-	560	5,040	-		5,040	4,536	504
5	Fire Master Plan	2025	Fire Protection Services	55,000	-		55,000	13,800		41,200	37,080	4,120
6	Roads Needs Study	2021	Services Related to a Highway	35,000	-		35,000	17,500		17,500	15,750	1,750
7	Parks & Recreation Master Plan	2021-2022	Parks and Recreation Services	55,000	-		55,000	27,500		27,500	24,750	2,750
8	Development Design Standards	2023	Services Related to a Highway	55,000	-		55,000	-		55,000	49,500	5,500
	Reserve Fund Adjustment				-		-	63,973		(63,973)	(57,576)	(6,397)
	<b>Total</b>			<b>345,000</b>	<b>-</b>	<b>10,500</b>	<b>334,500</b>	<b>156,773</b>	<b>-</b>	<b>177,727</b>	<b>159,954</b>	<b>17,773</b>



## 5.3 Service Levels and 20-Year Capital Costs for Malahide's D.C. Calculation

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This section evaluates the development-related capital requirements for those services with 20-year capital costs.

### 5.3.1 *Services Related to a Highway*

#### Roads

Malahide owns and maintains 273.09 km of urban, semi-urban, and rural roads. Over the historical 10-year period, the average level of service provided was 0.03 km of road per capita. This equates to an average level of investment of \$20,309 per capita, resulting in a D.C.-eligible recovery amount of approximately \$31.44 million over the 20-year forecast period. The Township also has 12 bridges and 26 culverts. The average level of service for bridges and culverts provided over the past 10 years equates to an investment of \$3,395 per capita and a D.C.-recoverable amount of approximately \$5.26 million over the forecast period. Further, the Township provides 5 km of sidewalks and 158 streetlights. The level of service equates to an average level of investment of \$278 per capita, and a D.C.-recoverable amount of \$430,654 over the forecast period.

In total the D.C.-recoverable amount for Services Related to a Highway – Roads is \$37,124,446.

The Township has identified future needs with respect to services related to a highway. These capital projects include new streetlights, converting existing gravel roads to accommodate growth, and bridge/culvert replacement and enhancements. In total the gross capital cost estimate is \$6.60 million. Of this amount, approximately \$5.68 million has been deducted to reflect the amount of the works that benefits existing development. A further deduction of \$363,228 has been made to recognize the balance in the reserve fund. The net growth-related capital cost included in the D.C. calculation is \$923,772.

The residential/non-residential allocation for services related to a highway – roads of 87% residential and 13% non-residential is based on the ratio of anticipated growth in population to employment over the 20-year forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development  2021 to 2040	Timing (year)	Gross Capital Cost Estimate (2021\$)	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  87%	Non- Residential Share  13%
	<b>Street Lights</b>										
1	New Streetlights	2021-2040	90,000	-		90,000	70,000		20,000	17,400	2,600
	<b>Roads</b>										
2	Gravel Road Conversion/ Sidewalks/ Road Improvements	2021-2040	4,110,000	-		4,110,000	3,083,000		1,027,000	893,490	133,510
	<b>Bridges and Culverts</b>										
3	Bridges and Culverts Replacement and Enhancement	2021-2026	600,000	-		600,000	540,000		60,000	52,200	7,800
4	Bridges and Culverts Replacement and Enhancement	2026-2030	600,000	-		600,000	540,000		60,000	52,200	7,800
5	Bridges and Culverts Replacement and Enhancement	2031-2040	1,200,000	-		1,200,000	1,080,000		120,000	104,400	15,600
	Reserve Fund Adjustment						363,228		(363,228)	(316,008)	(47,220)
	<b>Total</b>		<b>6,600,000</b>	<b>-</b>	<b>-</b>	<b>6,600,000</b>	<b>5,676,228</b>	<b>-</b>	<b>923,772</b>	<b>803,682</b>	<b>120,090</b>



### Public Works Facilities, Fleet & Equipment

The Roads Division of the Public Works Department has a variety of vehicles and major equipment totalling approximately \$4.69 million. The inventory provided over the historical 10-year period results in a per capita investment of \$496. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$767,870.

The Township operates their public works service out of two main facilities. These facilities, along with salt sheds and a portable office space, provide 24,764 sq.ft. of building area. Over the past 10-years, the Township has provided an average of 2.65 sq.ft. of facility space per capita. This results in an average level of investment of \$364 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$563,286.

In total the D.C. recoverable amount for services related to a highway – facilities, vehicles and equipment is \$1,331,156.

Provisions for additional space and vehicles have been made in the amounts of \$750,000 and \$500,000, respectively. As these amounts are provisions, no deductions have been made, however, when growth-related capital projects are funded, the appropriate benefit to existing and post-period benefit deductions will be made at that time. The resulting net growth-related amount included in the D.C. calculations is \$1.250,000.

The 87%/13% residential/non-residential capital cost allocation for facilities and fleet is based on the incremental growth in population to employment for the 20-year forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide

Class of : Services Related to a Highway - Facilities, Vehicles, and Equipment

Prj .No	Increased Service Needs Attributable to Anticipated Development  2021 to 2040	Timing (year)	Gross Capital Cost Estimate (2021\$)	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  87%	Non- Residential Share  13%
1	Provision for Additional Public Works Space	2021-2029	750,000	-		750,000	-		750,000	652,500	97,500
2	Provision for Additional vehicles	2021-2038	500,000	-		500,000	-		500,000	435,000	65,000
	<b>Total</b>		<b>1,250,000</b>	<b>-</b>	<b>-</b>	<b>1,250,000</b>	<b>-</b>	<b>-</b>	<b>1,250,000</b>	<b>1,087,500</b>	<b>162,500</b>





### **5.3.2 Policing Services**

Malahide is currently serviced by the Ontario Provincial Police (O.P.P.) service. The Township provides 82 sq. ft. of building space for the O.P.P. This Community Policing Space has provided a per capita average level of service of 8.80 sq. ft. per 1,000 population or \$2.46 per capita (over the 10-year historical period). This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$3,808.

No capital needs have been identified for police services at this time.

### **5.3.3 Fire Protection Services**

Malahide currently operates its fire services from three fire halls totalling 21,692 sq. ft. of facility space. The sq.ft. of facility space provided over the previous 10-year period results in an average level of service of 1.82 sq. ft. per capita. This level of service equates to an average level of investment of \$518 per capita and provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$801,291.

The fire department has a current inventory of 12 vehicles. Over the historical 10-year period the average level of service was 1.5 vehicles per 1,000 population. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$1,225,521, based on an average level of investment of \$792 per capita.

The fire department provides 474 items of equipment and gear for use in fire services. The equipment and gear provided over the historical 10-year period results in a calculated average level of service for the historical 10-year period of \$151 per capita, providing for a D.C.-eligible amount over the forecast period of \$233,779 for small equipment and gear.

In total the D.C.-eligible amount for fire services is \$2,260,591.

The Township issued debt to finance the construction of a new firehall in 2018. \$2.19 million was issued over 20 years at 3.26% interest. Of this amount, 72% is considered to be growth-related as this new fire hall replaced firehalls #1 and #2. As a result, the growth-related principal and discounted growth-related interest payments have been



included in the calculations. In addition, a provision for additional vehicles and equipment has been included. The total gross cost of these works is \$2,148,601. A deduction in the amount of \$12,038 has been made to reflect the balance in the reserve fund. The resulting net growth-related amount included in the D.C. calculations is \$2,136,563.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 87% being allocated to residential development and 13% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide

Service: Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2021 to 2040	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 87%	Non-Residential Share 13%
1	New Fire Hall Debt Growth-related Principal	2021-2039	1,465,288	-		1,465,288	-		1,465,288	1,274,801	190,488
2	New Fire Hall Debt Discounted Growth-related Interest	2021-2039	183,312	-		183,312	-		183,312	159,482	23,831
3	Provision for Additional Vehicles and Equipment	2021-2040	500,000	-		500,000	-		500,000	435,000	65,000
	Reserve Fund Adjustment						12,038		(12,038)	(10,473)	(1,565)
	<b>Total</b>		<b>2,148,601</b>	<b>-</b>	<b>-</b>	<b>2,148,601</b>	<b>12,038</b>	<b>-</b>	<b>2,136,563</b>	<b>1,858,810</b>	<b>277,753</b>



## 5.4 Service Levels and 2021 to 2040 Springfield Buildout Capital Costs for Malahide's D.C. Calculation

This section evaluates the development-related capital requirements for water services based on the 2021 to 2040 buildout capacity of the existing wastewater lagoon system.

### 5.4.1 Water Services

The Township has identified the need to provide municipal water services to service growth and existing units in the Springfield urban area. To provide water services, the Township has identified the need for a water tower and a transmission main to bring the water to the urban area. A Municipal Class Environmental Assessment was completed in 2010 by AECOM for supplying water to Springfield. The costs were recently updated, indexed to 2021 dollars, and have been included as follows:

- Transmission Main Including Standard Chambers - \$6.25 million
- Special Chambers/ Connections - \$960,000
- Water Tower and Booster Pumping Station - \$6.51 million
- Other Miscellaneous Items - \$319,000
- Design and Contract Administration Work - \$1.73 million
- EA Study - \$320,000

In total, the gross capital cost of these projects is \$16,084,000. It is anticipated that funding for this project will be shared with the provincial and federal governments, with each level of government contributing one-third of the costs. The estimated capacity of the water tower is 2,800 cu.m. The design capacity, net of fire flows and max day demands, is approximately 930 cu.m. Utilizing the design flows for single-detached units of 350L per day per capita, the total single-detached equivalent units that could be serviced by these works is 848 units.

Assumed design flows	350 L/day/capita
	0.35 cu.m/day/capita
Assumed Persons per Unit	3.15 persons
Assumed Flow per unit	1.1 cu.m
Total Capacity	2,800 cu.m
Total Capacity (net of fire flows and max day demand)	933 cu.m
Units Possibly Serviced by Water Tower	848 units

*Source: 2010 Municipal Class EA completed by AECOM and discussions with Township staff*



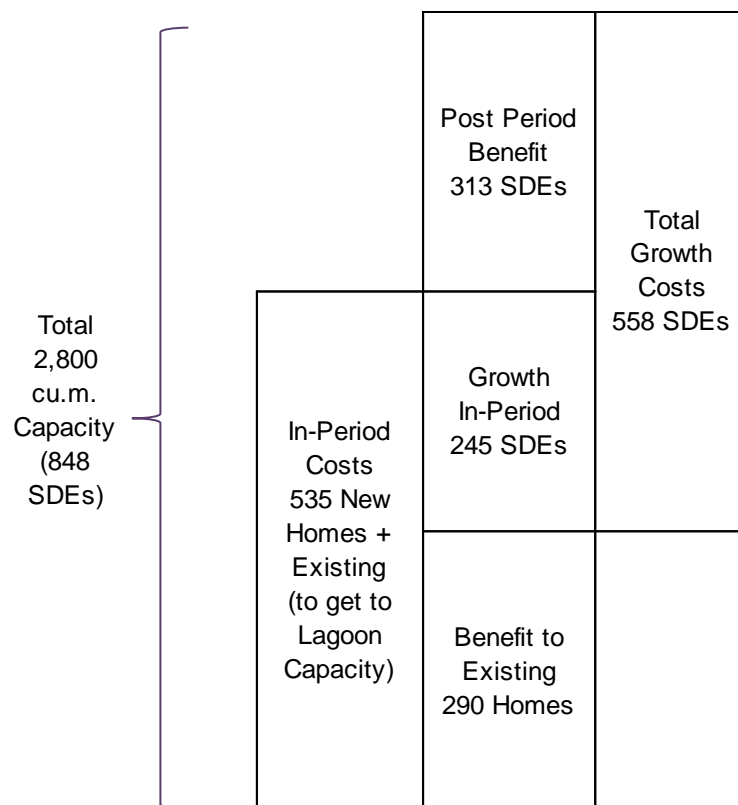
There are currently 290 existing units that could connect to the municipal water system and 245 single-detached equivalent units anticipated in the growth forecast. This includes 237 single-detached equivalent residential units and 8 single-detached equivalent non-residential units. As a result, the benefit to existing share of the cost is 34%. This totals 535 existing and new units (in the growth forecast) to be serviced. Based on the capacity of the proposed system, an additional 313 single-detached units could be serviced in the post-forecast period, which results in 37% of the costs being attributable to the post-period (see schematic below).

Based on the above the total gross cost of the works is \$16.08 million. Deductions of approximately \$1.98 million for post-period benefit and \$1.82 million for benefit to existing development have been made to the calculations. Additional deductions totalling \$10.72 million have been made to recognize the anticipated grant funding from the Province and the federal government. As a result, the net growth-related cost included in the D.C. calculations is \$1,554,800.

These costs are shared between residential and non-residential development based on the anticipated population to employment ratio over the forecast period, resulting in 97% being allocated to residential development and 3% being allocated to non-residential development.



Schematic 5-1  
Benefit to Existing and Post-period Benefit Adjustments





### Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide  
Service: Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development  2021 to 2040 (Springfield)	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 97%	Non-Residential Share 3%
	<b>Springfield Water Supply</b>										
1	Transmission Main Including Standard Chambers	2022-2030	6,250,000	770,800		5,479,200	708,300	4,166,700	604,200	586,074	18,126
2	Special Chambers/ Connections	2022-2030	960,000	118,400		841,600	108,800	640,000	92,800	90,016	2,784
3	Water Tower and Booster Pumping Station	2022-2030	6,510,000	802,900		5,707,100	737,800	4,340,000	629,300	610,421	18,879
4	Other Miscellaneous Items	2022-2030	319,000	39,300		279,700	36,100	212,700	30,900	29,973	927
5	Design and Contract Administration Work	2022-2025	1,725,000	212,800		1,512,200	195,500	1,150,000	166,700	161,699	5,001
6	EA Study	2022-2025	320,000	39,500		280,500	36,300	213,300	30,900	29,973	927
	<b>Total</b>		<b>16,084,000</b>	<b>1,983,700</b>	<b>-</b>	<b>14,100,300</b>	<b>1,822,800</b>	<b>10,722,700</b>	<b>1,554,800</b>	<b>1,508,156</b>	<b>46,644</b>



# Chapter 6

## D.C. Calculation





## 6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon a 2021 to 2040 build-out horizon (Springfield water services).

Table 6-2 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Township for Township-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services over a 10-year planning horizon.

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

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charges in Tables 6-1, 6-2, and 6-3.

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

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



Table 6-1  
Township of Malahide  
Development Charge Calculation  
Municipal-wide Services  
2021 to 2040 Springfield Buildout

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Water Services</u>	\$	\$	\$	\$
1.1 Storage and distribution systems	1,508,156	46,644	6,279	3.38
	1,508,156	46,644	6,279	3.38
<b>TOTAL</b>	<b>\$1,508,156</b>	<b>\$46,644</b>	<b>\$6,279</b>	<b>\$3.38</b>
D.C.-Eligible Capital Cost	\$1,508,156	\$46,644		
Buildout Gross Population/GFA Growth (sq.ft.)	820	13,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,839</b>	<b>\$3.38</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.414	\$6,279		
Other Multiples	2.700	\$4,966		
Apartments - 2 Bedrooms +	2.087	\$3,838		
Apartments - Bachelor and 1 Bedroom	1.338	\$2,461		
Special Care/Special Dwelling Units	1.100	\$2,023		



Table 6-2  
Township of Malahide  
Development Charge Calculation  
Municipal-wide Services  
2021 to 2040

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
2. <u>Services Related to a Highway</u>				
2.1 Roads and Related	803,682	120,090	1,485	0.62
2.2 Facilities, Vehicles, and Equipment	1,087,500	162,500	2,009	0.83
	1,891,182	282,590	3,494	1.45
3. <u>Fire Protection Services</u>				
3.1 Fire facilities, vehicles & equipment	1,858,810	277,753	3,434	1.44
	1,858,810	277,753	3,434	1.44
4. <u>Policing Services</u>				
4.1 Facilities	-	-	-	-
	-	-	-	-
<b>TOTAL</b>	<b>\$3,749,992</b>	<b>\$560,344</b>	<b>\$6,928</b>	<b>\$2.89</b>
D.C.-Eligible Capital Cost	\$3,749,992	\$560,344		
20-Year Gross Population/GFA Growth (sq.ft.)	1,848	194,100		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,029</b>	<b>\$2.89</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.414	\$6,928		
Other Multiples	2.700	\$5,479		
Apartments - 2 Bedrooms +	2.087	\$4,235		
Apartments - Bachelor and 1 Bedroom	1.338	\$2,715		
Special Care/Special Dwelling Units	1.100	\$2,232		



Table 6-3  
Township of Malahide  
Development Charge Calculation  
Municipal-wide Services  
2021 to 2030

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
5. <u>Parks and Recreation Services</u>				
5.1 Park development, amenities, trails and recreation facilities	658,160	34,640	1,939	0.34
	658,160	34,640	1,939	0.34
6. <u>Library Services</u>				
6.1 Library facilities, materials and vehicles	16,253	855	48	0.01
	16,253	855	48	0.01
7. <u>Growth Studies</u>				
7.1 Water Services	19,729	2,192	58	0.02
7.2 Services Related to a Highway	70,056	7,784	206	0.07
7.3 Fire Protection Services	41,803	4,645	123	0.04
7.4 Library Services	1,583	176	5	-
7.5 Parks and Recreation Services	27,233	3,026	80	0.03
	160,404	17,823	472	0.16
<b>TOTAL</b>	<b>\$834,818</b>	<b>\$53,318</b>	<b>\$2,459</b>	<b>\$0.51</b>
D.C.-Eligible Capital Cost	\$834,818	\$53,318		
10-Year Gross Population/GFA Growth (sq.ft.)	1,159	105,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$720.29</b>	<b>\$0.51</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.414	\$2,459		
Other Multiples	2.700	\$1,945		
Apartments - 2 Bedrooms +	2.087	\$1,503		
Apartments - Bachelor and 1 Bedroom	1.338	\$964		
Special Care/Special Dwelling Units	1.100	\$792		



Table 6-4  
Township of Malahide  
Development Charge Calculation  
Total All Services

	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Classes Build out	1,508,156	46,644	6,279	3.38
Municipal-wide Services/Classes 20 Year	3,749,992	560,344	6,928	2.89
Municipal-wide Services/Classes 10 Year	834,368	53,268	2,458	0.51
<b>TOTAL</b>	<b>6,092,515</b>	<b>660,256</b>	<b>15,665</b>	<b>6.78</b>



**Table 6-5**  
**Township of Malahide**  
**Gross Expenditure and Sources of Revenue Summary**  
**for Costs to be Incurred over the Life of the By-law**

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Water Services							
1.1 Storage and distribution systems	8,284,556	0	938,911	5,523,033	1,021,811	776,776	24,024
2. Services Related to a Highway							
2.1 Roads and Related	1,550,000	0	1,238,250	0	0	271,223	40,528
2.2 Facilities, Vehicles, and Equipment	555,556	0	0	0	0	483,333	72,222
3. Fire Protection Services							
3.1 Fire facilities, vehicles & equipment	558,842	0	0	0	0	486,193	72,649
4. Policing Services							
4.1 Facilities	0	0	0	0	0	0	0
5. Parks and Recreation Services							
5.1 Park development, amenities, trails and recreation facilities	713,630	0	5,300	0	0	672,914	35,417
6. Library Services							
6.1 Library facilities, materials and vehicles	21,389	0	0	0	0	20,319	1,069
7. Growth Studies							
7.1 Water Services	38,300	3,460	11,250	0	0	21,231	2,359
7.2 Services Related to a Highway	129,700	3,470	28,750	0	0	87,732	9,748
7.3 Fire Protection Services	75,600	1,580	18,900	0	0	49,608	5,512
7.4 Library Services	4,100	410	1,300	0	0	2,151	239
7.5 Parks and Recreation Services	72,300	1,580	32,600	0	0	34,308	3,812
<b>Total Expenditures &amp; Revenues</b>	<b>\$12,003,973</b>	<b>\$10,500</b>	<b>\$2,275,261</b>	<b>\$5,523,033</b>	<b>\$1,021,811</b>	<b>\$2,905,788</b>	<b>\$267,579</b>



# Chapter 7

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



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

### 7.1 Introduction

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Subsection 5 (1) 9 states that rules must be developed:

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

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

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

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided are based on the Township’s existing policies; with consideration for the changes to the D.C.A. resulting from Bills 108, 197, and 213. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.





## 7.2 D.C. By-law Structure

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**It is recommended that:**

- class of service be established for growth studies;
- the Township uses a uniform Township-wide D.C. calculation for all municipal services, except for water services;
- water services be imposed on the Springfield urban area of the Township; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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

**It is recommended that the following sections provide the basis for the D.C.s.:**

### ***7.3.1 Payment in any Particular Case***

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

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



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

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for growth studies, the costs have been based on a population vs. employment growth ratio (90%/10%) for residential and non-residential, respectively) over the 10-year forecast period;
  - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for services related to a highway (including public works) and fire services, an 87% residential/13% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
  - for water services a 97% residential/3% non-residential allocation has been made based on population vs. employment growth over the 2021 to 2040 buildout forecast period for Springfield.

### **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 four 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 relevant D.C.s when the D.C.s are calculated with respect to the redevelopment;
- 2) the G.F.A. of the building demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

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

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98).
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.

b) Non-statutory exemptions:

- non-residential farm buildings constructed for bona fide farm uses;

### **7.3.5 Phasing in**

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



### **7.3.6 Timing of Collection**

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

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

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the interest rates provided in the D.C. by-law (i.e. bank prime rate plus 2% as of the date of occupancy for instalment payments and 3% for the D.C. rate freeze).

### **7.3.7 Indexing**

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

### **7.3.8 The Applicable Areas**

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

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

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



- water services – the full residential and non-residential charge will be imposed on the Springfield urban area of the Township.

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

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**It is recommended that:**

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

The Township's D.C. collections are currently reserved in seven separate reserve funds: Services related to a highway, fire protection services, police services, outdoor recreation services, indoor recreation services library services, and administration studies.

It is recommended that the Township rename the Outdoor and Indoor Recreation reserve funds to "Parks and Recreation" and combine these reserve funds to align with the eligible service definitions as per the D.C.A., as amended. Further it is recommended that the Township rename the Administration reserve funds to "Growth Studies" related to the class of service required under the D.C.A., as amended.

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A

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

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

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

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

### ***7.4.4 Area Rating***

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



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

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

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

1. All Township services, with the exception of water, wastewater, and stormwater, require that the average 10-year service standard be calculated. This average service standard, multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township, hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A



(as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council calculate the water D.C.s on an area-specific basis for Springfield and continue the approach of providing all other D.C.s on a uniform Township-wide basis.

## 7.5 Other Recommendations

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

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

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

“Class of service be established for growth studies;”

“Continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all services/class of service (except water) and calculate the D.C.s on a uniform Springfield urban-area basis for water services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated June 25, 2021, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated June 25, 2021, as amended (if applicable);”



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

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





# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

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

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

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

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

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

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

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

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



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

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

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

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

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



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

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

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

### 8.3.2 Notice of Passage

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

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

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

### 8.3.3 By-law Pamphlet

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

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



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

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

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

### **8.3.4 Appeals**

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

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

### **8.3.5 Complaints**

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

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

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



### **8.3.6 Credits**

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

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

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

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

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

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

Section 59 of the D.C.A. prevents a municipality from imposing, directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under 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*.”

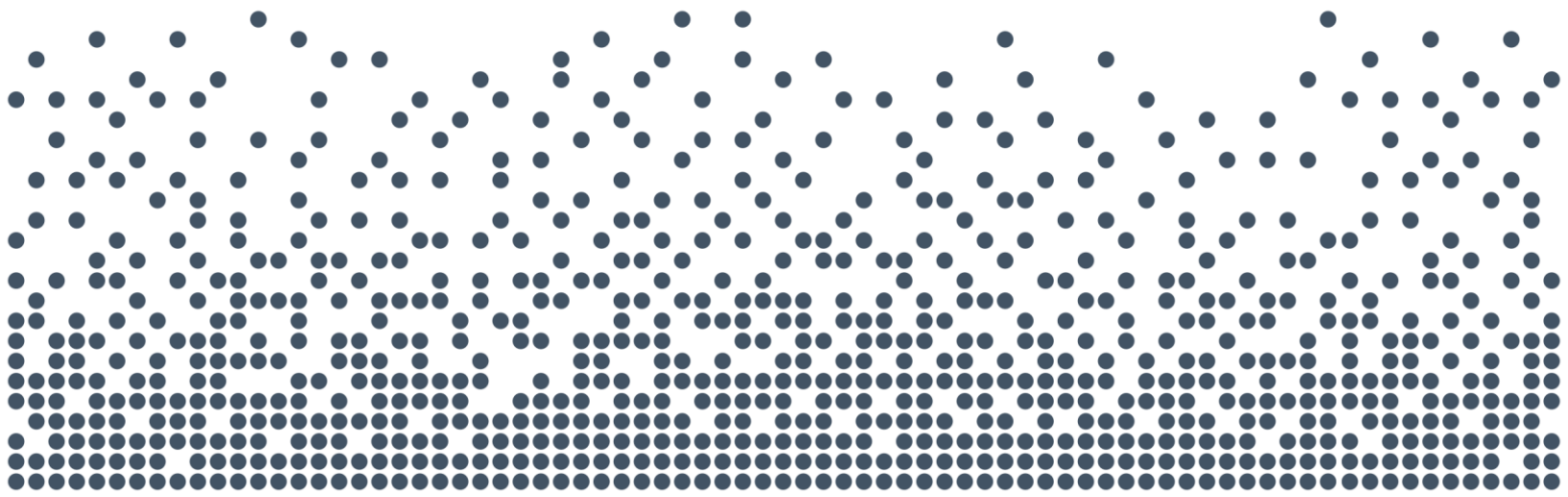


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



# Appendices





# Appendix A

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



## Schedule 1 Township of Malahide Residential Growth Forecast Summary

Year		Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.) Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2006	9,070	8,828	148	8,680	2,545	10	15	150	2,720	135	3.246
	Mid 2011	9,390	9,146	156	8,990	2,646	16	15	131	2,808	142	3.257
	Mid 2016	9,540	9,292	132	9,160	2,760	20	20	150	2,950	120	3.150
Forecast	Mid 2021	9,950	9,687	138	9,549	2,918	20	20	150	3,108	125	3.117
	Mid 2031	10,950	10,660	153	10,507	3,253	20	20	150	3,443	139	3.096
	Mid 2041	11,540	11,235	160	11,075	3,453	20	20	150	3,643	145	3.084
Incremental	Mid 2006 - Mid 2011	320	318	8	310	101	6	0	-19	88	7	
	Mid 2011 - Mid 2016	150	146	-24	170	114	4	5	19	142	-22	
	Mid 2016 - Mid 2021	410	395	6	389	158	0	0	0	158	5	
	Mid 2021 - Mid 2031	1,000	973	15	958	335	0	0	0	335	14	
	Mid 2021 - Mid 2041	1,590	1,548	22	1,526	535	0	0	0	535	20	

Source: Watson & Associates Economists Ltd., 2021.

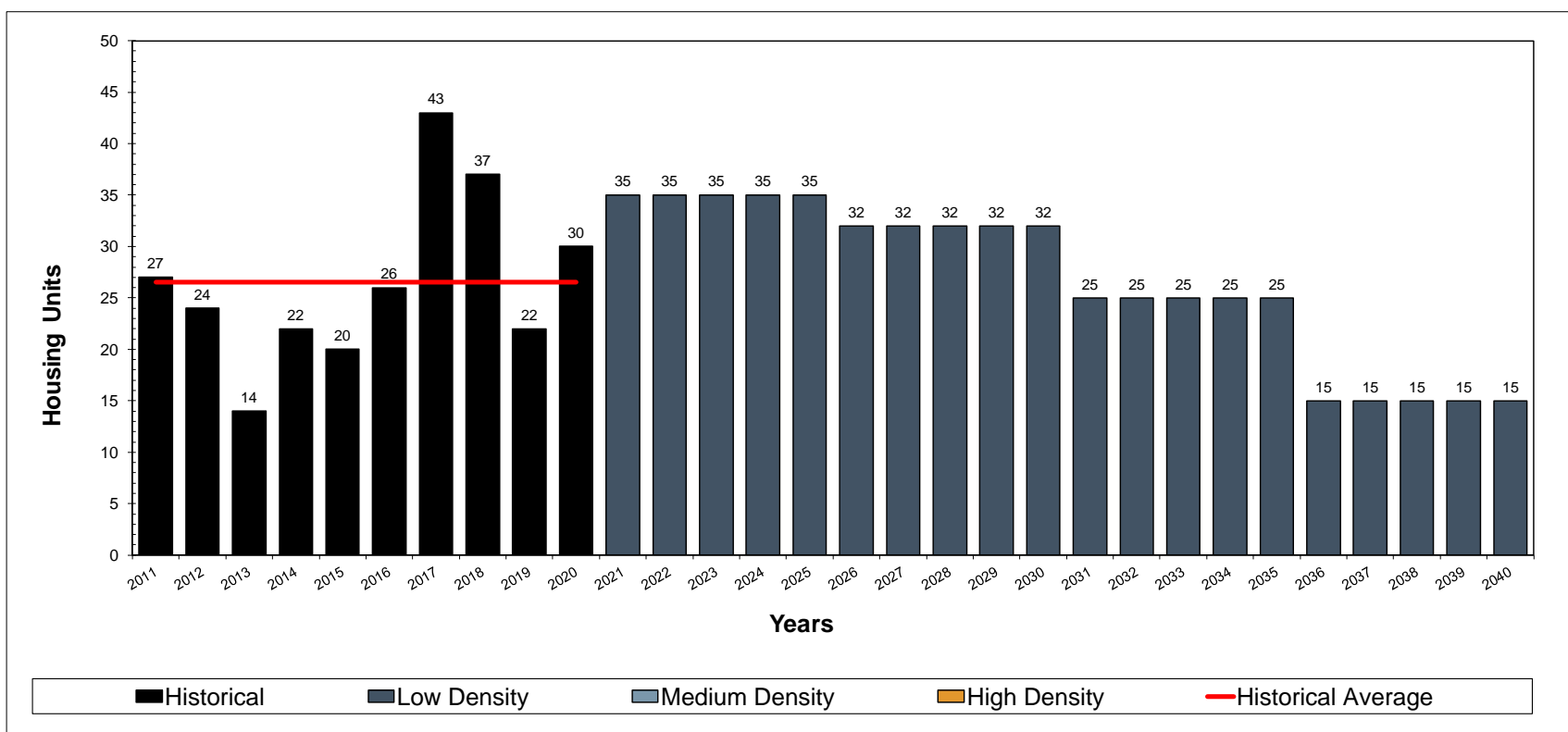
<sup>1</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

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

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



Figure A-1  
Township of Malahide  
Annual Housing Forecast



Source: Historical housing activity from 2011 to 2020 derived from Township of Malahide Development and Community Services Department building permit data by Watson & Associates Economists Ltd., 2021.

1. Growth forecast represents calendar year.



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

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Village of Springfield	2021 - 2031	170	0	0	170	580	(18)	563	8	571
	2021 - Buildout <sup>3</sup>	237	0	0	237	809	(28)	781	12	793
Township of Malahide Excluding the Village of Springfield	2021 - 2031	165	0	0	165	563	(168)	395	7	402
	2021 - 2041	298	0	0	298	1,017	(272)	746	10	756
Township of Malahide	2021 - 2031	335	0	0	335	1,144	(186)	958	15	973
	2021 - 2041	535	0	0	535	1,826	(300)	1,526	22	1,548

Source: Watson & Associates Economists Ltd., 2021.

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

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

<sup>3</sup> Buildout in the Village of Springfield is based on available wastewater capacity from the lagoon as of March, 2021.

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



### Schedule 3 Township of Malahide Current Year Growth Forecast Mid 2016 to Mid 2021

		Population
Mid 2016 Population		9,292
Occupants of New Housing Units, Mid 2016 to Mid 2021	<i>Units (2)</i>	158
	<i>multiplied by P.P.U. (3)</i>	3.143
	<i>gross population increase</i>	497
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2021	<i>Units</i>	5
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	6
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2021	<i>Units (4)</i>	2,950
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.037
	<i>total decline in population</i>	-108
Population Estimate to Mid 2021		9,687
Net Population Increase, Mid 2016 to Mid 2021		395

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.143	100%	3.143
<i>Multiples (6)</i>	2.591	0%	0.000
<i>Apartments (7)</i>	1.701	0%	0.000
<b>Total</b>		100%	3.143

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

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

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

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



# Schedule 4 Township of Malahide Ten Year Growth Forecast Mid 2021 to Mid 2031

		Population
Mid 2021 Population		9,687
Occupants of New Housing Units, Mid 2021 to Mid 2031	Units (2)	335
	multiplied by P.P.U. (3)	3,414
	gross population increase	1,144
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2031	Units	14
	multiplied by P.P.U. (3)	1,100
	gross population increase	15
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2031	Units (4)	3,108
	multiplied by P.P.U. decline rate (5)	-0.060
	total decline in population	-186
Population Estimate to Mid 2031		10,660
Net Population Increase, Mid 2021 to Mid 2031		973

(1) Mid 2021 Population based on:

2016 Population (9,292) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (158 x 3.143 = 497) + (5 x 1.100 = 6) + (2,950 x -0.036 = -107) = 9,687

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

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.414	100%	3.414
<i>Multiples (6)</i>	2.700	0%	0.000
<i>Apartments (7)</i>	1.830	0%	0.000
<i>one bedroom or less</i>	1.338		
<i>two bedrooms or more</i>	2.087		
Total		100%	3.414

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

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

(4) Mid 2021 households based upon 2,950 (2016 Census) + 158 (Mid 2016 to Mid 2021 unit estimate) = 3,108

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

(6) Includes townhouses and apartments in duplexes.

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

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



## Schedule 5 Township of Malahide 2041 Growth Forecast Mid 2021 to Mid 2041

			Population
Mid 2021 Population			9,687
Occupants of New Housing Units, Mid 2021 to Mid 2041	Units (2)	535	
	multiplied by P.P.U. (3)	3,414	
	gross population increase	1,826	1,826
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2041	Units	20	
	multiplied by P.P.U. (3)	1,100	
	gross population increase	22	22
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2041	Units (4)	3,108	
	multiplied by P.P.U. decline rate (5)	-0.097	
	total decline in population	-300	-300
Population Estimate to Mid 2041			11,235
Net Population Increase, Mid 2021 to Mid 2041			1,548

(1) Mid 2021 Population based on:

2016 Population (9,292) + Mid 2016 to Mid 2021 estimated housing units to beginning of forecast period (158 x 3.143 = 497) + (5 x 1.100 = 6) + (2,950 x -0.036 = -107) = 9,687

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

(3) Average number of persons per unit (p.p.u.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.414	100%	3.414
<i>Multiples (6)</i>	2.700	0%	0.000
<i>Apartments (7)</i>	1.830	0%	0.000
<i>one bedroom or less</i>	1.338		
<i>two bedrooms or more</i>	2.087		
Total		100%	3.414

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

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

(4) Mid 2021 households based upon 2,950 (2016 Census) + 158 (Mid 2016 to Mid 2021 unit estimate) = 3,108

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6  
Township of Malahide  
Historical Residential Building Permits  
Years 2011 to 2020

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2011	27	0	0	27
2012	24	0	0	24
2013	14	0	0	14
2014	22	0	0	22
2015	20	0	0	20
Sub-total	107	0	0	107
<b>Average (2011 - 2015)</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>21</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2016	26	0	0	26
2017	43	0	0	43
2018	37	0	0	37
2019	22	0	0	22
2020	30	0	0	30
Sub-total	158	0	0	158
<b>Average (2016 - 2020)</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>32</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2011 - 2020				
Total	265	0	0	265
<b>Average</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>27</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%

Source: Historical housing activity from 2011 to 2020 derived from Township of Malahide Development and Community Services Department building permit data by Watson & Associates Economists Ltd.,

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

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





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

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	2.706	-	<b>3.143</b>	
6-10	-	-	-	3.500	-	<b>3.975</b>	
11-15	-	-	-	3.211	-	<b>3.593</b>	
16-20	-	-	-	2.923	-	<b>3.545</b>	
20-25	-	-	-	2.696	-	<b>2.813</b>	3.414
25-35	-	-	-	3.160	3.813	<b>3.406</b>	
35+	-	1.250	1.846	2.912	4.535	<b>2.944</b>	
<b>Total</b>	-	<b>1.250</b>	<b>1.901</b>	<b>2.977</b>	<b>4.714</b>	<b>3.132</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.750	-	<b>3.143</b>
6-10	-	-	-	3.500	-	<b>3.976</b>
11-15	-	-	-	3.158	-	<b>3.769</b>
16-20	-	-	-	3.000	-	<b>3.591</b>
20-25	-	-	-	2.667	-	<b>2.882</b>
25-35	-	-	-	3.231	4.429	<b>3.355</b>
35+	-	1.412	1.823	2.968	4.850	<b>2.918</b>
<b>Total</b>	-	<b>1.412</b>	<b>1.933</b>	<b>3.020</b>	<b>5.095</b>	<b>3.117</b>

*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  
Township of Malahide  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Multiples <sup>1</sup>						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	2.182	1.521	1.935	2.814	4.438	<b>2.591</b>	
6-10	-	1.516	1.950	2.945	4.288	<b>2.705</b>	
11-15	2.368	1.639	1.957	2.975	4.696	<b>2.773</b>	
16-20	2.250	1.551	1.970	2.911	4.351	<b>2.706</b>	
20-25	-	1.486	1.955	2.953	4.377	<b>2.725</b>	2.700
25-35	1.690	1.452	2.004	2.962	4.232	<b>2.773</b>	
35+	1.427	1.337	1.973	2.873	3.830	<b>2.565</b>	
<b>Total</b>	<b>1.668</b>	<b>1.407</b>	<b>1.968</b>	<b>2.909</b>	<b>4.093</b>	<b>2.655</b>	

Age of Dwelling	Apartments <sup>2</sup>						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	1.262	1.403	1.955	2.843	3.429	<b>1.701</b>	
6-10	1.244	1.399	1.972	2.893	3.395	<b>1.753</b>	
11-15	1.285	1.412	1.968	3.070	3.405	<b>1.817</b>	
16-20	1.246	1.408	2.091	3.144	4.418	<b>1.934</b>	
20-25	1.237	1.369	2.136	3.332	3.571	<b>1.947</b>	1.830
25-35	1.182	1.353	2.057	3.189	3.840	<b>1.896</b>	
35+	1.129	1.335	2.122	3.015	3.562	<b>1.886</b>	
<b>Total</b>	<b>1.161</b>	<b>1.357</b>	<b>2.079</b>	<b>3.048</b>	<b>3.604</b>	<b>1.865</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.401	1.420	1.965	3.200	4.613	<b>2.635</b>
6-10	1.413	1.425	1.973	3.275	4.576	<b>2.867</b>
11-15	1.582	1.458	1.968	3.280	4.533	<b>3.008</b>
16-20	1.374	1.449	2.020	3.121	4.320	<b>2.874</b>
20-25	1.278	1.394	2.071	3.039	4.137	<b>2.724</b>
25-35	1.246	1.372	2.027	2.927	3.958	<b>2.651</b>
35+	1.170	1.349	2.002	2.694	3.717	<b>2.370</b>
<b>Total</b>	<b>1.230</b>	<b>1.375</b>	<b>2.003</b>	<b>2.900</b>	<b>4.051</b>	<b>2.562</b>

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

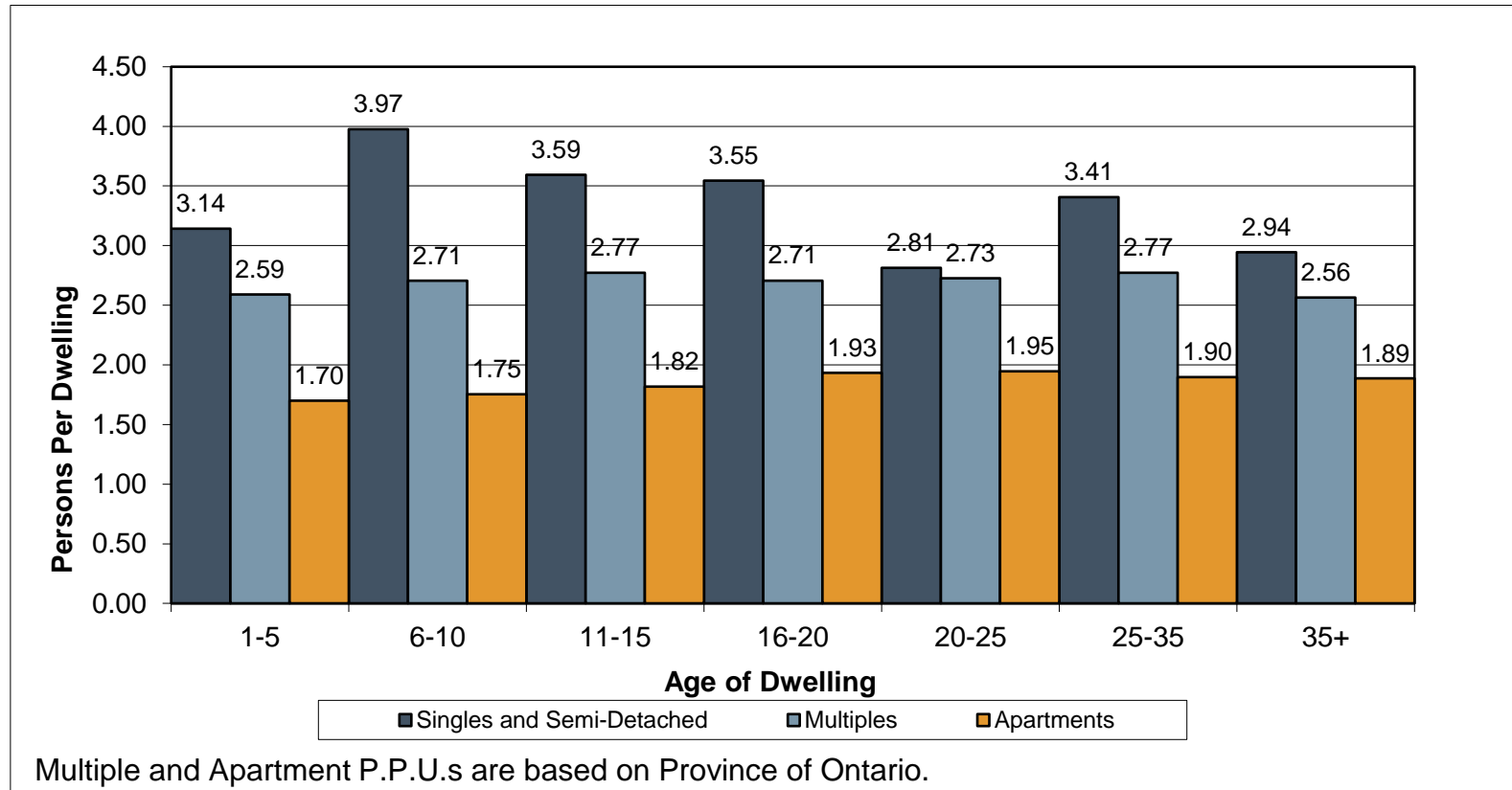
<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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

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



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





# Schedule 9a Township of Malahide Employment Forecast, 2021 to 2041

Period	Population	Activity Rate						Employment						Employment Total (Excluding Work at Home)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	
Mid 2006	8,828	0.007	0.080	0.014	0.020	0.019	0.140	60	710	128	173	165	1,235	525
Mid 2016	9,292	0.025	0.080	0.028	0.022	0.024	0.179	230	745	260	205	225	1,665	920
Mid 2021	9,687	0.025	0.080	0.028	0.022	0.024	0.179	238	777	289	240	250	1,794	1,017
Mid 2031	10,660	0.023	0.080	0.033	0.025	0.025	0.187	249	855	352	267	270	1,993	1,138
Mid 2041	11,235	0.023	0.081	0.035	0.027	0.025	0.193	262	912	396	309	286	2,165	1,253
Incremental Change														
Mid 2006 - Mid 2016	464	0.0180	-0.0002	0.0135	0.0025	0.0055	0.0393	170	35	133	33	60	430	395
Mid 2016 - Mid 2021	395	-0.0002	0.0000	0.0000	0.0000	0.0000	-0.0002	8	32	29	35	25	129	97
Mid 2021 - Mid 2031	973	-0.0012	0.0000	0.0050	0.0030	0.0011	0.0079	11	78	63	27	20	199	121
Mid 2021 - Mid 2041	1,548	-0.0012	0.0010	0.0073	0.0054	0.0012	0.0137	24	135	107	69	36	371	236
Annual Average														
Mid 2006 - Mid 2016	46	0.0018	0.0000	0.0014	0.0003	0.0006	0.0039	17	4	13	3	6	43	40
Mid 2016 - Mid 2021	79	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2	6	6	7	5	26	19
Mid 2021 - Mid 2031	97	-0.00012	0.00000	0.00050	0.00030	0.00011	0.00079	1	8	6	3	2	20	12
Mid 2021 - Mid 2041	77	-0.00006	0.00005	0.00037	0.00027	0.00006	0.00069	1	7	5	3	2	19	12

Source: Watson & Associates Economists Ltd., 2021.



Schedule 9b  
Township of Malahide  
Employment and Gross Floor Area (G.F.A.) Forecast, 2021 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional <sup>2</sup>	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	8,828	60	128	173	165	525				
Mid 2016	9,292	230	260	205	225	920				
Mid 2021	9,687	238	289	240	247	1,014				
Mid 2031	10,660	249	352	267	260	1,128				
Mid 2041	11,235	262	396	309	273	1,240				
Incremental Change										
Mid 2006 - Mid 2016	464	170	133	33	60	690				
Mid 2016 - Mid 2021	395	8	29	35	22	94				
Mid 2021 - Mid 2031	973	11	63	27	13	114	81,900	14,900	8,500	105,300
Mid 2021 - Mid 2041	1,548	24	107	69	26	226	139,100	38,000	17,000	194,100
Annual Average										
Mid 2006 - Mid 2016	46	17	13	3	6	138				
Mid 2016 - Mid 2021	79	2	6	7	4	19				
Mid 2021 - Mid 2031	97	1	6	3	1	11	8,190	1,490	850	10,530
Mid 2021 - Mid 2041	77	1	5	3	1	11	6,955	1,900	850	9,705

Source: Watson & Associates Economists Ltd., 2021.

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

Industrial 1,300

Commercial/ Population Related 550

Institutional 655

<sup>2</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for institutional development associated with special care units.

\* Reflects Mid 2021 to Mid 2041 forecast period

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



Schedule 9c  
Township of Malahide  
Employment and Gross Floor Area (G.F.A.) Forecast, 2021 to 2041

Development Location	Timing	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Village of Springfield	2021 - 2031	-	9,900	-	9,900	18
	2021 - Buildout	-	13,800	-	13,800	25
Township of Malahide Excluding the Village of Springfield	2021 - 2031	81,900	5,000	8,500	95,400	96
	2021 - 2041	139,100	24,200	17,000	180,300	201
Township of Malahide	2021 - 2031	81,900	14,900	8,500	105,300	114
	2021 - 2041	139,100	38,000	17,000	194,100	226

Source: Watson & Associates Economists Ltd., 2021.

<sup>1</sup> Square feet per employee assumptions:

Industrial 1,300

Commercial 550

Institutional 655

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

\*Reflects Mid 2021 to Mid 2041 forecast period

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



Schedule 10  
Township of Malahide  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	6,364	43	989	7,396	619	0	0	619	78	509	0	587	7,061	552	989	8,602
2008	7,900	228	0	8,128	0	76	570	646	3,403	456	0	3,859	11,303	760	570	12,633
2009	1,284	1,859	0	3,143	34	85	0	119	572	250	1,107	1,929	1,889	2,193	1,107	5,190
2010	3,958	64	0	4,022	0	0	0	0	55	78	0	133	4,013	142	0	4,154
2012	1,698	322	429	2,448	66	107	0	174	0	643	0	643	1,765	1,072	429	3,265
2013	2,414	879	0	3,294	0	49	0	49	251	564	0	815	2,666	1,493	0	4,159
2014	1,962	429	826	3,217	605	410	0	1,014	684	57	284	1,025	3,251	896	1,109	5,256
2015	2,201	1,222	1,657	5,081	136	134	0	270	0	905	0	905	2,337	2,261	1,657	6,255
2016	5,271	68	520	5,859	851	180	0	1,031	304	309	0	613	6,425	557	520	7,503
Subtotal	36,278	5,180	5,009	46,467	2,420	1,050	570	4,039	5,374	5,382	1,391	12,147	44,072	11,612	6,970	62,654
Percent of Total	78%	11%	11%	100%	60%	26%	14%	100%	44%	44%	11%	100%	70%	19%	11%	100%
Average	3,628	518	835	4,647	346	131	570	449	672	538	696	1,215	4,407	1,161	871	6,265
2007 - 2011 Period Total				26,568				1,501				8,147				36,216
2007 - 2011 Average				5,314				300				1,629				7,243
% Breakdown				73.4%				4.1%				22.5%				100.0%
2012 - 2016 Period Total				19,899				2,539				4,001				26,438
2012 - 2016 Average				3,980				508				800				5,288
% Breakdown				75.3%				9.6%				15.1%				100.0%
2007 - 2016 Period Total				46,467				4,039				12,147				62,654
2007 - 2016 Average				4,647				404				1,215				6,265
% Breakdown				74.2%				6.4%				19.4%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 11  
Township of Malahide  
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year		Change	Comments
		2006	2016	06-16	
Employment by industry					Categories which relate to local land-based resources
	<u>Primary Industry Employment</u>				
11	Agriculture, forestry, fishing and hunting	560	690	130	
21	Mining and oil and gas extraction	0	10	10	
Sub-total		560	700	140	
	<u>Industrial and Other Employment</u>				Categories which relate primarily to industrial land supply and demand
22	Utilities	0	10	10	
23	Construction	10	135	125	
31-33	Manufacturing	45	120	75	
41	Wholesale trade	35	35	0	
48-49	Transportation and warehousing	110	70	-40	
56	Administrative and support	8	25	18	
Sub-total		208	395	188	
	<u>Population Related Employment</u>				Categories which relate primarily to population growth within the municipality
44-45	Retail trade	75	75	0	
51	Information and cultural industries	10	15	5	
52	Finance and insurance	0	0	0	
53	Real estate and rental and leasing	20	0	-20	
54	Professional, scientific and technical services	25	25	0	
55	Management of companies and enterprises	0	0	0	
56	Administrative and support	8	25	18	
71	Arts, entertainment and recreation	10	10	0	
72	Accommodation and food services	45	70	25	
81	Other services (except public administration)	70	100	30	
Sub-total		263	320	58	
	<u>Institutional</u>				
61	Educational services	75	95	20	
62	Health care and social assistance	95	115	20	
91	Public administration	35	40	5	
Sub-total		205	250	45	
Total Employment		1,235	1,665	430	
Population		8,828	9,292	464	
<u>Employment to Population Ratio</u>					
Industrial and Other Employment		0.02	0.04	0.02	
Population Related Employment		0.03	0.03	0.00	
Institutional Employment		0.02	0.03	0.00	
Primary Industry Employment		0.06	0.08	0.01	
Total		0.14	0.18	0.04	

Source: Statistics Canada Employment by Place of Work

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





# Appendix B

## Level of Service



## APPENDIX B - LEVEL OF SERVICE CEILING

### TOWNSHIP OF MALAHIDE

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$20,308.60	0.0289	km of roadways	702,720	per km	31,437,713
	Services Related to a Highway - Bridges, Culverts & Structures	\$3,395.40	0.0040	Number of Bridges, Culverts & Structures	848,850	per item	5,256,079
	Services Related to a Highway - Sidewalks and Active Transportation	\$278.20	0.0156	km of sidewalks and active transportation	17,833	per km	430,654
	Services Related to a Highway - Facilities	\$363.88	2.6523	sq.ft. of building area	137	per sq.ft.	563,286
	Services Related to a Highway - Vehicles & Equipment	\$496.04	0.0031	No. of vehicles and equipment	160,013	per vehicle	767,870
Fire Protection	Fire Protection Services - Facilities	\$517.63	1.8187	sq.ft. of building area	285	per sq.ft.	801,291
	Fire Protection Services - Vehicles & Equipment	\$791.68	0.0015	No. of vehicles	527,787	per vehicle	1,225,521
	Fire Protection Services - Small Equipment and Gear	\$151.02	0.0544	No. of equipment and gear	2,776	per item	233,779
Policing	Policing Services - Facilities	\$2.46	0.0088	sq.ft. of building area	280	per sq.ft.	3,808
Parks & Recreation	Parkland Development	\$39.92	0.0016	Acres of Parkland	24,950	per acre	38,842
	Parkland Amenities	\$791.79	0.0039	No. of parkland amenities	203,023	per amenity	770,412
	Recreation Facilities	\$1,613.93	6.2261	sq.ft. of building area	259	per sq.ft.	1,570,354
	Parks & Recreation Vehicles and Equipment	\$19.77	0.0004	No. of vehicles and equipment	49,425	per vehicle	19,236
Library	Library Services - Facilities	\$71.57	0.2785	sq.ft. of building area	257	per sq.ft.	69,638



**Township of Malahide**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/km)
Rural	255.97	255.97	255.97	255.97	256.92	257.87	258.82	259.77	259.77	259.77	\$698,000
Semi-Urban	11.40	11.40	11.40	11.40	11.59	11.79	11.98	12.17	12.17	12.17	\$717,800
Urban	0.45	0.45	0.45	0.45	0.63	0.80	0.98	1.15	1.15	1.15	\$1,767,400
<b>Total</b>	<b>267.82</b>	<b>267.82</b>	<b>267.82</b>	<b>267.82</b>	<b>269.14</b>	<b>270.46</b>	<b>271.77</b>	<b>273.09</b>	<b>273.09</b>	<b>273.09</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03

10 Year Average	2011-2020
Quantity Standard	0.0289
Quality Standard	\$702,720
Service Standard	\$20,309

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$20,309
Eligible Amount	\$31,437,713



**Township of Malahide  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures  
Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
<b>Bridges</b>											
Dorchester Road at Avon Drive # 37	1	1	1	1	1	1	1	1	1	1	\$1,564,800
Helder Road at Avon Drive # 37	1	1	1	1	1	1	1	1	1	1	\$476,500
Crossley Hunter Line at Imperial Rd # 73	1	1	1	1	1	1	1	1	1	1	\$1,334,400
Mapleton Line at Imperial Rd # 73	1	1	1	1	1	1	1	1	1	1	\$1,093,500
Pressey Line at Walker Rd	1	1	1	1	1	1	1	1	1	1	\$391,200
Pressey Line at Pigram Rd	1	1	1	1	1	1	1	1	1	1	\$2,218,800
Carter Road at Pressey Ln	1	1	1	1	1	1	1	1	1	1	\$1,884,400
College Road at Walker Rd	1	1	1	1	1	1	1	1	1	1	\$2,560,500
Walker Road at S of College Ln	1	1	1	1	1	1	1	1	1	1	\$1,529,400
Dingle Line at E of Hacienda Rd	1	1	1	1	1	1	1	1	1	1	\$1,886,600
Hacienda Road at S of Dingle Ln	1	1	1	1	1	1	1	1	1	1	\$2,141,500
Rogers Road at N of Talbot Ln # 3	1	1	1	1	1	1	1	1	1	1	\$1,782,600
<b>Culverts</b>											
Century Line at W of Empry Rd	1	1	1	1	1	1	1	1	1	1	\$179,900
Broadway Street at E of Mill St	1	1	1	1	1	1	1	1	1	1	\$491,600
Finney Street at Tracey St	1	1	1	1	1	1	1	1	1	1	\$569,300
Ashton Street at Tracey St	1	1	1	1	1	1	1	1	1	1	\$533,100
Whittaker Road - Con 7 N	1	1	1	1	1	1	1	1	1	1	\$427,800
Whittaker Road - Con 7 S	1	1	1	1	1	1	1	1	1	1	\$326,100
Whittaker Road - Con 9	1	1	1	1	1	1	1	1	1	1	\$515,600
Whittaker Road - Con 10	-	1	1	1	1	1	1	1	1	1	\$347,700
Dorchester Road - Catfish Creek	1	1	1	1	1	1	1	1	1	1	\$534,600
Mapleton Line	1	1	1	1	1	1	1	1	1	1	\$254,400
Mapleton Line - Catfish Creek E	1	1	1	1	1	1	1	1	1	1	\$1,152,200
Pigram Road - Bear Creek	1	1	1	1	1	1	1	1	1	1	\$234,600
Pressey Line - Bear Creek	1	1	1	1	1	1	1	1	1	1	\$510,600
College Line - West	1	1	1	1	1	1	1	1	1	1	\$1,018,300
College Line - Middle	1	1	1	1	1	1	1	1	1	1	\$1,072,200



**Township of Malahide**  
**Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures  
Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
College Line - East	1	1	1	1	1	1	1	1	1	1	\$250,700
Glencolin Line - Drain	1	1	1	1	1	1	1	1	1	1	\$335,100
Rogers Road - Bradley Creek	1	1	1	1	1	1	1	1	1	1	\$237,700
Conservation Line	1	1	1	1	1	1	1	1	1	1	\$675,000
Hacienda Road - Silver Creek	1	1	1	1	1	1	1	1	1	1	\$1,099,300
Calton Line - Silver Creek	1	1	1	1	1	1	1	1	1	1	\$315,800
Vienna Line	1	1	1	1	1	1	1	1	1	1	\$1,153,600
Caverly Road	1	1	1	1	1	1	1	1	1	1	\$132,000
Vienna Line - Lot 25	-	1	1	1	1	1	1	1	1	1	\$39,300
Catt Line	-	1	1	1	1	1	1	1	1	1	\$23,400
Springwater Rd	1	1	1	1	1	1	1	1	1	1	\$448,500
											\$0
											\$0
											\$0
											\$0
<b>Total</b>	<b>35</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004

10 Year Average	2011-2020
Quantity Standard	0.0040
Quality Standard	\$848,850
Service Standard	\$3,395

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$3,395
Eligible Amount	\$5,256,079



**Township of Malahide**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/km)
Sidewalks	5.74	4.70	3.00	3.00	3.30	3.30	3.30	3.70	5.00	5.00	\$474,300
Streetlights (hanging)	98.00	98.00	98.00	120.00	142.00	142.00	142.00	142.00	142.00	142.00	\$2,100
Streetlights (including pole)	14.00	14.00	14.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	\$28,200
<b>Total</b>	<b>117.7</b>	<b>116.7</b>	<b>115.0</b>	<b>139.0</b>	<b>161.3</b>	<b>161.3</b>	<b>161.3</b>	<b>161.7</b>	<b>163.0</b>	<b>163.0</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.02	0.02

10 Year Average	2011-2020
Quantity Standard	0.0156
Quality Standard	\$17,833
Service Standard	\$278

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$278
Eligible Amount	\$430,654



**Township of Malahide  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Facilities  
Unit Measure: sq.ft. of building area

Description	Service to Which Facility Relates	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
South Bays and Office	Services Related to a Highway	8,964	8,964	8,964	8,964	8,964	8,964	8,964	8,964	8,964	8,964	\$168	\$192
South Salt Shed	Services Related to a Highway	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$76	\$87
North Bays, Office and Salt Shed	Services Related to a Highway	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	\$120	\$147
Trailer (Portable Office Space)	Services Related to a Highway	900	900	900	900	900	900	900	900	900	900	\$23	\$29
<b>Total</b>		<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>	<b>24,764</b>		

Population		9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard		2.7076	2.6912	2.6789	2.6807	2.6714	2.6648	2.6477	2.6155	2.5893	2.5761

10 Year Average		2011-2020
Quantity Standard		2.6523
Quality Standard		\$137
Service Standard		\$364

D.C. Amount (before deductions)		20 Year
Forecast Population		1,548
\$ per Capita		\$364
Eligible Amount		\$563,286



**Township of Malahide**  
**Service Standard Calculation Sheet**

Service: Services Related to a Highway - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Tandem Truck	6	6	6	6	6	7	6	8	8	7	\$263,200
Single Axle Truck	-	1	1	1	1	1	1	1	1	1	\$191,400
John Deere Grader	2	3	3	3	3	3	3	3	3	3	\$394,800
Tractor Backhoes	3	3	3	3	3	3	3	3	3	3	\$167,500
International Farm Loader Tractor	1	1	1	1	1	1	1	1	1	1	\$23,900
John Deere Tractor/Mower	1	1	1	1	1	1	1	1	1	1	\$89,700
Vermeer Bush Chipper	1	1	1	1	1	1	1	1	1	1	\$59,800
Pickup Truck	8	8	9	8	8	9	11	11	11	11	\$41,800
Packer for Backhoes	1	1	1	1	1	1	1	1	1	1	\$14,400
Tandem Van Trailer	1	1	1	1	1	1	1	1	1	1	\$10,400
Tandem Dump with Plow	-	-	-	-	-	-	-	-	-	1	\$316,200
Volvo - triaxle	2	2	2	2	2	2	2	-	-	-	\$323,600
<b>Total</b>	<b>26</b>	<b>28</b>	<b>29</b>	<b>28</b>	<b>28</b>	<b>30</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.003	0.003	0.003	0.003	0.003	0.003	0.003	0.003	0.003	0.003

10 Year Average	2011-2020
Quantity Standard	0.0031
Quality Standard	\$160,013
Service Standard	\$496

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$496
Eligible Amount	\$767,870





**Township of Malahide  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
FD#1	3,808	3,808	3,808	3,808	3,808	3,808	3,808	-	-	-	\$232	\$281
FD#2	4,025	4,025	4,025	4,025	4,025	4,025	4,025	-	-	-	\$237	\$283
FD#3	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$245	\$286
FD#4	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	\$236	\$282
FD#5	-	-	-	-	-	-	-	14,500	14,500	14,500	\$247	\$289
<b>Total</b>	<b>15,025</b>	<b>15,025</b>	<b>15,025</b>	<b>15,025</b>	<b>15,025</b>	<b>15,025</b>	<b>15,025</b>	<b>21,692</b>	<b>21,692</b>	<b>21,692</b>		

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	1.6428	1.6328	1.6254	1.6264	1.6208	1.6168	1.6064	2.2911	2.2681	2.2565

10 Year Average	2011-2020
Quantity Standard	1.8187
Quality Standard	\$285
Service Standard	\$518

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$518
Eligible Amount	\$801,291



**Township of Malahide  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Rescues	1	1	4	4	4	4	4	4	4	4	\$693,000
Pumpers	4	4	4	4	4	3	3	3	2	2	\$635,000
Tankers	2	2	2	2	3	3	2	2	1	1	\$635,000
Pumper/Tankers	2	2	2	2	2	2	3	3	3	3	\$635,000
Chassis - 1996 International/Balance of Unit including van & pumps	1	1	-	-	-	-	-	-	-	-	\$148,000
1994 Chev Chassis/2000 - 12' Chev Aluminum Van	1	1	-	-	-	-	-	-	-	-	\$46,000
1987 Ford Cube Van	1	1	-	-	-	-	-	-	-	-	\$43,000
Fire Chief Vehicle	1	1	1	1	1	1	1	1	1	1	\$57,000
Command Trailer	1	1	1	1	1	1	1	1	1	1	\$41,000
<b>Total</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>15</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>12</b>	<b>12</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.001	0.001

10 Year Average	2011-2020
Quantity Standard	0.0015
Quality Standard	\$527,787
Service Standard	\$792

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$792
Eligible Amount	\$1,225,521



**Township of Malahide**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Communications (radios and pagers)	181	181	181	181	181	181	181	160	160	160	\$940
Tools	55	55	55	55	55	55	55	55	55	55	\$2,000
Fire Rescue Equipment	31	31	31	31	31	31	31	31	31	31	\$2,600
Equipment	102	102	102	102	102	102	102	102	102	102	\$1,040
Bunker Gear	101	101	101	101	101	101	101	88	88	88	\$4,000
Jaws of Life	1	2	2	2	2	2	2	2	3	3	\$28,700
SCBA	48	48	48	48	48	48	48	48	35	35	\$11,000
<b>Total</b>	<b>519</b>	<b>520</b>	<b>520</b>	<b>520</b>	<b>520</b>	<b>520</b>	<b>520</b>	<b>486</b>	<b>474</b>	<b>474</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.05	0.05	0.05

10 Year Average	2011-2020
Quantity Standard	0.0544
Quality Standard	\$2,776
Service Standard	\$151

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$151
Eligible Amount	\$233,779



**Township of Malahide**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Policing Space	82	82	82	82	82	82	82	82	82	82	\$239	\$280
<b>Total</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>		

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.0090	0.0089	0.0089	0.0089	0.0088	0.0088	0.0088	0.0087	0.0086	0.0085

10 Year Average	2011-2020
Quantity Standard	0.0088
Quality Standard	280
Service Standard	\$2.46

D.C. Amount (before deductions)	20 Year
Forecast Population	1,548
\$ per Capita	\$2.46
Eligible Amount	\$3,808



**Township of Malahide**  
**Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Acre)
Wonacott Park (Port Bruce)	3.08	3.08	3.08	3.08	3.08	3.08	3.08	3.08	3.08	3.08	\$47,900
Cenotaph Park	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$47,900
Ron McNeil Line Park	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	\$47,900
Thomson Green Space	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$47,900
MTO Green Space	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$47,900
Woodlot (on Vienna Line)	25	25	25	-	-	-	-	-	-	-	\$3,000
Finney Street Green Space	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$47,900
Finney & Superior Green Space	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$47,900
Ashton Street Green Space	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$47,900
Mill Thomson Green	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$47,900
Thomson/Centre Green	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	\$47,900
<b>Total</b>	<b>32.30</b>	<b>32.30</b>	<b>32.30</b>	<b>7.30</b>	<b>7.30</b>	<b>7.30</b>	<b>7.30</b>	<b>7.30</b>	<b>7.30</b>	<b>7.30</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.0035	0.0035	0.0035	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

10 Year Average	2011-2020
Quantity Standard	0.0016
Quality Standard	\$24,950
Service Standard	\$40

D.C. Amount (before deductions)	10 Year
Forecast Population	973
\$ per Capita	\$40
Eligible Amount	\$38,842



**Township of Malahide  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Malahide Community Place - Ball Diamonds	2	2	2	2	2	2	3	3	3	3	\$247,100
Malahide Community Place - Lighting	2	2	2	2	2	2	2	2	2	2	\$105,100
Malahide Community Place Walking Path	-	-	-	-	1	1	1	1	1	1	\$39,600
Wonnacott Park - Posts (178)	1	1	1	1	1	1	1	1	1	1	\$2,900
Wonnacott Park - Sidewalks	1	1	1	1	1	1	1	1	1	1	\$11,300
Wonnacott Park - Pier	1	1	1	1	1	1	1	1	1	1	\$5,959,400
Wonnacott Park - Splash Pad (mister)	-	-	-	-	-	-	1	1	1	1	\$10,400
Wonnacott Park - Accessible Plastic Picnic Tables	-	-	-	-	-	-	12	12	12	12	\$7,300
Wonnacott Park - Pavilion	1	1	1	1	1	1	1	1	1	1	\$88,500
Wonnacott Park - Port Bruce Washrooms	1	1	1	1	1	1	1	1	1	1	\$42,300
Wonnacott Park - Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$93,400
Wonnacott Park - Wooden Tables	12	12	12	12	12	12	-	-	-	-	\$800
Tracey St Park - Playground Equipment (junior)	1	1	1	1	1	1	1	1	1	1	\$21,300
Ron McNeil Line Park - Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$51,500
Springfield Lions - Standard Wooden Bleachers	8	8	8	8	8	8	8	8	8	8	\$19,500
Playground Equipment at MCP	1	1	1	1	1	1	1	1	1	1	\$35,900
Playground Equipment at SDCH	1	1	1	1	1	1	1	1	1	1	\$35,900
Cenotaph Park - Sidewalks, Poles, Gardens	1	1	1	1	1	1	1	1	1	1	\$24,900
<b>Total</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>36</b>	<b>36</b>	<b>38</b>	<b>38</b>	<b>38</b>	<b>38</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004

10 Year Average	2011-2020
Quantity Standard	0.0039
Quality Standard	\$203,023
Service Standard	\$792

D.C. Amount (before deductions)	10 Year
Forecast Population	973
\$ per Capita	\$792
Eligible Amount	\$770,412



**Township of Malahide  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
East Elgin Community Complex (50% Ownership)	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	\$239	\$267
South Dorchester Community Hall	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	\$210	\$235
Malahide Community Place	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	\$210	\$235
<b>Total</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>	<b>58,131</b>		

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	6.3559	6.3172	6.2885	6.2926	6.2709	6.2554	6.2152	6.1397	6.0781	6.0471

10 Year Average	2011-2020
Quantity Standard	6.2261
Quality Standard	\$259
Service Standard	\$1,614

D.C. Amount (before deductions)	10 Year
Forecast Population	973
\$ per Capita	\$1,614
Eligible Amount	\$1,570,354



## Township of Malahide

### Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Olympia Ice Resurfacer (Millennium) (50% ownership)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$110,000
Generator 350 d.f.c.c.c. Diesel (50% Ownership)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$150,000
Bannerman Diamond 6 Groomer	-	-	-	-	-	-	-	1	1	1	\$3,000
CIH 245 Tractor	-	-	-	-	-	-	-	1	1	1	\$7,000
Pick Up Trucks	1	1	1	1	1	1	1	1	2	2	\$31,500
Community Services Trailer	1	1	1	1	1	1	1	1	1	1	\$1,600
Second Vehicle	-	-	-	-	-	-	1	1	1	1	\$31,500
<b>Total</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>4.0</b>	<b>6.0</b>	<b>7.0</b>	<b>7.0</b>	

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0004	0.0006	0.0007	0.0007

10 Year Average	2011-2020
Quantity Standard	0.0004
Quality Standard	\$49,425
Service Standard	\$20

D.C. Amount (before deductions)	10 Year
Forecast Population	973
\$ per Capita	\$20
Eligible Amount	\$19,236





**Township of Malahide  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library at Malahide Community Place	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$210	\$257
<b>Total</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>	<b>2,600</b>		

Population	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468	9,564	9,613
Per Capita Standard	0.2843	0.2825	0.2813	0.2814	0.2805	0.2798	0.2780	0.2746	0.2719	0.2705

10 Year Average	2011-2020
Quantity Standard	0.2785
Quality Standard	\$257
Service Standard	\$72

D.C. Amount (before deductions)	10 Year
Forecast Population	973
\$ per Capita	\$72
Eligible Amount	\$69,638



# Appendix C

## Long-Term Capital and Operating Cost Examination



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

## Township of Malahide Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, 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 development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq. ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2019 Financial Information Return (F.I.R.).

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. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water Infrastructure	80	0.0052
Facilities	50	0.0118
Services Related to a Highway - Roads	50	0.0118
Parkland Development and Amenities	40	0.0166
Vehicles	15	0.0578
Fire Vehicles	20	0.0412
Fire Small Equipment & Gear	10	0.0913
Library Materials	10	0.0913



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

**Table C-1**  
**Township of Malahide**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Water Services</b>				
1.1 Storage and distribution systems	14,261,200	390,150	55,666	445,816
<b>2. Services Related to a Highway</b>				
2.1 Roads and Related	923,772	39,784	449,798	489,582
2.2 Facilities, Vehicles, and Equipment	1,250,000	79,524	410,053	489,577
<b>3. Fire Protection Services</b>				
3.1 Fire facilities, vehicles & equipment	2,136,563	29,051	195,517	224,568
<b>4. Policing Services</b>				
4.1 Facilities	-	-	-	-
<b>5. Parks and Recreation Services</b>				
5.1 Park development, amenities, trails and recreation facilities	692,800	29,171	129,183	158,354
<b>6. Library Services</b>				
6.1 Library facilities, materials and vehicles	17,109	-	-	-
<b>7. Growth Studies</b>				
7.1 Water Services	33,250	-	-	-
7.2 Services Related to a Highway	109,250	-	-	-
7.3 Fire Protection Services	64,700	-	-	-
7.4 Library Services	2,800	-	-	-
7.5 Parks and Recreation Services	42,200	-	-	-
<b>Total</b>	<b>19,533,644</b>	<b>567,680</b>	<b>1,240,217</b>	<b>1,807,897</b>



# Appendix D

## D.C. Reserve Fund Policy



# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

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

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

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

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

- opening balance;



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

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

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

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

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

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



**Figure 1**  
**Township of Malahide**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**

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

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

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

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

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





**Attachment 1**  
**Township of Malahide**  
**Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions**

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

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

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



**Attachment 2**  
**Township of Malahide**  
**Statement of Credit Holder Transactions**

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



# Appendix E

## Local Service Policy



## Appendix E: Local Service Policy

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

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

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

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

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



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

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

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure - direct developer responsibility under s.59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure - if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.
- d. Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Township or rail corridors - include in D.C. calculations to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

#### E.1.2 Arterial Roads

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



separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.'s.

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

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

#### E.1.4 Streetlights

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



- ii. Not required for a specific development, considered part of a complete street and included in the D.C. calculation.

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

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street and is a direct developer responsibility under s.51 of D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).
- d. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.s.

#### E.1.6 Noise Abatement Measures

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



## **E.2. Stormwater Management**

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b. Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by area municipality.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## **E.3. Parkland Development**

### **E.3.1 Recreational Trails**

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

### **E.3.2 Parkland**

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:
  - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
  - Topsoil Stripping, screening, and stockpiling.
  - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from





the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.

- Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
- Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
- Parks shall be free of any contaminated soil or subsoil.
- Parks shall not be mined for fill.
- Parks shall be conveyed free and clear of all encumbrances.
- 100% of 1.5m chain link perimeter fencing to the Municipal standards to separate the development lands from the Municipal lands or lands to be dedicated to the Municipality, unless the perimeter fencing is on land that will be dedicated to the Municipality to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50.
- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

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

**E.3.3 Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.**

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



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

#### *E.3.3.1 Infrastructure Assets Constructed by Developers*

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's engineering standards.
- b. All infrastructure assets shall be conveyed in accordance with the Municipality's engineering standards.
- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's park development policy.

### **E.4. Underground Services (Stormwater, Water and Sanitary Sewers)**

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

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

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;
- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes are less than 300mm for water and sanitary



services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;

- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing;
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

The costs of the following items shall be paid through development charges:

- a. external underground services involving trunk infrastructure and pipe sizes 300mm and larger for water and sanitary services and 900mm and larger for stormwater services; and
- b. water, reservoir and/or sanitary pumping stations not required for the individual development.
- c. Water treatment, storage facilities, transmission mains, re- chlorination/sampling stations and Wells associated with municipal service areas to be included within the D.C.; and
- d. Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require 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:

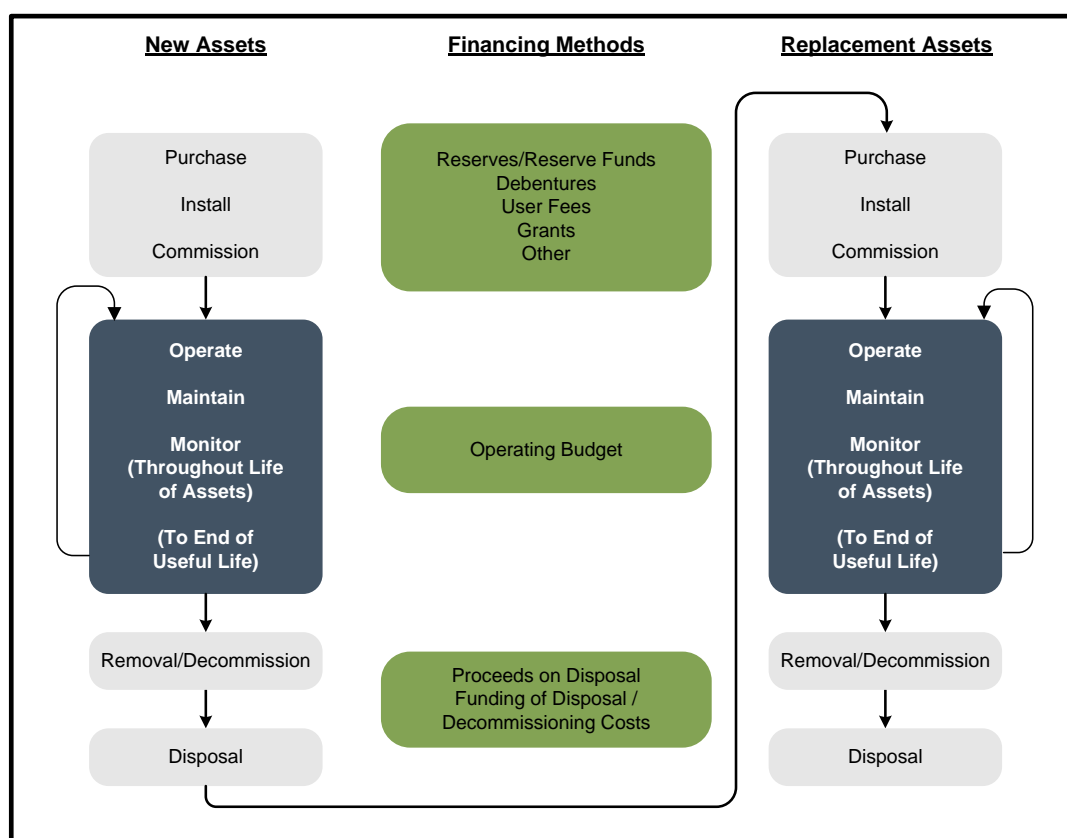
“The asset management plan shall,

- (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 recent 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 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

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



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

Commensurate with the above, the Township prepared an A.M.P. in 2015 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2021 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2021 D.C. capital works have been presented on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$2.47 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 approximately \$1.46 million. This amount, totalled with the existing operating revenues of \$14.15 million, provide annual revenues of \$15.61 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of Malahide  
Asset Management – Future Expenditures and Associated Revenues  
2021\$

	Sub-Total	2040 (Total)
<b>Expenditures (Annualized)</b>		
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>		522,784
Annual Debt Payment on Post Period Capital <sup>2</sup>		143,058
<b>Lifecycle:</b>		
Annual Lifecycle - Municipal-wide Services	\$177,530	
Annual Lifecycle - Area-specific Services <sup>3</sup>	\$390,150	
<b>Sub-Total - Annual Lifecycle</b>	<b>\$567,680</b>	<b>\$567,680</b>
<b>Incremental Operating Costs (for D.C. Services)</b>		\$1,240,217
<b>Total Expenditures</b>		<b>2,473,738</b>
<b>Revenue (Annualized)</b>		
Total Existing Revenue <sup>4</sup>		\$14,149,434
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$1,458,619
<b>Total Revenues</b>		<b>\$15,608,053</b>

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

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

<sup>3</sup> Infrastructure costs for water in Springfield

<sup>4</sup> As per Sch. 10 of FIR





# Appendix G

## Proposed Development Charges By-law



**The Corporation of the Township of Malahide  
By-law Number 19-\_\_**

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

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27, as amended (hereinafter called "the Act") provides that the council of a municipality may pass By-laws for the imposition of development charges against land 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 Council of The Corporation of the Township of Malahide has given notice on May 30, 2019 according to section 12 of the *Development Charges Act, 1997 as amended*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Township of Malahide has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on August 12, 2021;

AND WHEREAS the Council of the Township of Malahide had before it a report entitled Development Charge Background Study dated June 25, 2021, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Township of Malahide will increase the need for services as defined herein;

AND WHEREAS the Council of the Township of Malahide on August 12, 2021, approved the applicable Development Charge Background Study, as amended (if applicable) inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Township of Malahide pursuant to the *Development Charges Act, 1997, as amended*;

AND WHEREAS the Council of the Township of Malahide on August 12, 2021, determined that no additional public meeting was required to be held as part of the approval process.

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



## 1. **Definitions**

In this by-law,

1. "Act" means the *Development Charges Act, 1997, c.27, as amended*;
2. "administration service" means any and all development-related studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997, as amended*.
3. "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;
4. "agricultural use" means a bona fide farming operation;
5. "ancillary residential building" means a residential building or structure that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling;
6. "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 and is not a special care/special dwelling unit;
7. "attached dwelling" means a dwelling in a residential building which contains two or more dwelling units, which dwelling units have one or two vertical walls, but no other parts, attached to other dwelling units;
8. "bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
9. "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;



10. "board of education" means a board defined in s.s. 1(1) of the *Education Act*;
11. "bona fide farm uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
12. "Building Code Act" means the *Building Code Act, 1992, S.O. 1992, c.23, as amended*;
13. "cannabis" means:
- a. cannabis plant;
  - b. any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
  - c. any substance or mixture of substances that contains or has on it any part of such a plant; and
  - d. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
14. "cannabis plant" means a plant that belongs to the genus *Cannabis*;
15. "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
16. "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,
  - 1. rolling stock with an estimated useful life of seven years or more,
  - 2. furniture and equipment, other than computer equipment, and
  - 3. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R. O. 1990, c. 57*, and
- e. to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
- f. to complete the development charge background study under Section 10 of the Act;
- g. interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the municipality.

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



18. "class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;
19. "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;
20. "Condominium Act" means the Condominium Act, 1998, S.O. 1998, Chap. c. 19;
21. "Corporation" means the Corporation of the Township of Malahide;
22. "Council" means the Council of the Township of Malahide;
23. "developer" means a person who undertakes development or redevelopment;
24. "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;
25. "development charge" means a charge imposed pursuant to this By-law with respect to growth related net capital cost;
26. "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;
27. "exemption" means that no development charge is payable;
28. "existing" means the number, use and size that existed as of the date this by-law was passed;
29. "farm building" means that part of a bona fide farming operation that is located upon land which is assessed and used for farm purposes encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;



30. "floor" does not include a storey;
31. "floor above ground level" means any floor, the entire area of which is located below the lowest level at which the land upon which the building or structure stands abuts any land;
32. "floor below ground level" means any floor the entire area of which is located below the lowest level at which the land upon which the building or structure stands abuts any land;
33. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
34. "Group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit, supervised on a 24 hour a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under a general or special Act and amendments or replacements thereto, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff;
35. "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:
    1. 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;

2. loading facilities above or below grade; and
3. 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;

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

37. "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;

38. "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 and shall not include special care/special dwelling units;

39. "institutional development" means development of a building or structure, or portions thereof, intended for use,

- a. as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- b. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- c. by any of the following post-secondary institutions for the objects of the institution:
  1. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,





2. (ii) a college or university federated or affiliated with a university described in subclause (i), or
    3. (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - d. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - e. as a hospice to provide end of life care.
40. "live/work unit" means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;
41. "lawfully existing" means a building:
  - a. that is not prohibited by a by-law passed under Section 34 of the Planning Act, or a predecessor of that section; or
  - b. that is a legal non-conforming use; or
  - c. that is allowed by a minor variance authorized under Section 45 of the Planning Act, or a predecessor of that section;
42. "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;
43. "local services" means those services, facilities or things which are under the jurisdiction of the Township of Malahide and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act, R.S.O. 1990, Chap. P.13*, as amended, or any successor thereof;



44. "lot" means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the Township's Zoning By-law;
45. "mixed-use" means land or buildings used or designed or intended to be used for a combination of non-residential development and residential development;
46. "multiple dwellings" means all dwellings other than single-detached, semi-detached, apartments, and special care/special dwelling units;
47. "Municipality" means The Corporation of the Township of Malahide;
48. "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
- a. a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
  - b. a corporation without share capital to which the Canada Not-for-Profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
  - c. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation;
49. "non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;
50. "Official Plan" means the Official Plan adopted for the municipality, as amended and approved;
51. "owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
52. "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;



53. "Planning Act" means the *Planning Act, 1990, R.S.O. 1990, c.P.13, as amended*;
54. "prescribed index" means the price index as prescribed in the Regulation;
55. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
56. "redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;
57. "regulation" means any regulation made pursuant to the Act;
58. "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;
59. "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;
60. "residential development" means land, buildings or portions thereof used, designed, or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment unit dwelling, a special care/special need dwelling, an ancillary residential building, and the residential portion of a mixed-use building and "residential use" and "residential purpose" has the same meaning;
61. "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;



62. "retirement home or lodge" means a residential building or the portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall, but do not include private culinary facilities and instead where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
63. "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;
64. "school, private" means a private school defined under the *Education Act* or any successor thereto, being "an institution at which instruction is provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study".
65. "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;
66. "service" means a service designed in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;
67. "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;
68. "single detached dwelling" means a completely detached building containing only one dwelling unit and not attached to another structure.
69. "special care/special dwelling unit/room" means a residence in an assisted living facility:
- a. Containing two or more dwelling rooms, which rooms have common entrance from street level; and



- b. where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
- c. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; but
- d. excludes group homes.

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

## **2. Designation of Services/Classes of Services**

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

- (a) Services Related to a Highway;
- (b) Fire Protection Services;
- (c) Parks and Recreation Services;
- (d) Library Services;
- (e) Growth Studies; and
- (f) Water Services.

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

## **3. APPLICATION OF BY-LAW RULES**

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

- (a) the lands are located in the area described in section 3.2; and



- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

#### Area to Which By-law Applies

3.2. Subject to section 3.3, this By-law applies to all lands in the Township of Malahide whether or not the land or use thereof is exempt from taxation under s. 3(1) or the *Assessment Act*.

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

- (a) the Township of Malahide or a local board thereof;
- (b) a board of education; or
- (c) the Corporation of the County of Elgin or a local board thereof.

#### Approvals for Development

##### 3.4. Approvals for Development

- (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;



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

## Exemptions

### Rules with Respect to Exemptions for Intensification of Existing Housing or New Housing

3.5. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

- (a) the enlargement to an existing residential dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or



- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.  The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.  The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

3.5.1 Notwithstanding subsection 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.5.2 Notwithstanding subsection 3.5(d), development charges shall be imposed if the additional unit has a gross floor area greater than:

- a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

#### Rules with Respect to an Industrial Expansion Exemption

3.6. If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charges that is payable in respect of the enlargement is determined in accordance with the following:





(a) Subject to subsection 3.8 (c), if the gross floor area is enlarged by 50 per cent or less of the lesser of:

- (i) the gross floor area of the existing industrial building, or
- (ii) the gross floor area of the existing industrial building before the first enlargement for which:
  - a. an exemption from the payment of development charges was granted, or
  - b. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is zero;

(b) Subject to subsection 3.8 (c), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:

- (i) the gross floor area of the existing industrial building, or
- (ii) the gross floor area of the existing industrial building before the first enlargement for which:
  - a. an exemption from the payment of development charges was granted, or
  - b. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- c. determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and



- d. divide the amount determined under subsection (A) by the amount of the enlargement
- (c) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 3.8 (b), the cumulative gross floor area of any previous enlargements for which:
  - (i) An exemption from the payment of development charges was granted, or
  - (ii) A lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.
- (d) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.

3.7. For the purpose of section 3.6, "existing industrial building" is used as defined in the Regulation made pursuant to the Act.

Other Exemptions:

- 3.8. Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
- (a) buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
  - (b) buildings or structures owned by and used for the purposes of a board as defined in Subsection 1(1) of the Education Act, R.S.O. 1990, c.E.2, as amended, and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
  - (c) Non-residential farm buildings constructed for bona fide farm uses;



- (d) Buildings which are exempt under the Development Charges Act, 1997 or regulations made under the Act;
- (e) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

### Amount of Charges

#### Residential

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

#### Non-Residential

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

### Reduction of Development Charges for Redevelopment

- 3.11. 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 four years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise



payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.9 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 greater of the applicable development charges under subsection 3.10 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.

### Demolition or Removal of Temporary Buildings

#### 3.12. Demolition or Removal of Temporary Buildings

- (a) Where a lawfully existing temporary building or structure is demolished or removed in its entirety from the land on which it is located within 2 years from the date of issuance of the building permit for the construction, erection or placing of the building or structure at such location, the owner of the building or structure may submit a request to the Treasurer, for payment from the Township Growth Reserve Funds of the amount paid at issuance of the building permit toward all or part of the development charge payable under this by-law.
- (b) A request by an owner for a refund of a development charges payment when approved shall be deemed to be a claim eligible for payment as of the time the request was received by the Treasurer for the purposes of this by-law.



### Time of Calculation and Payment of Development Charges

- 3.13. Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.14. Notwithstanding subsection 3.13 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with subsection 3.16 of this by-law, continuing on the anniversary of that date.
- 3.15. Notwithstanding subsections 3.13 and 3.14 development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with subsection 3.16 of this by-law, continuing on the anniversary of that date.
- 3.16. The annual interest rate to be imposed on developments proceeding with instalment payments subject to subsections 3.14 and 3.15 of this by-law, will be the bank prime rate plus 2% as of the date of occupancy.
- 3.17. Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.9 and 3.10 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest as per subsection 3.18. Where both planning applications apply, development charges under subsections 3.9 and 3.10 shall be calculated on the rates, including interest as provided in subsection 3.18, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.
- 3.18. The annual interest rate to be imposed on developments of land resulting from the approval of a site plan or zoning by-law amendment subject to subsection 3.17 of this by-law, will be 3%.



3.19. Despite sections 3.13 to 3.18, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

#### **4. PAYMENT BY SERVICES**

4.1. Despite the payment required under subsections 3.9 and 3.10, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

5.1. Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on the anniversary date of this by-law, in accordance with the prescribed index in the Act.

#### **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

Schedule C: Map of Springfield Urban Area

#### **7. CONFLICTS**

7.1 Where the Township of Malahide 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 REPEAL OF CURRENT D.C. BYLAW**

9.1 By-law 19-73 is repealed as of 11:59 PM on September 1, 2021

## **10 DATE BY-LAW IN FORCE**

10.1 This By-law shall come into effect at 12:00 AM on September 2, 2021

## **11 DATE BY-LAW EXPIRES**

11.1 This By-law will expire at 11:59 PM on September 1, 2026, unless it is repealed by Council at an earlier date.

PASSED THIS \_\_\_\_ day of September 2021

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township of Malahide Clerk



Schedule "A" to By-law  
Components of Services/Classes of Services Designated in Subsection 2.1

Township-wide D.C.-Eligible Services

Services Related to a Highway

Roads

Depots and Domes

Public Works Facilities, Vehicles and Equipment

Fire Protection Services

Fire Facilities

Fire Vehicles

Small Equipment and Gear

Parks and Recreation Services

Parkland Development, Amenities, and Trails

Recreation Facilities

Recreation Vehicles and Equipment

Library Services

Library Facilities

Water Services

Storage and Distribution Systems

D.C.-Eligible Classes of Services

Growth Studies:

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

Water Services (Springfield)





Schedule "B"  
By-law No. 2021-\_\_\_\_  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	3,494	2,763	2,136	1,369	1,126	1.45
Fire Protection Services	3,434	2,716	2,099	1,346	1,106	1.44
Parks and Recreation Services	1,939	1,533	1,185	760	625	0.34
Library Services	48	38	29	19	15	0.01
Growth Studies	471	372	288	185	152	0.16
<b>Total Municipal Wide Services/Class of Services</b>	<b>9,386</b>	<b>7,422</b>	<b>5,737</b>	<b>3,679</b>	<b>3,024</b>	<b>3.40</b>
<b>Urban Services</b>						
Water Services	6,279	4,966	3,838	2,461	2,023	3.38
<b>Total Urban Services</b>	<b>6,279</b>	<b>4,966</b>	<b>3,838</b>	<b>2,461</b>	<b>2,023</b>	<b>3.38</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>9,386</b>	<b>7,422</b>	<b>5,737</b>	<b>3,679</b>	<b>3,024</b>	<b>3.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>15,665</b>	<b>12,388</b>	<b>9,575</b>	<b>6,140</b>	<b>5,047</b>	<b>6.78</b>



Schedule "C"  
By-law 2021-  
Map of Springfield Urban Area

