



Development Charges Background Study

Township of Malahide

May 30, 2019

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Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bill 73 – “ <i>Smart Growth for our Communities Act, 2015</i> ”.....	1-3
1.3.1 Area Rating	1-3
1.3.2 Asset Management Plan for New Infrastructure.....	1-3
1.3.3 60-Day Circulation of D.C. Background Study	1-4
1.3.4 Timing of Collection of D.C.s.....	1-4
1.3.5 Other Changes.....	1-4
1.4 Proposed Changes to the D.C.A.: Bill 108 – An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters.....	1-5
2. Current Township of Malahide Policy.....	2-1
2.1 Schedule of Charges	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-1
2.4 Indexing	2-2
2.5 Redevelopment Allowance	2-2
2.6 Exemptions	2-2
2.7 Reductions.....	2-3
3. Anticipated Development in the Township of Malahide.....	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2



Table of Contents (Cont'd)

	Page
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy	4-6
4.5 Capital Forecast.....	4-6
4.6 Treatment of Credits	4-7
4.7 Existing Reserve Funds	4-8
4.8 Deductions.....	4-9
4.8.1 Reduction Required by Level of Service Ceiling	4-9
4.8.2 Reduction for Uncommitted Excess Capacity	4-10
4.8.3 Reduction for Benefit to Existing Development	4-10
4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-11
4.8.5 The 10% Reduction	4-12
4.9 Municipal-wide vs. Area Rating.....	4-12
4.10 Allocation of Development	4-12
4.11 Asset Management.....	4-12
4.12 Transit.....	4-13
5. D.C.-Eligible Cost Analysis by Service	5-1
5.1 Introduction	5-1
5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation.....	5-1
5.2.1 Outdoor Recreation Services	5-1
5.2.2 Indoor Recreation Facilities.....	5-4
5.2.3 Library Services	5-6
5.2.4 Administration (Studies).....	5-8
5.3 Service Levels and 20-Year Capital Costs for Malahide's D.C. Calculation	5-11
5.3.1 Services Related to a Highway	5-11
5.3.2 Police Services	5-16
5.3.3 Fire Protection Services.....	5-16
5.4 Service Levels and Springfield Buildout Capital Costs for Malahide's D.C. Calculation.....	5-19
5.4.1 Water Services.....	5-19
6. D.C. Calculation	6-1
7. D.C. Policy Recommendations and D.C. By-law Rules	7-1
7.1 Introduction	7-1
7.2 D.C. By-law Structure	7-2
7.3 D.C. By-law Rules.....	7-2



Table of Contents (Cont'd)

	Page
7.3.1 Payment in any Particular Case	7-2
7.3.2 Determination of the Amount of the Charge	7-3
7.3.3 Application to Redevelopment of Land (Demolition and Conversion)	7-3
7.3.4 Exemptions (full or partial)	7-4
7.3.5 Phasing in	7-4
7.3.6 Timing of Collection	7-4
7.3.7 Indexing	7-5
7.3.8 The Applicable Areas	7-5
7.4 Other D.C. By-law Provisions	7-5
7.4.1 Categories of Services for Reserve Fund and Credit Purposes	7-5
7.4.2 By-law In-force Date	7-6
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing	7-6
7.4.4 Area Rating	7-6
7.5 Other Recommendations	7-8
8. By-law Implementation	8-1
8.1 Public Consultation Process	8-1
8.1.1 Introduction	8-1
8.1.2 Public Meeting of Council	8-1
8.1.3 Other Consultation Activity	8-1
8.2 Anticipated Impact of the Charge on Development	8-2
8.3 Implementation Requirements	8-3
8.3.1 Introduction	8-3
8.3.2 Notice of Passage	8-3
8.3.3 By-law Pamphlet	8-3
8.3.4 Appeals	8-4
8.3.5 Complaints	8-4
8.3.6 Credits	8-5
8.3.7 Front-Ending Agreements	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1
Appendix D D.C. Reserve Fund Policy	D-1
Appendix E Local Service Policy	E-1



Table of Contents (Cont'd)

	Page
Appendix F Asset Management Plan.....	F-1
Appendix G Proposed D.C. By-law	G-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No Fixed Place of Work
O.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 (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;
 - Statutory 10% deduction (soft services);
 - 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; and
 - 6) Net costs divided by growth to provide the development charge.
3. A number of changes to the D.C. process need to be addressed as a result of Bill 73 (*“Smart Growth for our Communities Act”*). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2019 to 2028), 20-year (2019 to 2038), and Springfield buildout time horizons.

Measure	10-year 2019-2028	20-year 2019-2038	Springfield Buildout 2019-Springfield Buildout
(Net) Population Increase	928	1,585	799
Residential Unit Increase	327	557	240
Non-Residential Gross Floor Area Increase (sq.ft.)	108,700	199,900	13,800

Source: Watson & Associates Economists Ltd. Forecast 2019



5. On August 21, 2014, the Township of Malahide passed By-law 14-68 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 20, 2019. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for June 20, 2019 with adoption of the by-law anticipated for August 1, 2019.
6. The Township's D.C.s currently in effect are \$4,461 for single detached dwelling units. Non-residential charges are \$2.25 per square foot. These charges represent 70% of the calculated charges in the 2014 Development Charges Background Study. 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 \$8,851. The non-residential charge is \$3.18 per square foot of building area. These rates are submitted to Council for consideration.
7. 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 \$6,017 for single-detached units and \$3.24 per sq.ft. of non-residential development are proposed. These rates are submitted to Council for consideration.
8. 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:

Total gross expenditures planned over the next five years	\$ 10,175,051
Less:	
Benefit to existing development	\$ 1,999,932
Post planning period benefit	\$ 862,905
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 63,670
Grants, subsidies and other contributions	\$ 4,664,226
Net Costs to be recovered from development charges	\$ 2,584,319



This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, mandatory 10% deduction, and the grants, subsidies and other contributions), \$7.59 million (or an annual amount of \$1.52 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Township plans to spend \$10.18 million over the next five years, of which \$2.58 million (25%) is recoverable from D.C.s. Of this net amount, \$2.37 million is recoverable from residential development and \$0.21 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. 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 buildout forecast for Springfield:

- Water Services.

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

- Services Related to a Highway
- Public Works Facilities, Fleet & Equipment;
- Police Services; and
- Fire Protection Services.

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

- Parkland Development;
- Recreation Facilities;
- Library Services; and
- Administration.

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



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



Table ES-1
Schedule of Development Charges

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)
Municipal-wide Services:						
Services Related to a Highway	3,259	2,577	1,992	1,277	1,050	1.36
Fire Protection Services	3,097	2,449	1,893	1,214	998	1.29
Outdoor Recreation Services	876	693	536	343	282	0.14
Indoor Recreation Services	904	715	553	354	291	0.14
Library Services	72	57	44	28	23	0.01
Administration - Engineering-related	270	214	165	106	87	0.10
Administration - Community Benefit-related	373	295	228	146	120	0.14
Total Municipal-wide Services	8,851	7,000	5,411	3,468	2,851	3.18
Springfield Services						
Water Services	6,017	4,759	3,678	2,358	1,939	3.24
Total Urban Services	6,017	4,759	3,678	2,358	1,939	3.24
GRAND TOTAL RURAL AREA	8,851	7,000	5,411	3,468	2,851	3.18
GRAND TOTAL SPRINGFIELD AREA	14,868	11,759	9,089	5,826	4,790	6.42



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process beginning in January 2019. 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

The public meeting required under section 12 of the D.C.A., has been scheduled for June 20, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on May 30, 2019.

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

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

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

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

1. Data collection, staff review, D.C. calculations and policy work	January 2019 to March 2019
2. Council Workshop	March 12, 2019
3. Background study and proposed by-law available to public	May 30, 2019
4. Public meeting advertisement placed in newspaper(s)	No later than May 30, 2019
5. Public meeting of Council	June 20, 2019
6. Council considers adoption of background study and passage of by-law	August 1, 2019
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. 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*”

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 (subsection 10 (2) (c.2)). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality’s existing assumptions, approaches and policies on asset management planning. This



examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contribution needs (discussed further in Appendix F of this report).

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

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

This D.C. study is being provided to the public on May 30, 2019 to ensure the new requirements for release of the study is met.

1.3.4 Timing of Collection of D.C.s

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

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion, and the ability for collection of additional levies. The changes with respect to transit and waste diversion services do not impact the Township's D.C. calculation as these services are not provided by the Township. With respect to the collection of additional levies, the Township has updated their Local Service Policy (provided in Appendix E).



1.4 Proposed Changes to the D.C.A.: Bill 108 – An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*". The Bill was given first reading and is expected to be debated over the coming months.

The Act proposes that any D.C. by-laws passed after May 2, 2019 will be affected by these proposed changes. Any by-laws which were passed prior to this date will remain in effect until it is either repealed or expires. A summary of the proposed changes to the D.C.A. is provided below:

Changes to Eligible Services – the Bill will remove "Soft Services" from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the *Planning Act*. Eligible services which will remain under the D.C.A. 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 as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be;
- Electrical power services;
- Policing services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1) of the D.C.A.;
- Transit services other than the Toronto-York subway extension;
- Waste diversion services; and
- Other services as prescribed.

Waste Diversion – the Bill will remove the mandatory 10% deduction for this service.

Payment in Installments over Six Years – the Bill proposes that Rental Housing, Non-Profit Housing and Commercial/Industrial/Institutional developments pay their development charges in six equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. If payments are not made, interest may



be charged (at a prescribed rate) and may be added to the property and collected as taxes.

When D.C. Amount is Determined – the Bill proposes that the D.C. amount for all developments proceeding by Site Plan or requiring a zoning amendment, shall be determined based on the D.C. rates in effect on the day of the application for Site Plan or zoning amendment. 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 or occupancy.

Soft Services to be Included in a new Community Benefit Charge under the Planning Act – it is proposed that a municipality may by by-law impose community benefits charges 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. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that:
 - (a) identifies the facilities, services and matters that will be funded with community benefits charges
 - (b) complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



Chapter 2

Current Township of Malahide Policy



2. Current Township of Malahide Policy

2.1 Schedule of Charges

On August 21, 2014, the Township of Malahide passed By-law 14-68 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, as at April 1, 2019.

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

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Roads and Related	2,294	1,502	1,110	1,110	1.36
Fire Protection Services	430	282	209	209	0.25
Outdoor Recreation Services	176	116	85	85	0.06
Indoor Recreation Services	1,165	763	564	564	0.37
Library Services	88	58	43	43	0.03
Administration	307	201	148	148	0.18
Total	4,461	2,922	2,158	2,158	2.25

2.2 Services Covered

The following services are covered under By-law 14-68:

- Roads & Related;
- Fire Protection Services;
- Outdoor Recreation Services;
- Indoor Recreation Services;
- Library Services; and
- Administration (Studies).

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance and are collected by the Township of Malahide Development & Community Services Department.



2.4 Indexing

Rates shall be indexed annually, without amendment to the By-law on January 1st of each year, in accordance with the percentage change recorded in the Non-Residential Building Construction Price Index produced by Statistics Canada.

2.5 Redevelopment Allowance

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 applicable D.C. 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 D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 14-68.

- Buildings or structures owned by exempt from taxation under the *Assessment Act* (e.g. cemeteries, burial grounds, churches, etc.); and



- Non-residential farm buildings constructed for bona fide farm uses.

2.7 Reductions

By-law 14-68 provided for a phase-in of the calculated rates to a maximum of 70% of the calculated charges in 2019. The calculated rates provided in the 2014 D.C.

Background Study, for both residential and non-residential development, were phased-in based on the following schedule:

Service	August 21, 2014 to August 20, 2015	August 21, 2015 to August 20, 2016	August 21, 2016 to August 20, 2017	August 21, 2017 to August 20, 2018	August 21, 2018 to August 20, 2019
Roads and Related	60%	62.5%	65%	67.5%	70%
Fire Protection Services	60%	62.5%	65%	67.5%	70%
Outdoor Recreation Services	60%	62.5%	65%	67.5%	70%
Indoor Recreation Services	60%	62.5%	65%	67.5%	70%
Library Services	60%	62.5%	65%	67.5%	70%
Administration	60%	62.5%	65%	67.5%	70%



Chapter 3

Anticipated Development in the Township of Malahide



3. Anticipated Development in the Township of Malahide

3.1 Requirement of the Act

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 (mid-2019 to mid-2029) and a longer term (mid-2019 to mid-2039) time horizon.

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

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., July 24, 2014;
- 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 2005 to 2018 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

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 10,490 by mid-2029 and 11,150 by mid-2039, resulting in an increase of 930 and 1,590 persons, respectively, over the 10-year and longer-term forecast periods.¹

¹ The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%.



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

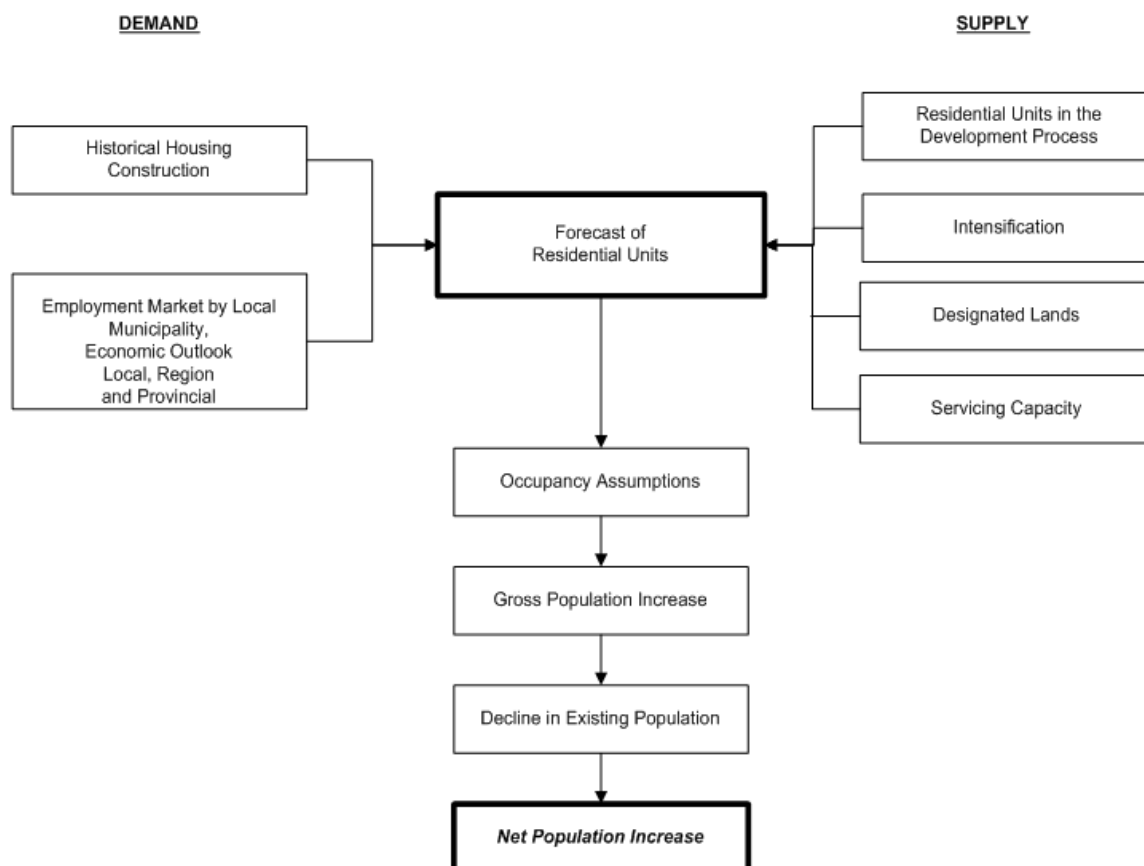




Table 3-1
Township of Malahide
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 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 2019	9,820	9,564	136	9,428	2,866	20	20	150	3,056	124	3.130
	Mid 2029	10,780	10,492	150	10,342	3,193	20	20	150	3,383	136	3.101
	Mid 2039	11,450	11,149	159	10,990	3,423	20	20	150	3,613	145	3.086
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 2019	280	272	4	268	106	0	0	0	106	4	
	Mid 2019 - Mid 2029	960	928	14	914	327	0	0	0	327	12	
	Mid 2019 - Mid 2039	1,630	1,585	23	1,562	557	0	0	0	557	21	

Source: Watson & Associates Economists Ltd., 2019.

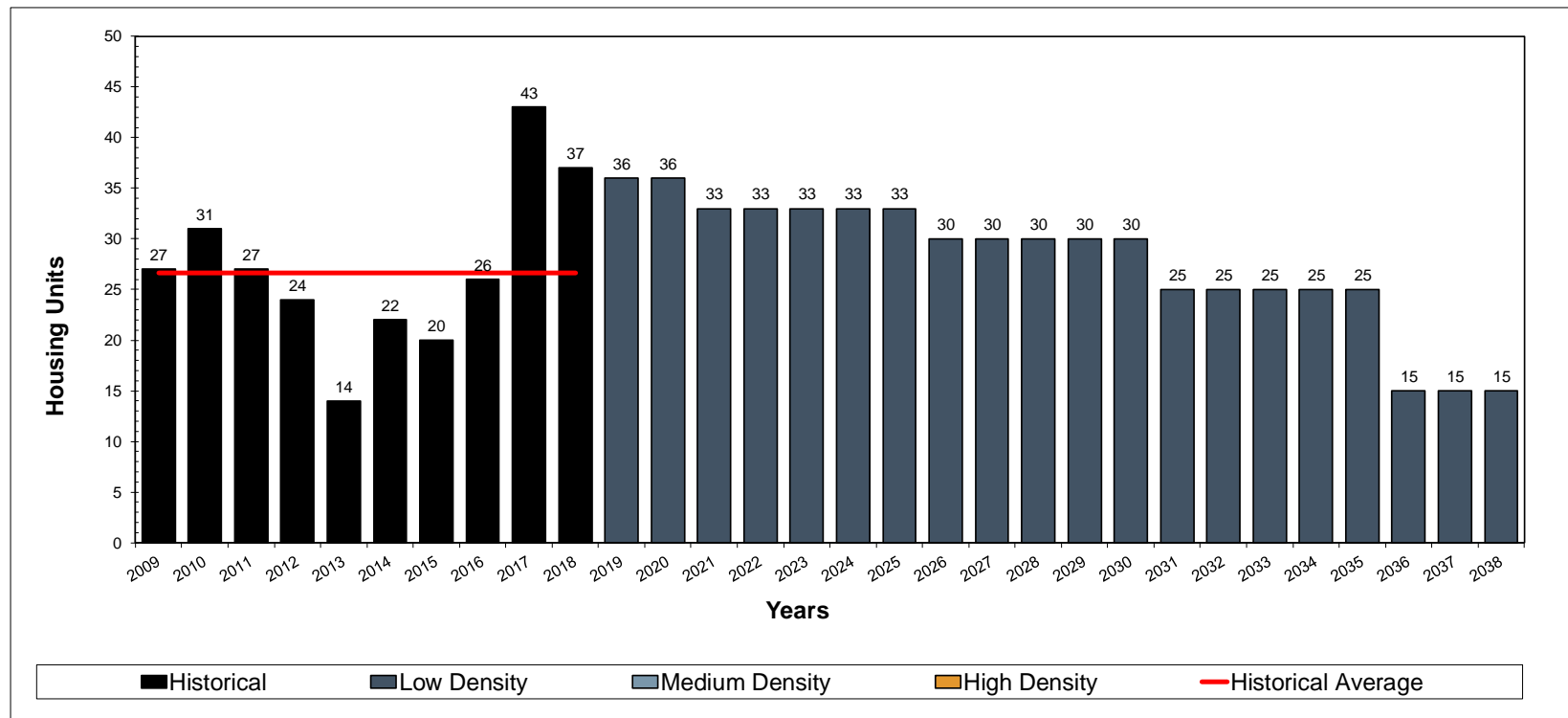
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Township of Malahide
Annual Housing Forecast



Source: Historical housing activity from 2009 to 2018 derived from Township of Malahide Development and Community Services Department building permit data by Watson & Associates Economists Ltd., 2019.

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 2019 to 2039 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 2019 and 2039 by development location is summarized below.

Development Location	Percentage of Housing Growth 2019 to 2039
Village of Springfield ¹	43%
Township of Malahide Excluding the Village of Springfield	57%
<i>Township Total</i>	<i>100%</i>

¹ Housing growth in the Village of Springfield is based on buildout potential from available wastewater capacity from the Lagoon system as of April 2019.

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 2019 to 2039 forecast period, the Township is anticipated to average approximately 28 new housing units per year.
- Institutional population¹ is anticipated to grow modestly by 23 persons between 2019 to 2039.
- 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 density²: 1.830

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

- Existing households for mid-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2019 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

¹ 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.

² Includes bachelor, 1-bedroom and 2-or-more-bedroom apartments



the forecast period. The forecast population decline in existing households over the 2019 to 2039 forecast period is approximately 340.

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 data¹ (place of work) for the Township of Malahide is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 230 primary (14%);
 - 745 work at home employment (45%);
 - 260 industrial (16%);
 - 205 commercial/population related (12%); and
 - 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 1,950 by mid-2029 and 2,130 by mid-2039. This represents an employment increase of 200 for the 10-year forecast period and 380 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.

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



- Total employment for the Township of Malahide (excluding work at home employment) is anticipated to reach approximately 1,110 by mid-2029 and 1,230 by mid-2039. This represents an employment increase of 130 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 109,000 sq.ft. over the 10-year forecast period and 200,000 sq.ft. over the 20-year forecast period.¹
- In terms of percentage growth, the 2019 to 2039 incremental G.F.A. forecast by sector is broken down as follows:
 1. industrial – 72%;
 2. commercial/population-related – 21%; and
 3. institutional – 7%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development for Township of Malahide by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2039 by development location is summarized below.

¹ 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., 2019 to 2039
Village of Springfield ¹	7%
Township of Malahide Excluding the Village of Springfield	93%
<i>Township Total</i>	<i>100%</i>

¹ Employment growth in the Village of Springfield is based on buildout potential from current opportunities as of April 2019.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are defined in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

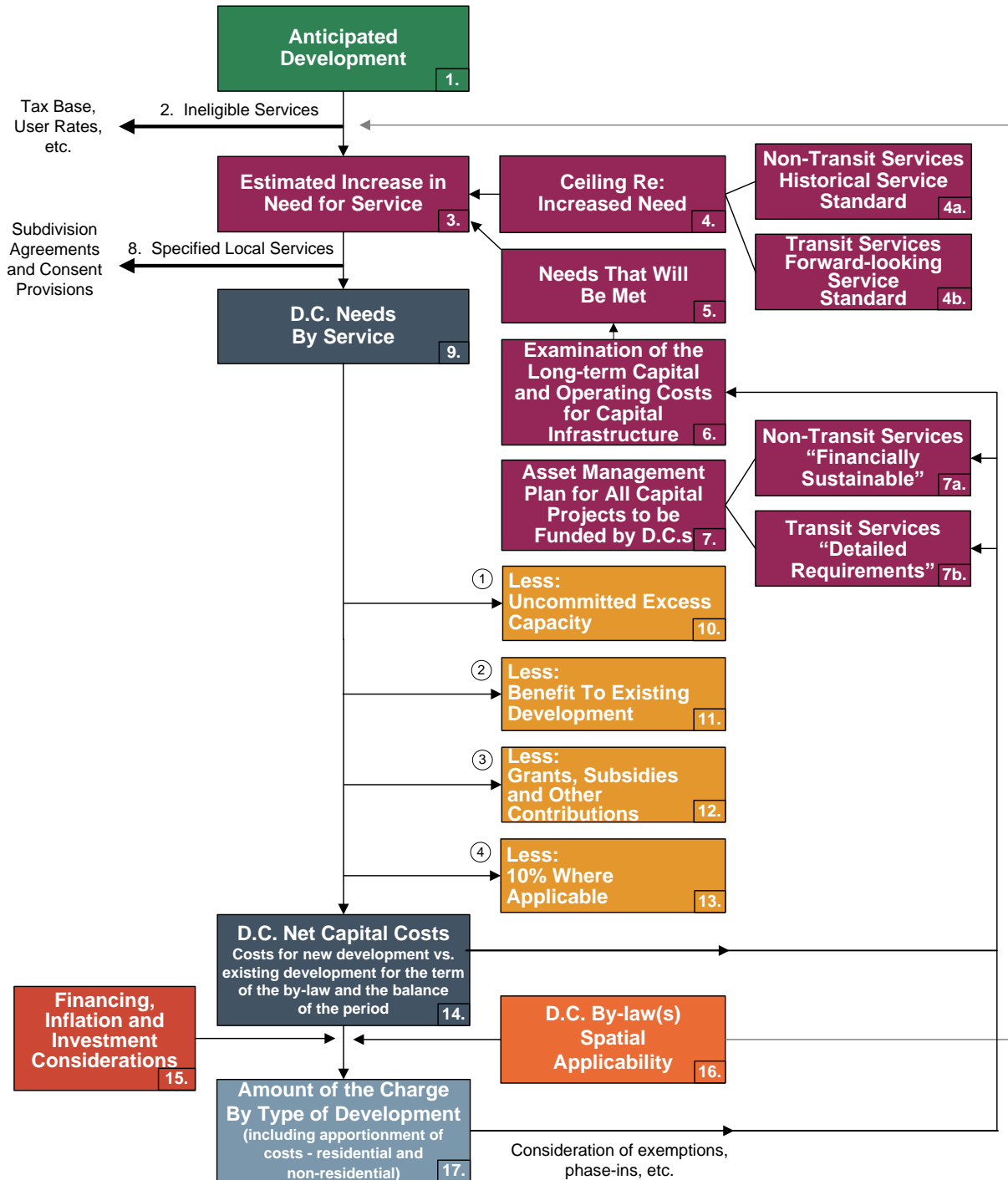




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	No	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	n/a	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	n/a	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles ¹	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	No	10.1 Treatment plants	100
	No	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	No	10.4 Vehicles and equipment ¹	100
11. Water Supply Services	No	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	n/a	11.3 Local systems	0
	No	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	No	12.3 Waste diversion facilities	90
	No	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	Yes	13.1 Police detachments	100
	No	13.2 Police rolling stock ¹	100
	No	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Childcare space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90

¹with 7+ year life time



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

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.

4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two



potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

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 Existing Reserve Funds

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

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

There is no explicit requirement under the D.C.A. calculation method set out in 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 which are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

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

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

¹ Reserve balance to be combined with Administration Studies.



Service	Balance as at December 31, 2018
Services Related to a Highway	\$192,020
Fire Protection Services	\$4,277
Police Services	\$0
Outdoor Recreation Services	\$17,049
Indoor Recreation Services	\$112,578
Library Services	\$4,525
Administration Studies	\$35,636
Total	\$366,084

4.8 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
- 10% reduction for certain services.

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

4.8.1 *Reduction Required by Level of Service Ceiling*

This is designed to ensure that the increase in need included in 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...” 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 factor are multiplied together, they



produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

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

4.8.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of 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.

4.8.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and



- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 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 Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related



to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82/98 section 6).

4.8.5 The 10% Reduction

Paragraph 8 of subsection 5 (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 per cent.” This paragraph does not apply to water services, services related to a highway, police and fire protection services as well as studies related to these services. The services to which the 10% reduction applies are indoor and outdoor recreation and library services (as well as related studies).

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

4.9 Municipal-wide vs. Area Rating

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

4.10 Allocation of Development

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

4.11 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c. 2). The asset management plan (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.

4.12 Transit

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 the transit services, as mentioned in subsection 5.2 (3) of the Act.
 - 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 - 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 - 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.



5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the Regulations):
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

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



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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 and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

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

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

5.2.1 *Outdoor Recreation Services*

The Township currently has 7.3 acres of parkland within its jurisdiction. This parkland consists of various sized parks and green space. The Township has provided an average level of service over the historical 10-year period (2009 to 2018) of 2.2 acres of parkland per 1,000 population. The Township also currently provides 47 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 4.2 amenities per 1,000 population. Including parkland development and parkland amenities the average level of service provided equates to approximately \$813 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$754,399.



Based on the projected growth over the 10-year forecast period, the Township has identified \$359,000 in future growth-related capital costs for parkland development. These projects include, the development of additional parks including amenities and trails. A deduction of \$5,000 has been made to reflect the amount of the Finney Street Park equipment upgrade that is attributable to existing development. A deduction of \$17,049 has been made to the calculations to recognize the balance in the reserve fund. The net growth-related capital cost after the mandatory 10% deduction and the allocation of reserve balance is \$301,551. This amount has been included in the D.C. calculations.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide
Service: Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028											95%	5%
1	Provision for Mount Salem Parkland Amenities	2019-2028	34,000	-		34,000	-		34,000	3,400	30,600	29,070	1,530
2	Dixie Estates Parkland New Equipment	2020-2021	30,000	-		30,000	-		30,000	3,000	27,000	25,650	1,350
3	Finney Street Park Equipment Upgrade	2021-2022	30,000	-		30,000	5,000		25,000	2,500	22,500	21,375	1,125
4	Expansion of Malahide Community Place Ball Diamonds, Parking Lot, and green space	2021-2023	250,000	-		250,000	-		250,000	25,000	225,000	213,750	11,250
5	Ron Mac Neil Park - multi-use cement pad including basketball net	2019	15,000	-		15,000	-		15,000	1,500	13,500	12,825	675
	Reserve Fund Adjustment						17,049		(17,049)		(17,049)	(16,197)	(852)
	Total		359,000	-	-	359,000	22,049	-	336,951	35,400	301,551	286,473	15,078



5.2.2 Indoor Recreation Facilities

With respect to 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 6.15 sq.ft. of space per capita or an investment of \$1,533 per capita. Based on this service standard, the Township would be eligible to collect \$1,422,234 from D.C.s for facility space.

The Township utilizes three recreation vehicles and related equipment to service the above-mentioned recreation facilities. Over the historical 10-year period, the Township has provided an average level of service of 0.3 vehicles per 1,000 population. This level of service translates to an average investment of \$15 per capita. Over the 10-year forecast period, the Township would be eligible to collect \$13,614 from D.C.s for vehicles and equipment.

In total, the Township is eligible to collect \$1,435,848 from D.C.s for indoor recreation services over the 10-year forecast period.

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 indoor 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 \$437,883. A deduction in the amount of \$112,578 has been made to reflect the balance in the reserve fund. The net growth-related capital cost after the mandatory 10% deduction is \$311,105. This amount has been included in the D.C. calculations.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide
Service: Indoor Recreation

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non- Residential Share 5%
	2019-2028												
1	Malahide Community Place Debt - Principal (Discounted) - Growth Component Only	2019-2025	270,652	-		270,652	-		270,652		270,652	257,119	13,533
2	Malahide Community Place Debt - Interest (Discounted) - Growth Component Only	2019-2025	25,231	-		25,231	-		25,231		25,231	23,970	1,262
3	Provision for additional vehicles	2019-2028	22,000	-		22,000	-		22,000	2,200	19,800	18,810	990
4	Land for Malahide Community Place Expansion	2021-2023	120,000	-		120,000	-		120,000	12,000	108,000	102,600	5,400
	Reserve Fund Adjustment						112,578		(112,578)		(112,578)	(106,949)	(5,629)
	Total		437,883	-	-	437,883	112,578	-	325,305	14,200	311,105	295,550	15,555



5.2.3 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 0.26 sq.ft. of space per capita or an investment of \$65 per capita. Based on the service standard over the past ten years, the Township would be eligible to collect a total of \$60,450 from D.C.s for library services.

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 and discounted growth-related interest payments, as they relate to the library portion of the debt, have been included in the calculations. As the debt payments reflect only the growth-related portion, no 10% deduction is required. A deduction has been made in the amount of \$4,525 to reflect the balance in the reserve fund. The net growth-related capital cost is \$24,861. 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 Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non- Residential Share 5%
	2019-2028												
1	Library Building Debt - Principal (Discounted) - Growth Component Only	2019-2025	26,880	-		26,880	-		26,880		26,880	25,536	1,344
2	Library Building Debt - Interest (Discounted) - Growth Component Only	2019-2025	2,506	-		2,506	-		2,506		2,506	2,381	125
	Reserve Fund Adjustment						4,525		(4,525)		(4,525)	(4,298)	(226)
	Total		29,386	-	-	29,386	4,525	-	24,861	-	24,861	23,618	1,243



5.2.4 Administration (Studies)

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

Engineering-related:

- Development charges studies;
- Fire master plan; and
- Roads needs studies.

The cost of these studies totals \$157,400, of which \$37,500 is attributable to existing benefit. A deduction in the amount of \$14,976 has been made to reflect the proportionate share of the balance in the reserve fund, as it relates to engineering-related studies. The net growth-related capital cost, after the mandatory 10% deduction is \$99,184. This amount has been included in the D.C. calculations.

Community Benefit-related:

- Community improvement plan;
- Official Plan updates;
- Parks and recreation master plan;
- Development Design Standards; and
- Zoning By-law.

The cost of these studies totals \$295,000, of which \$120,000 is attributable to existing benefit. A deduction in the amount of \$20,661 has been made to reflect the proportionate share of the balance in the reserve fund, as it relates to community benefit-related studies. The net growth-related capital cost, after the mandatory 10% deduction is \$136,839. This amount has been included in the D.C. calculations.

These costs have been allocated 89% residential and 11% 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

Service: Administration Studies - Engineering-related

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non- Residential Share
	2019-2028											89%	11%
1	Development Charge Study	2019	28,700	-		28,700	-		28,700	2,870	25,830	22,989	2,841
2	Development Charge Study	2024	28,700	-		28,700	-		28,700	2,870	25,830	22,989	2,841
3	Fire Master Plan	2025	50,000	-		50,000	12,500		37,500		37,500	33,375	4,125
4	Roads Needs Study	2022	50,000	-		50,000	25,000		25,000		25,000	22,250	2,750
	Reserve Fund Adjustment						14,976		(14,976)		(14,976)	(13,328)	(1,647)
	Total		157,400	-	-	157,400	52,476	-	104,924	5,740	99,184	88,274	10,910



Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide

Service: Administration Studies - Community Benefit-related

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non- Residential Share
	2019-2028											89%	11%
1	Community Improvement Plan	2021	60,000	-		60,000	45,000		15,000	1,500	13,500	12,015	1,485
2	Official Plan Update	2019-2020	35,000	-		35,000	17,500		17,500	1,750	15,750	14,018	1,733
3	Parks & Recreation Master Plan	2021-2022	50,000	-		50,000	25,000		25,000	2,500	22,500	20,025	2,475
4	Official Plan Update	2025	35,000	-		35,000	-		35,000	3,500	31,500	28,035	3,465
5	Development Design Standards	2019	50,000	-		50,000	-		50,000	5,000	45,000	40,050	4,950
6	Zoning By-law	2023	65,000	-		65,000	32,500		32,500	3,250	29,250	26,033	3,218
	Reserve Fund Adjustment						20,661		(20,661)		(20,661)	(18,388)	(2,273)
	Total		295,000	-	-	295,000	140,661	-	154,339	17,500	136,839	121,787	15,052



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

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 provides an average level of investment of \$19,595 per capita, resulting in a D.C.-eligible recovery amount of \$31.06 million over the 20-year forecast period. The Township also has 12 bridges and 26 culverts. The average level of service provided over the past 10 years equates to an investment of \$3,276 per capita and a D.C.-recoverable amount of \$5.19 million over the forecast period. Further, the Township provides 3.7 km of sidewalks and 158 streetlights. The average level of service equates to an average level of investment of \$270 per capita, and a D.C.-recoverable amount of \$428,267 over the forecast period.

In total the D.C.-recoverable amount for Services Related to a Highway is \$36,678,327.

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 approximately \$6.31 million. Of this amount, approximately \$5.08 million has been deducted to reflect the amount of the works that benefits existing development. A further deduction of \$192,020 has been made to recognize the reserve fund balance. The net growth-related capital cost included in the D.C. calculation is \$1,040,757.

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



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 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
	Street Lights										
1	New Streetlights	2019-2038	85,000	-		85,000	65,948		19,052	16,575	2,477
	Roads										
2	Gravel Road Conversion to Hard Surface	2019-2038	3,938,900	-		3,938,900	2,954,175		984,725	856,711	128,014
	Bridges and Culverts										
3	Bridges and Culverts Replacement and Enhancement	2019-2024	570,000	-		570,000	513,000		57,000	49,590	7,410
4	Bridges and Culverts Replacement and Enhancement	2025-2028	570,000	-		570,000	513,000		57,000	49,590	7,410
5	Bridges and Culverts Replacement and Enhancement	2029-2038	1,150,000	-		1,150,000	1,035,000		115,000	100,050	14,950
	Reserve Fund Adjustment						192,020		(192,020)	(167,057)	(24,963)
	Total		6,313,900	-	-	6,313,900	5,273,143	-	1,040,757	905,459	135,298



Public Works Facilities, Fleet & Equipment

The Roads Division of the Physical Services Department has a variety of vehicles and major equipment totalling approximately \$4.45 million. The inventory provided over the historical 10-year period results in a per capita investment of \$471. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$745,996.

A provision for additional public works vehicles is provided to address capital needs related to growth over the 20-year forecast period. The provision is estimated at \$745,000 of growth-related capital. As this is a provision, 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 \$745,000.

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 2.66 sq.ft. per capita. This results in an average level of investment of \$354 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 \$561,803.

A provision for a salt shed has been made in the amount of \$400,000. It is anticipated that this would replace an existing salt shed and expand the size of the building. Therefore, a benefit to existing deduction of \$100,000 has been made. The resulting net growth-related capital cost included in the D.C. calculation is \$300,000.

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

Service: Services Related to a Highway - Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	Provision for additional vehicles	2019-2038	745,000	-		745,000	-		745,000	648,150	96,850
	Total		745,000	-	-	745,000	-	-	745,000	648,150	96,850



Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide

Service: Services Related to a Highway - Depots and Domes

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2038	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	Provision for Salt Shed	2019-2029	400,000	-		400,000	100,000		300,000	261,000	39,000
	Total		400,000	-	-	400,000	100,000	-	300,000	261,000	39,000



5.3.2 Police 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 8.9 sq.ft. per 1,000 population or \$2 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 \$3,772.

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 19,592 sq.ft. of facility space, providing for an average level of service of 1.66 sq.ft. per capita or \$452 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$715,659.

The fire department has a current inventory of 13 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 \$1,142,103, based on a standard of \$721 per capita.

The fire department provides 438 items of equipment and gear for use in fire services. This results in a calculated average level of service for the historical 10-year period of \$115 per capita, providing for a D.C.-eligible amount over the forecast period of \$182,766 for small equipment and gear.

In total the D.C. eligible amount for fire services is \$2,040,529.

The Township issued debt in 2019 to finance the construction 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 is anticipated to replace 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 \$1,986,639. A deduction in the amount of \$4,277 has been made to reflect the balance



in the reserve fund. The resulting net growth-related amount included in the D.C. calculations is \$1,982,362.

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 Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non- Residential Share 13%
	2019-2038										
1	New Fire Hall Debt Growth-related Principal	2019-2039	1,570,546	-		1,570,546	-		1,570,546	1,366,375	204,171
2	New Fire Hall Debt Discounted Growth-related Interest	2019-2039	208,092	-		208,092	-		208,092	181,040	27,052
3	Provision for Additional Vehicles and Equipment	2019-2038	208,000	-		208,000	-		208,000	180,960	27,040
	Reserve Fund Adjustment						4,277		(4,277)	(3,721)	(556)
	Total		1,986,639	-	-	1,986,639	4,277	-	1,982,362	1,724,655	257,707



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

This section evaluates the development-related capital requirements for water services based on the 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 and have been included as follows:

- Transmission Main Including Standard Chambers - \$5.97 million
- Special Chambers/ Connections - \$918,000
- Water Tower and Booster Pumping Station - \$6.24 million
- Other Miscellaneous Items - \$306,000
- Design and Contract Administration Work - \$1.65 million
- EA Study - \$306,000

In total, the gross capital cost of these projects is \$15,393,000. 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 287 existing units that could hook into the municipal water system and 240 single-detached units anticipated in the growth forecast. As a result, the benefit to existing share of the cost is 34%. There are an additional 8 single-detached equivalent units based on the assumed flow of 350L per day per employee. 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 \$15.39 million. Deductions in the amount of \$1.90 million for post-period benefit and \$1.74 million for benefit to existing development have been made to the calculations. As the Township does not currently collect D.C.s for water services, no reserve fund adjustment is required. Additional deductions totalling \$10.26 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 \$1,488,100.

These costs are shared between residential and non-residential development based on the 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
Township of Malahide
Benefit to Existing and Post-period Benefit Adjustments

Total 2,800 cu.m. Capacity (848 SDEs)		Post Period Benefit 313 SDEs	Total Growth Costs 561 SDEs
	In-Period Costs 535 New Homes + Existing (to get to Lagoon Capacity)	Growth In-Period 248 SDEs	
		Benefit to Existing 287 Homes	



Infrastructure Costs Included in the Development Charges Calculation

Township of Malahide
Service: Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 97%	Non-Residential Share 3%
	2019-Springfield										
	Springfield Water Supply										
1	Transmission Main Including Standard Chambers	2019-2030	5,974,000	736,700		5,237,300	676,900	3,983,000	577,400	560,078	17,322
2	Special Chambers/ Connections	2019-2030	918,000	113,200		804,800	104,000	612,000	88,800	86,136	2,664
3	Water Tower and Booster Pumping Station	2019-2030	6,237,000	769,200		5,467,800	706,900	4,158,000	602,900	584,813	18,087
4	Other Miscellaneous Items	2019-2030	306,000	37,700		268,300	34,700	204,000	29,600	28,712	888
5	Design and Contract Administration Work	2019-2025	1,652,000	203,900		1,448,100	187,300	1,101,000	159,800	155,006	4,794
6	EA Study	2019-2025	306,000	37,700		268,300	34,700	204,000	29,600	28,712	888
	Total		15,393,000	1,898,400	-	13,494,600	1,744,500	10,262,000	1,488,100	1,443,457	44,643



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban buildout 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.s 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 gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

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

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

Table 6-4 summarizes the total D.C. that is applicable for Township-wide 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
2019 to Springfield Buildout

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Water Services</u>	\$	\$	\$	\$
1.1 Treatment, storage and distribution systems	1,443,457	44,643	6,017	3.24
	1,443,457	44,643	6,017	3.24
TOTAL	\$1,443,457	\$44,643	\$6,017	\$3.24
D.C.-Eligible Capital Cost	\$1,443,457	\$44,643		
Buildout Gross Population/GFA Growth (sq.ft.)	819	13,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,762.46	\$3.24		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.414	\$6,017		
Apartments - 2 Bedrooms +	2.087	\$3,678		
Apartments - Bachelor and 1 Bedroom	1.338	\$2,358		
Other Multiples	2.700	\$4,759		
Special Care/Special Dwelling Units	1.100	\$1,939		



Table 6-2
Township of Malahide
Development Charge Calculation
Municipal-wide Services
2019 to 2038

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
2. <u>Services Related to a Highway</u>				
2.1 Roads	905,459	135,298	1,626	0.67
2.2 Depots and Domes	261,000	39,000	469	0.20
2.3 PW Rolling Stock	648,150	96,850	1,164	0.49
	1,814,609	271,148	3,259	1.36
3. <u>Fire Protection Services</u>				
3.1 Fire facilities, vehicles & equipment	1,724,655	257,707	3,097	1.29
	1,724,655	257,707	3,097	1.29
TOTAL	\$3,539,263	\$528,855	\$6,356	\$2.65
D.C.-Eligible Capital Cost	\$3,539,263	\$528,855		
20-Year Gross Population/GFA Growth (sq.ft.)	1,901	199,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,861.79	\$2.65		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.414	\$6,356		
Apartments - 2 Bedrooms +	2.087	\$3,886		
Apartments - Bachelor and 1 Bedroom	1.338	\$2,491		
Other Multiples	2.700	\$5,027		
Special Care/Special Dwelling Units	1.100	\$2,048		



Table 6-3
Township of Malahide
Development Charge Calculation
Municipal-wide Services
2019 to 2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Outdoor Recreation Services</u>				
4.1 Parkland development, amenities & trails	286,473	15,078	876	0.14
	286,473	15,078	876	0.14
5. <u>Indoor Recreation Services</u>				
5.1 Recreation facilities, vehicles and equipment	295,550	15,555	904	0.14
	295,550	15,555	904	0.14
6. <u>Library Services</u>				
6.1 Library facilities	23,618	1,243	72	0.01
	23,618	1,243	72	0.01
7. <u>Administration</u>				
7.1 Studies - Engineering-related	88,274	10,910	270	0.10
8.1 Studies - Community Benefit-related	121,787	15,052	373	0.14
	210,061	25,963	643	0.24
TOTAL	\$815,703	\$57,838	\$2,495	\$0.53
D.C.-Eligible Capital Cost	\$815,703	\$57,838		
10-Year Gross Population/GFA Growth (sq.ft.)	1,116	108,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$730.92	\$0.53		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.414	\$2,495		
Apartments - 2 Bedrooms +	2.087	\$1,525		
Apartments - Bachelor and 1 Bedroom	1.338	\$978		
Other Multiples	2.700	\$1,973		
Special Care/Special Dwelling Units	1.100	\$804		



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

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Springfield-area Services Buildout	1,443,457	44,643	6,017	3.24
Municipal-wide Services 20-year	3,539,263	528,855	6,356	2.65
Municipal-wide Services 10-year	815,703	57,838	2,495	0.53
TOTAL	5,798,423	631,337	14,868	6.42



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

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 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; 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

It is recommended that:

- 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; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for administration studies, the costs have been based on a population vs. employment growth ratio (89%/11%) for residential and non-residential, respectively) over the 10-year forecast period;
 - for indoor and outdoor 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; and
 - for water services a 97% residential/3% non-residential allocation has been made based on population vs. employment growth over the buildout forecast period for Springfield.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site within four years prior to payment of the D.C.s, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or



- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (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 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).

b) Non-statutory exemptions:

- buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the *Assessment Act*, as amended;
- buildings or structures owned by and used for the purposes of a board as defined in Subsection 1(1) of the *Education Act*, as amended, and exempt from taxation under Section 3 of the *Assessment Act*; and
- 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

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



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

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2020 and each January 1 thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

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

- all Township-wide services – the full residential and non-residential charge will be imposed on all lands within the Township; and
- water services– the full residential and non-residential charge will be imposed on the Springfield urban area.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

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

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



recreation services, indoor recreation services library services, and administration studies. It is recommended that these reserve funds continue and that an additional reserve fund for water services be established. Appendix F 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 Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

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

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



1. All Township services, with the exception of water, 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 which can be collected from all developing landowners. Section 4 (4) of O.Reg. 82/98 provides that "...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The development charges 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 which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council 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

It is recommended that Council:

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

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

“Continue the approach to calculate the D.C.s on a uniform Township-wide basis for all services (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 May 30, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated May 30, 2019, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

8.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

8.3.2 Notice of Passage

In accordance with 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 which the notice must cover.

8.3.3 By-law Pamphlet

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

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



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

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

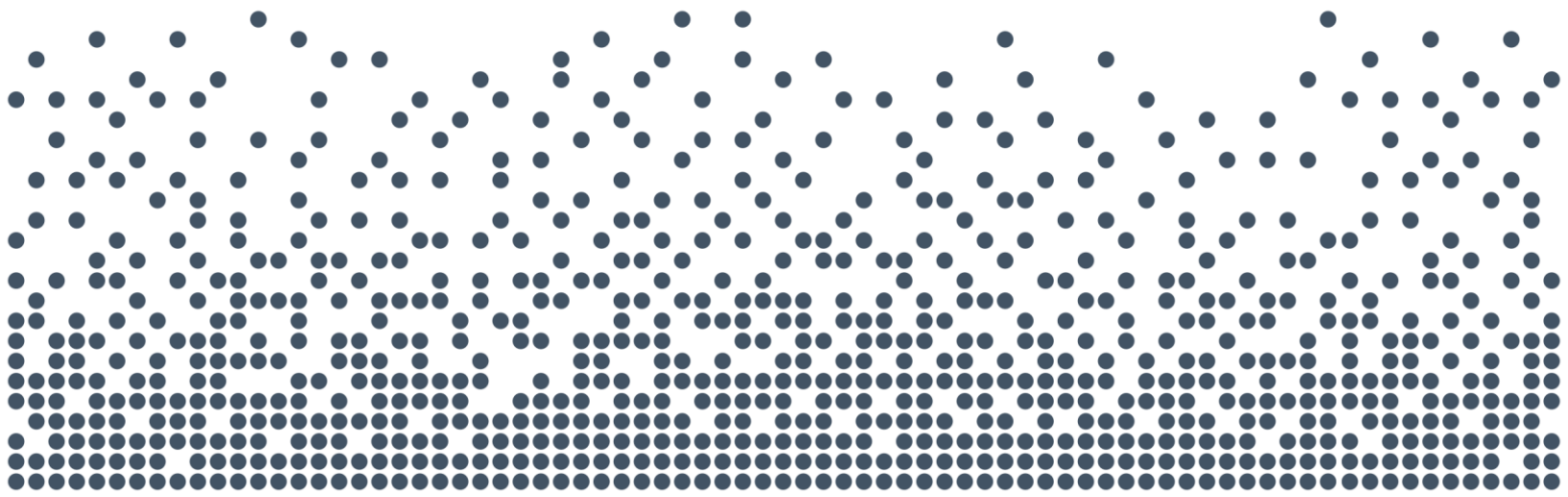


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Appendix A: Background Information on Residential and Non-Residential Growth Forecast



**Schedule 1
Township of Malahide
Residential Growth Forecast Summary**

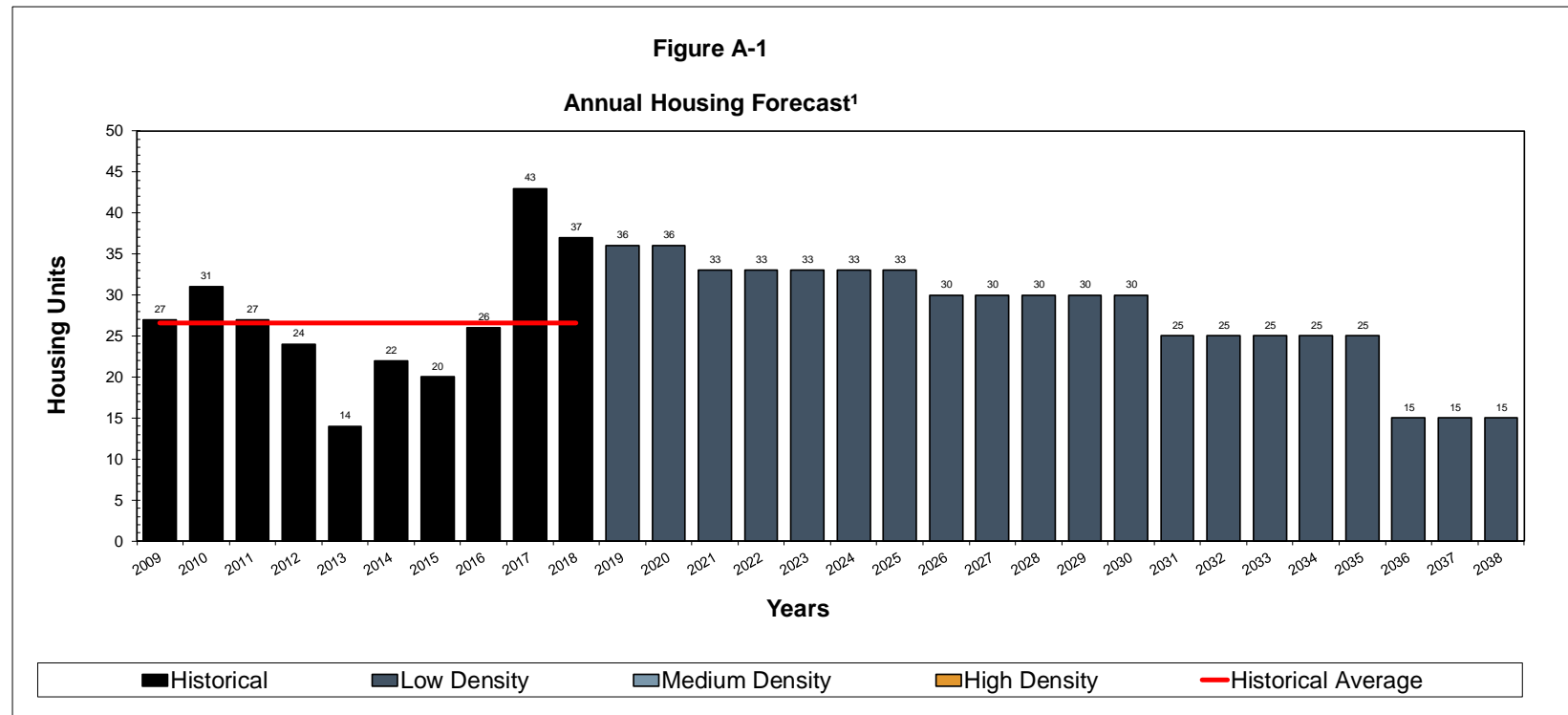
Year		Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.) Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 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 2019	9,820	9,564	136	9,428	2,866	20	20	150	3,056	124	3.130
	Mid 2029	10,780	10,492	150	10,342	3,193	20	20	150	3,383	136	3.101
	Mid 2039	11,450	11,149	159	10,990	3,423	20	20	150	3,613	145	3.086
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 2019	280	272	4	268	106	0	0	0	106	4	
	Mid 2019 - Mid 2029	960	928	14	914	327	0	0	0	327	12	
	Mid 2019 - Mid 2039	1,630	1,585	23	1,562	557	0	0	0	557	21	

Source: Watson & Associates Economists Ltd., 2019.

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

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Historical housing activity from 2009 to 2018 derived from Township of Malahide Development and Community Services Department building permit data by Watson & Associates Economists Ltd., 2019.

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 ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Village of Springfield	2019 - 2029	170	0	0	170	580	(19)	561	8	569
	2019 - Buildout ³	240	0	0	240	819	(32)	787	12	799
Township of Malahide Excluding the Village of Springfield	2019 - 2029	157	0	0	157	536	(182)	353	6	359
	2019 - 2039	317	0	0	317	1,082	(307)	775	11	786
Township of Malahide	2019 - 2029	327	0	0	327	1,116	(201)	914	14	928
	2019 - 2039	557	0	0	557	1,901	(339)	1,562	23	1,585

Source: Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.

² Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

³ Buildout in the Village of Springfield is based on available wastewater capacity from the lagoon as of April, 2019.

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



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

		Population
Mid 2016 Population		9,292
Occupants of New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	106
	<i>multiplied by P.P.U. (3)</i>	3.143
	<i>gross population increase</i>	333
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2019	<i>Units</i>	4
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	4
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	2,950
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.022
	<i>total decline in population</i>	-65
Population Estimate to Mid 2019		9,564
Net Population Increase, Mid 2016 to Mid 2019		272

(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 ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & 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
Total		100%	3.143

¹ Based on 2016 Census custom database

² 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 2019 to Mid 2029

		Population
Mid 2019 Population		9,564
Occupants of New Housing Units, Mid 2019 to Mid 2029	Units (2)	327
	multiplied by P.P.U. (3)	3,414
	gross population increase	1,116
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2029	Units	12
	multiplied by P.P.U. (3)	1,100
	gross population increase	13
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	Units (4)	3,056
	multiplied by P.P.U. decline rate (5)	-0.066
	total decline in population	-201
Population Estimate to Mid 2029		10,492
Net Population Increase, Mid 2019 to Mid 2029		928

(1) Mid 2019 Population based on:

2016 Population (9,292) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (106 x 3.143 = 333) + (4 x 1.100) + (2,950 x -0.022 = -65) = 9,564

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	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

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 2,950 (2016 Census) + 106 (Mid 2016 to Mid 2019 unit estimate) = 3,056

(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
Twenty Year Growth Forecast
Mid 2019 to Mid 2039**

		Population
Mid 2019 Population		9,564
Occupants of New Housing Units, Mid 2019 to Mid 2039	Units (2)	557
	multiplied by P.P.U. (3)	3,414
	gross population increase	1,901
Occupants of New Equivalent Institutional Units, Mid 2019 to Mid 2039	Units	21
	multiplied by P.P.U. (3)	1,100
	gross population increase	23
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2039	Units (4)	3,056
	multiplied by P.P.U. decline rate (5)	-0.111
	total decline in population	-339
Population Estimate to Mid 2039		11,149
Net Population Increase, Mid 2019 to Mid 2039		1,585

(1) Mid 2019 Population based on:

2016 Population (9,292) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (106 x 3.143 = 333) + (4 x 1.100) + (2,950 x -0.022 = -65) = 9,564

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	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

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 2,950 (2016 Census) + 106 (Mid 2016 to Mid 2019 unit estimate) = 3,056

(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 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2009	27	0	0	27
2010	31	0	0	31
2011	27	0	0	27
2012	24	0	0	24
2013	14	0	0	14
Average (2009 - 2013)	25	0	0	25
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014	22	0	0	22
2015	20	0	0	20
2016	26	0	0	26
2017	43	0	0	43
2018	37	0	0	37
Sub-total	148	0	0	148
Average (2014 - 2018)	30	0	0	30
% Breakdown	100.0%	0.0%	0.0%	100.0%
2009 - 2017				
Total	271	0	0	271
Average	27	0	0	27
% Breakdown	100.0%	0.0%	0.0%	100.0%

Source: Historical housing activity from 2009 to 2018 derived from Township of Malahide Development and Community Services Department building permit data by Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7a
Township of Malahide
Persons 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	-	3.143	
6-10	-	-	-	3.500	-	3.975	
11-15	-	-	-	3.211	-	3.593	
16-20	-	-	-	2.923	-	3.545	
20-25	-	-	-	2.696	-	2.813	3.414
25-35	-	-	-	3.160	3.813	3.406	
35+	-	1.250	1.846	2.912	4.535	2.944	
Total	-	1.250	1.901	2.977	4.714	3.132	

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

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
Province of Ontario
Persons Per Unit By Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						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	2.591	
6-10	-	1.516	1.950	2.945	4.288	2.705	
11-15	2.368	1.639	1.957	2.975	4.696	2.773	
16-20	2.250	1.551	1.970	2.911	4.351	2.706	
20-25	-	1.486	1.955	2.953	4.377	2.725	2.700
25-35	1.690	1.452	2.004	2.962	4.232	2.773	
35+	1.427	1.337	1.973	2.873	3.830	2.565	
Total	1.668	1.407	1.968	2.909	4.093	2.655	

Age of Dwelling	Apartments ²						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	1.701	
6-10	1.244	1.399	1.972	2.893	3.395	1.753	
11-15	1.285	1.412	1.968	3.070	3.405	1.817	
16-20	1.246	1.408	2.091	3.144	4.418	1.934	
20-25	1.237	1.369	2.136	3.332	3.571	1.947	1.830
25-35	1.182	1.353	2.057	3.189	3.840	1.896	
35+	1.129	1.335	2.122	3.015	3.562	1.886	
Total	1.161	1.357	2.079	3.048	3.604	1.865	

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	2.635
6-10	1.413	1.425	1.973	3.275	4.576	2.867
11-15	1.582	1.458	1.968	3.280	4.533	3.008
16-20	1.374	1.449	2.020	3.121	4.320	2.874
20-25	1.278	1.394	2.071	3.039	4.137	2.724
25-35	1.246	1.372	2.027	2.927	3.958	2.651
35+	1.170	1.349	2.002	2.694	3.717	2.370
Total	1.230	1.375	2.003	2.900	4.051	2.562

¹ Includes townhouses and apartments in duplexes.

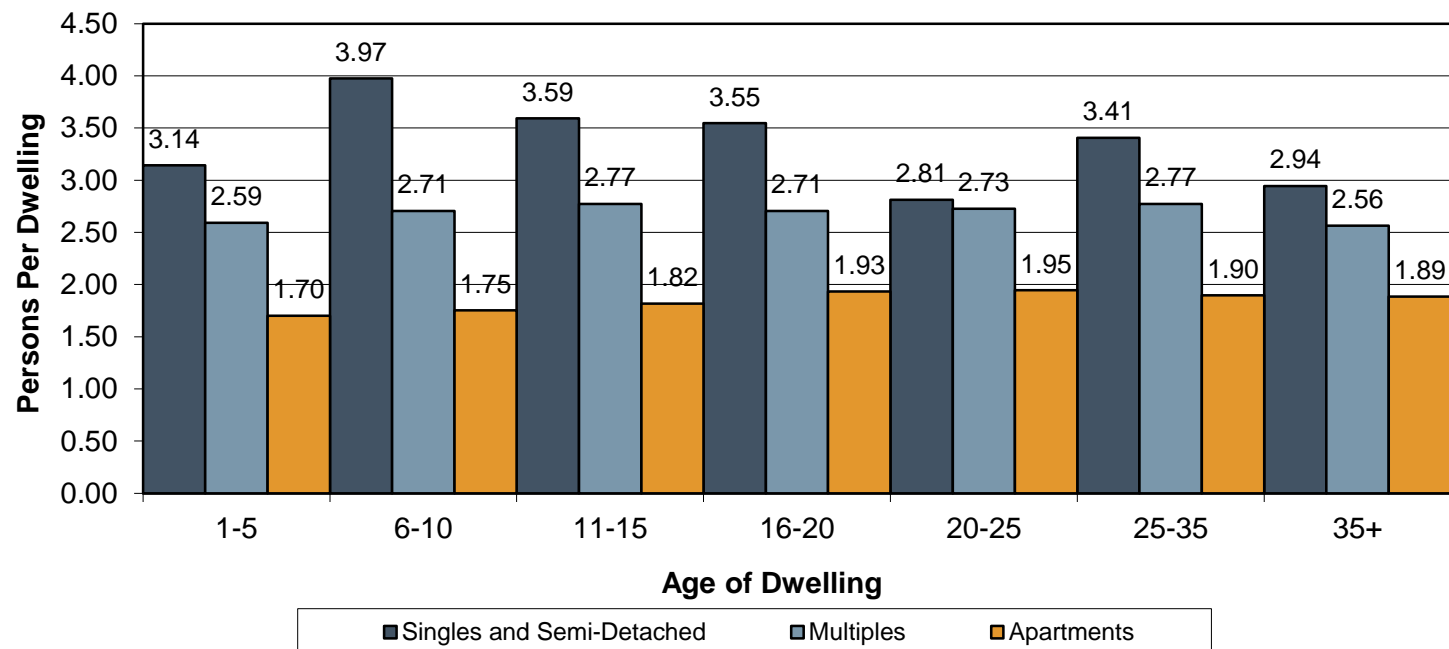
² Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Province of Ontario.



**Schedule 9a
Township of Malahide
Employment Forecast, 2019 to 2039**

Period	Population	Activity Rate						Employment						Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Total (Excluding Work at Home)
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 2019	9,564	0.025	0.080	0.028	0.022	0.024	0.179	235	767	273	227	249	1,751	984
Mid 2029	10,492	0.023	0.080	0.032	0.025	0.025	0.186	245	841	336	263	266	1,951	1,110
Mid 2039	11,149	0.023	0.081	0.034	0.027	0.025	0.191	260	905	384	302	282	2,133	1,228
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 2019	272	-0.0002	0.0000	0.0000	0.0000	0.0000	-0.0002	5	22	13	22	24	86	64
Mid 2019 - Mid 2029	928	-0.0012	0.0000	0.0040	0.0030	0.0011	0.0069	10	74	63	36	17	200	126
Mid 2019 - Mid 2039	1,585	-0.0012	0.0010	0.0065	0.0050	0.0011	0.0124	25	138	111	75	33	382	244
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 2019	91	-0.0001	0.0000	0.0000	0.0000	0.0000	-0.0001	2	7	4	7	8	29	21
Mid 2019 - Mid 2029	93	-0.00012	0.00000	0.00040	0.00030	0.00011	0.00069	1	7	6	4	2	20	13
Mid 2019 - Mid 2039	79	-0.00006	0.00005	0.00033	0.00025	0.00006	0.00062	1	7	6	4	2	19	12

Source: Watson & Associates Economists Ltd., 2019.



Schedule 9b
Township of Malahide
Employment & Gross Floor Area (G.F.A) Forecast, 2019 to 2039

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ²	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 2019	9,564	235	273	227	247	982	354,900	124,900	205,500	685,300
Mid 2029	10,492	245	336	263	258	1,102	436,800	144,700	212,500	794,000
Mid 2039	11,149	260	384	302	269	1,215	499,200	166,100	219,900	885,200
Incremental Change										
Mid 2006 - Mid 2016	464	170	133	33	60	690				
Mid 2016 - Mid 2019	272	5	13	22	22	62	16,900	12,100	17,600	46,600
Mid 2019 - Mid 2029	928	10	63	36	11	120	81,900	19,800	7,000	108,700
Mid 2019 - Mid 2039	1,585	25	111	75	22	233	144,300	41,200	14,400	199,900
Annual Average										
Mid 2006 - Mid 2016	46	17	13	3	6	138				
Mid 2016 - Mid 2019	91	2	4	7	7	21	5,633	4,033	5,867	15,533
Mid 2019 - Mid 2029	93	1	6	4	1	12	8,190	1,980	700	10,870
Mid 2019 - Mid 2039	79	1	6	4	1	12	7,215	2,060	720	9,995

Source: Watson & Associates Economists Ltd., 2019.

¹ Square Foot Per Employee Assumptions

Industrial 1,300

Commercial/ Population Related 550

Institutional 655

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

* Reflects Mid 2019 to Mid 2039 forecast period

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



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

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Village of Springfield	2019 - 2029	-	9,900	-	9,900	18
	2019 - Buildout	-	13,800	-	13,800	25
Township of Malahide Excluding the Village of Springfield	2019 - 2029	81,900	9,900	7,000	98,800	102
	2019 - 2039	144,300	27,500	14,400	186,200	208
Township of Malahide	2019 - 2029	81,900	19,800	7,000	108,700	120
	2019 - 2039	144,300	41,200	14,400	199,900	233

Source: Watson & Associates Economists Ltd., 2019.

¹ Square feet per employee assumptions:

Industrial	1,300
Commercial	550
Institutional	655

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

*Reflects Mid 2019 to Mid 2039 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	<i>Agriculture, forestry, fishing and hunting</i>	560	690	130	
21	<i>Mining and oil and gas extraction</i>	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	<i>Utilities</i>	0	10	10	
23	<i>Construction</i>	10	135	125	
31-33	<i>Manufacturing</i>	45	120	75	
41	<i>Wholesale trade</i>	35	35	0	
48-49	<i>Transportation and warehousing</i>	110	70	-40	
56	<i>Administrative and support</i>	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	<i>Retail trade</i>	75	75	0	
51	<i>Information and cultural industries</i>	10	15	5	
52	<i>Finance and insurance</i>	0	0	0	
53	<i>Real estate and rental and leasing</i>	20	0	-20	
54	<i>Professional, scientific and technical services</i>	25	25	0	
55	<i>Management of companies and enterprises</i>	0	0	0	
56	<i>Administrative and support</i>	8	25	18	
71	<i>Arts, entertainment and recreation</i>	10	10	0	
72	<i>Accommodation and food services</i>	45	70	25	
81	<i>Other services (except public administration)</i>	70	100	30	
Sub-total		263	320	58	
	<u>Institutional</u>				
61	<i>Educational services</i>	75	95	20	
62	<i>Health care and social assistance</i>	95	115	20	
91	<i>Public administration</i>	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

Appendix B Summary of Service Standards as per the D.C.A.

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	\$19,595.00	0.0292	km of roadways	671,062	per lane km	31,058,075
	Services Related to a Highway - Bridges, Culverts & Structures	\$3,275.70	0.0040	Number of Bridges, Culverts & Structures	818,925	per item	5,191,985
	Services Related to a Highway - Sidewalks and Streetlights	\$270.20	0.0147	km of sidewalks/ no. of streetlights	18,381	per km	428,267
	Services Related to a Highway - Depots and Domes	\$354.45	2.6626	sq.ft. of building area	133	per sq.ft.	561,803
	Services Related to a Highway - Vehicles	\$470.66	0.0031	No. of vehicles and equipment	151,826	per vehicle	745,996
Fire	Fire Facilities	\$451.52	1.6626	sq.ft. of building area	272	per sq.ft.	715,659
	Fire Vehicles	\$720.57	0.0015	No. of vehicles	480,380	per vehicle	1,142,103
	Fire Small Equipment and Gear	\$115.31	0.0507	No. of equipment and gear	2,274	per Firefighter	182,766
Police	Police Facilities	\$2.38	0.0089	sq.ft. of building area	267	per sq.ft.	3,772
Parks	Parkland Development	\$40.28	0.0022	Acres of Parkland	18,309	per acre	37,380
	Parkland Amenities	\$772.65	0.0042	No. of parkland amenities	183,964	per amenity	717,019
Recreation	Indoor Recreation Facilities	\$1,532.58	6.1548	sq.ft. of building area	249	per sq.ft.	1,422,234
	Recreation Vehicles and Equipment	\$14.67	0.0003	No. of vehicles and equipment	48,900	per vehicle	13,614
Library	Library Facilities	\$65.14	0.2634	sq.ft. of building area	247	per sq.ft.	60,450



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Rural	255.97	255.97	255.97	255.97	255.97	255.97	256.92	257.87	258.82	259.77	\$669,000
Semi-Urban	11.40	11.40	11.40	11.40	11.40	11.40	11.59	11.79	11.98	12.17	\$688,000
Urban	0.45	0.45	0.45	0.45	0.45	0.45	0.63	0.80	0.98	1.15	\$1,694,000
Total	267.82	267.82	267.82	267.82	267.82	267.82	269.14	270.46	271.77	273.09	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0296	0.0295	0.0293	0.0291	0.0290	0.0290	0.0290	0.0291	0.0291	0.0288

10 Year Average	2009-2018
Quantity Standard	0.0292
Quality Standard	\$671,062
Service Standard	\$19,595

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$19,595
Eligible Amount	\$31,058,075



Township of Malahide
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Bridges											
Dorchester Road at Avon Drive # 37	1	1	1	1	1	1	1	1	1	1	\$1,499,800
Helder Road at Avon Drive # 37	1	1	1	1	1	1	1	1	1	1	\$456,700
Crossley Hunter Line at Imperial Rd # 73	1	1	1	1	1	1	1	1	1	1	\$1,279,000
Mapleton Line at Imperial Rd # 73	1	1	1	1	1	1	1	1	1	1	\$1,048,100
Pressey Line at Walker Rd	1	1	1	1	1	1	1	1	1	1	\$375,000
Pressey Line at Pigram Rd	1	1	1	1	1	1	1	1	1	1	\$2,126,700
Carter Road at Pressey Ln	1	1	1	1	1	1	1	1	1	1	\$1,806,200
College Road at Walker Rd	1	1	1	1	1	1	1	1	1	1	\$2,454,200
Walker Road at S of College Ln	1	1	1	1	1	1	1	1	1	1	\$1,465,900
Dingle Line at E of Hacienda Rd	1	1	1	1	1	1	1	1	1	1	\$1,808,300
Hacienda Road at S of Dingle Ln	1	1	1	1	1	1	1	1	1	1	\$2,052,600
Rogers Road at N of Talbot Ln # 3	1	1	1	1	1	1	1	1	1	1	\$1,708,600
Culverts											
Century Line at W of EmPy Rd	1	1	1	1	1	1	1	1	1	1	\$172,400
Broadway Street at E of Mill St	1	1	1	1	1	1	1	1	1	1	\$471,200
Finney Street at Tracey St	1	1	1	1	1	1	1	1	1	1	\$545,700
Ashton Street at Tracey St	1	1	1	1	1	1	1	1	1	1	\$511,000
Whittaker Road - Con 7 N	1	1	1	1	1	1	1	1	1	1	\$410,000
Whittaker Road - Con 7 S	1	1	1	1	1	1	1	1	1	1	\$312,600
Whittaker Road - Con 9	-	1	1	1	1	1	1	1	1	1	\$494,200
Whittaker Road - Con 10	-	-	-	1	1	1	1	1	1	1	\$333,300
Dorchester Road - Catfish Creek	1	1	1	1	1	1	1	1	1	1	\$512,400
Mapleton Line	1	1	1	1	1	1	1	1	1	1	\$243,800
Mapleton Line - Catfish Creek E	1	1	1	1	1	1	1	1	1	1	\$1,104,400



Township of Malahide
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Pigram Road - Bear Creek	1	1	1	1	1	1	1	1	1	1	\$224,900
Pressey Line - Bear Creek	1	1	1	1	1	1	1	1	1	1	\$489,400
College Line - West	1	1	1	1	1	1	1	1	1	1	\$976,000
College Line - Middle	1	1	1	1	1	1	1	1	1	1	\$1,027,700
College Line - East	1	1	1	1	1	1	1	1	1	1	\$240,300
Glencolin Line - Drain	1	1	1	1	1	1	1	1	1	1	\$321,200
Rogers Road - Bradley Creek	1	1	1	1	1	1	1	1	1	1	\$227,800
Conservation Line	1	1	1	1	1	1	1	1	1	1	\$647,000
Hacienda Road - Silver Creek	1	1	1	1	1	1	1	1	1	1	\$1,053,700
Calton Line - Silver Creek	1	1	1	1	1	1	1	1	1	1	\$302,700
Vienna Line	1	1	1	1	1	1	1	1	1	1	\$1,105,700
Caverly Road	-	1	1	1	1	1	1	1	1	1	\$126,500
Vienna Line - Lot 25	-	-	-	1	1	1	1	1	1	1	\$37,700
Catt Line	-	-	-	1	1	1	1	1	1	1	\$22,400
Springwater Rd	1	1	1	1	1	1	1	1	1	1	\$429,900
Total	33	35	35	38	38	38	38	38	38	38	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0037	0.0039	0.0038	0.0041	0.0041	0.0041	0.0041	0.0041	0.0041	0.0040

10 Year Average	2009-2018
Quantity Standard	0.0040
Quality Standard	\$818,925
Service Standard	\$3,276

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$3,276
Eligible Amount	\$5,191,985



Township of Malahide
Service Standard Calculation Sheet

Service: Services Related to a Highway - Sidewalks and Streetlights
Unit Measure: km of sidewalks/ no. of streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Sidewalks	5.7	5.7	5.7	4.7	3.0	3.0	3.3	3.3	3.3	3.7	\$454,600
Streetlights (hanging)	98.0	98.0	98.0	98.0	98.0	120.0	142.0	142.0	142.0	142.0	\$2,000
Streetlights (including pole)	-	14.0	14.0	14.0	14.0	16.0	16.0	16.0	16.0	16.0	\$27,000
Total	103.7	117.7	117.7	116.7	115.0	139.0	161.3	161.3	161.3	161.7	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0115	0.0130	0.0129	0.0127	0.0124	0.0150	0.0174	0.0174	0.0172	0.0171

10 Year Average	2009-2018
Quantity Standard	0.0147
Quality Standard	\$18,381
Service Standard	\$270

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$270
Eligible Amount	\$428,267



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
South Bays and Office	8,964	8,964	8,964	8,964	8,964	8,964	8,964	8,964	8,964	8,964	\$161	\$185
South Salt Shed	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$73	\$84
North Bays, Office and Salt Shed	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	\$115	\$142
Trailer (Portable Office Space)	-	-	900	900	900	900	900	900	900	900	\$22	\$28
Total	23,864	23,864	24,764	24,764	24,764	24,764	24,764	24,764	24,764	24,764		

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	2.6413	2.6270	2.7076	2.6912	2.6789	2.6807	2.6714	2.6648	2.6477	2.6155

10 Year Average	2009-2018
Quantity Standard	2.6626
Quality Standard	\$133
Service Standard	\$354

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$354
Eligible Amount	\$561,803



Township of Malahide
Service Standard Calculation Sheet

Service: Services Related to a Highway - Vehicles

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Single Axle Truck	1	1	-	1	1	1	1	1	1	1	\$183,500
Tandem Truck	6	6	6	6	6	6	6	7	6	8	\$252,300
John Deere Grader	2	2	2	3	3	3	3	3	3	3	\$378,400
Tractor Backhoes	2	3	3	3	3	3	3	3	3	3	\$160,500
International Farm Loader Tractor	1	1	1	1	1	1	1	1	1	1	\$22,900
John Deere Tractor/Mower	2	1	1	1	1	1	1	1	1	1	\$86,000
Vermeer Bush Chipper	1	1	1	1	1	1	1	1	1	1	\$57,300
Pickup Truck	7	8	8	8	9	8	8	9	11	11	\$40,100
Packer for Backhoes	1	1	1	1	1	1	1	1	1	1	\$13,800
Tandem Van Trailer	1	1	1	1	1	1	1	1	1	1	\$10,000
Volvo - triaxle	2	2	2	2	2	2	2	2	2	-	\$310,200
Total	26	27	26	28	29	28	28	30	31	31	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0029	0.0030	0.0028	0.0030	0.0031	0.0030	0.0030	0.0032	0.0033	0.0033

10 Year Average	2009-2018
Quantity Standard	0.0031
Quality Standard	\$151,826
Service Standard	\$471

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$471
Eligible Amount	\$745,996



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
FD#1	3,808	3,808	3,808	3,808	3,808	3,808	3,808	3,808	3,808	-	\$222	\$269
FD#2	4,025	4,025	4,025	4,025	4,025	4,025	4,025	4,025	4,025	-	\$227	\$271
FD#3	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$235	\$275
FD#4	2,400	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	\$226	\$270
FD#5	-	-	-	-	-	-	-	-	-	12,400	\$237	\$275
Total	13,833	15,025	15,025	15,025	15,025	15,025	15,025	15,025	15,025	19,592		

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	1.5310	1.6540	1.6428	1.6328	1.6254	1.6264	1.6208	1.6168	1.6064	2.0693

10 Year Average	2009-2018
Quantity Standard	1.6626
Quality Standard	\$272
Service Standard	\$452

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$452
Eligible Amount	\$715,659



**Township of Malahide
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
1988 Triple Combination Pumper - Class A	1	-	-	-	-	-	-	-	-	-	\$575,000
1993 E-One Pumper	1	1	1	1	1	1	1	-	-	-	\$575,000
1998 International Tanker	1	1	1	1	1	1	1	1	-	-	\$575,000
1996 Freighliner Tanker	1	1	1	1	1	1	-	-	-	-	\$575,000
2000 International Pumper Tanker	1	1	1	1	1	1	1	1	1		\$575,000
Chassis - 1996 International/Balance of Unit including van & pumps	1	1	1	1	-	-	-	-	-	-	\$142,100
2000 GMC Rescue/Command Unit #2	1	1	1	1	1	1	1	1	1	1	\$650,000
1994 Chev Chassis/2000 - 12' Chev Aluminum Van	1	1	1	1	-	-	-	-	-	-	\$44,100
1987 Ford Cube Van	1	1	1	1	-	-	-	-	-	-	\$41,300
2013 Freightliner Rescue #1	-	-	-	-	1	1	1	1	1	1	\$650,000
2013 Freightliner Rescue #3	-	-	-	-	1	1	1	1	1	1	\$650,000
2013 Freightliner Rescue #4	-	-	-	-	1	1	1	1	1	1	\$650,000
2007 Pumper with Frieghtliner Chassis	1	1	1	1	1	1	1	1	1	1	\$575,000
2009 Pierce Pumper	1	1	1	1	1	1	1	1	1	1	\$575,000
2015 Pumper	-	-	-	-	-	-	1	1	1	1	\$575,000
2008 Freightliner Pumper	1	1	1	1	1	1	1	1	1	-	\$575,000
2004 Freighliner Pumper Tanker	1	1	1	1	1	1	1	1	1	1	\$575,000
2015 Freightliner tanker	-	-	-	-	-	-	1	1	1	1	\$575,000
2016 Freightliner Tanker/Pumper	-	-	-	-	-	-	-	-	1	1	\$575,000
Fire Chief Vehicle	1	1	1	1	1	1	1	1	1	1	\$55,000
2018 Freightliner Pumper/Tanker	-	-	-	-	-	-	-	-	-	1	\$575,000
Command Trailer	-	1	1	1	1	1	1	1	1	1	\$38,900
Total	14	14	14	14	14	14	15	14	14	13	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0016	0.0015	0.0015	0.0014

10 Year Average	2009-2018
Quantity Standard	0.0015
Quality Standard	\$480,380
Service Standard	\$721

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$721
Eligible Amount	\$1,142,103



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Communications (radios and pagers)	181	181	181	181	181	181	181	181	181	160	\$900
Tools	55	55	55	55	55	55	55	55	55	55	\$1,900
Fire Rescue Equipment	31	31	31	31	31	31	31	31	31	31	\$2,500
Equipment	102	102	102	102	102	102	102	102	102	102	\$1,000
Bunker Gear	101	101	101	101	101	101	101	101	101	88	\$5,800
Jaws of Life	-	-	1	2	2	2	2	2	2	2	\$27,500
Total	470	470	471	472	472	472	472	472	472	438	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0520	0.0517	0.0515	0.0513	0.0511	0.0511	0.0509	0.0508	0.0505	0.0463

10 Year Average	2009-2018
Quantity Standard	0.0507
Quality Standard	\$2,274
Service Standard	\$115

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$115
Eligible Amount	\$182,766



Township of Malahide
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Policing Space	82	82	82	82	82	82	82	82	82	82	\$229	\$268
Total	82	82	82	82	82	82	82	82	82	82		

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0091	0.0090	0.0090	0.0089	0.0089	0.0089	0.0088	0.0088	0.0088	0.0087

10 Year Average	2009-2018
Quantity Standard	0.0089
Quality Standard	267
Service Standard	\$2

D.C. Amount (before deductions)	20 Year
Forecast Population	1,585
\$ per Capita	\$2
Eligible Amount	\$3,772



**Township of Malahide
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Wonacott Park (Port Bruce)	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	\$45,900
Cenotaph Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$45,900
Ron McNeil Line Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$45,900
Thomson Green Space	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$45,900
MTO Green Space	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$45,900
Woodlot (on Vienna Line)	25.0	25.0	25.0	25.0	25.0	-	-	-	-	-	\$2,900
Finney Street Green Space	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$45,900
Finney & Superior Green Space	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$45,900
Ashton Street Green Space	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$45,900
Mill Thomson Green	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$45,900
Thomson/Centre Green	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$45,900
Total	32.3	32.3	32.3	32.3	32.3	7.3	7.3	7.3	7.3	7.3	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0036	0.0036	0.0035	0.0035	0.0035	0.0008	0.0008	0.0008	0.0008	0.0008

10 Year Average	2009-2018
Quantity Standard	0.0022
Quality Standard	\$18,309
Service Standard	\$40

D.C. Amount (before deductions)	10 Year
Forecast Population	928
\$ per Capita	\$40
Eligible Amount	\$37,380



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Malahide Community Place - Ball Diamonds	2	2	2	2	2	2	2	2	3	3	\$236,800
Malahide Community Place - Lighting	1	2	2	2	2	2	2	2	2	2	\$100,700
Lyons - Ball Diamond	1	-	-	-	-	-	-	-	-	-	\$50,200
Lyons - Lighting	1	-	-	-	-	-	-	-	-	-	\$91,700
Wonnacott Park - Posts (178)	1	1	1	1	1	1	1	1	1	1	\$2,800
Wonnacott Park - Sidewalks	1	1	1	1	1	1	1	1	1	1	\$10,800
Wonnacott Park - Pier	1	1	1	1	1	1	1	1	1	1	\$5,712,000
Cenotaph Park - Sidewalks, Poles, Gardens	1	1	1	1	1	1	1	1	1	1	\$23,900
Wonnacott Park - Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$50,100
Wonnacott Park - Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$89,500
Wonnacott Park - Wooden Tables	12	12	12	12	12	12	12	12	12	12	\$7,500
Tracey St Park - Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$20,400
Ron McNeil Line Park - Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$49,400
Springfield Lions - Standard Wooden Bleachers	8	8	8	8	8	8	8	8	8	8	\$18,700
Wonnacott Park - Pavilion	1	1	1	1	1	1	1	1	1	1	\$84,800
Wonnacott Park - Port Bruce Washrooms	1	1	1	1	1	1	1	1	1	1	\$40,500
Playground Equipment at MCP	-	1	1	1	1	1	1	1	1	1	\$34,400
Playground Equipment at SDCH	-	1	1	1	1	1	1	1	1	1	\$34,400
Malahide Community Place Walking Path	-	-	-	-	-	-	1	1	1	1	\$38,000
Wonnacott Park - Splash Pad (mister)	-	-	-	-	-	-	-	-	1	1	\$10,000
Wonnacott Park - Plastic Picnic Tables	-	-	-	-	-	-	-	-	8	8	\$3,000
Total	35	36	36	36	36	36	37	37	47	47	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0039	0.0040	0.0039	0.0039	0.0039	0.0039	0.0040	0.0040	0.0050	0.0050

10 Year Average	2009-2018
Quantity Standard	0.0042
Quality Standard	\$183,964
Service Standard	\$773

D.C. Amount (before deductions)	10 Year
Forecast Population	928
\$ per Capita	\$773
Eligible Amount	\$717,019



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
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	\$229	\$256
South Dorchester Community Hall	1,294	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	\$201	\$225
Malahide Community Place	-	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	10,900	\$201	\$225
Total	45,294	58,131	58,131	58,131	58,131	58,131	58,131	58,131	58,131	58,131		

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	5.0132	6.3993	6.3559	6.3172	6.2885	6.2926	6.2709	6.2554	6.2152	6.1397

10 Year Average	2009-2018
Quantity Standard	6.1548
Quality Standard	\$249
Service Standard	\$1,533

D.C. Amount (before deductions)	10 Year
Forecast Population	928
\$ per Capita	\$1,533
Eligible Amount	\$1,422,234



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Olympia Ice Resurfacers (Millennium) (50% ownership)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$70,000
Generator 350 d.f.c.c.c. Diesel (50% Ownership)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$143,300
Bannerman Diamond 6 Groomer	-	-	-	-	-	-	-	-	-	1	\$3,000
Case Tractor	-	-	-	-	-	-	-	-	-	1	\$6,500
Chey Colorado Truck	1	1	1	1	1	1	1	1	1	1	\$22,000
Community Services Trailer	1	1	1	1	1	1	1	1	1	1	\$1,500
Second Vehicle	-	-	-	-	-	-	-	-	1	1	\$22,000
Total	3	3	3	3	3	3	3	3	4	6	

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0004	0.0006

10 Year Average	2009-2018
Quantity Standard	0.0003
Quality Standard	\$48,900
Service Standard	\$15

D.C. Amount (before deductions)	10 Year
Forecast Population	928
\$ per Capita	\$15
Eligible Amount	\$13,614



**Township of Malahide
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library	951	-	-	-	-	-	-	-	-	-	\$229	\$279
New Library at Malahide Community Place	-	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$201	\$246
Total	951	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600		

Population	9,035	9,084	9,146	9,202	9,244	9,238	9,270	9,293	9,353	9,468
Per Capita Standard	0.1053	0.2862	0.2843	0.2825	0.2813	0.2814	0.2805	0.2798	0.2780	0.2746

10 Year Average	2009-2018
Quantity Standard	0.2634
Quality Standard	\$247
Service Standard	\$65

D.C. Amount (before deductions)	10 Year
Forecast Population	928
\$ per Capita	\$65
Eligible Amount	\$60,450



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 D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2017 Financial Information Return (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 life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Watermains	80	0.00516071
Water Tower and Pump Station	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.01655575
Fire Vehicles and Equipment	20	0.04115672
Streetlights	15	0.05782547
Services Related to a Highway - Vehicles	10	0.09132653
Indoor Recreation Vehicles	7	0.13451196



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	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Water Services				
1.1 Treatment, storage and distribution systems	13,648,500	637,128	56,765	693,893
2. Services Related to a Highway				
2.1 Roads	1,040,757	61,394	427,886	489,280
2.2 Depots and Domes	300,000	15,554	123,339	138,893
2.3 PW Rolling Stock	745,000	86,868	306,292	393,160
3. Fire Protection Services				
3.1 Fire facilities, vehicles & equipment	1,982,362	14,687	176,297	190,984
4. Outdoor Recreation Services				
4.1 Parkland development, amenities & trails	336,951	19,120	5,250	24,370
5. Indoor Recreation Services				
5.1 Recreation facilities, vehicles and equipment	325,305	3,640	109,199	112,839
6. Library Services				
6.1 Library facilities	24,861	-	-	-
7. Administration				
7.1 Studies - Engineering-related	104,924	-	-	-
8.1 Studies - Community Benefit-related	154,339	-	-	-
Total	18,663,000	838,391	1,205,028	2,043,419



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds).
- The municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per 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 as an interim financing source for capital undertakings for which development charges 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 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;



- closing balance;
- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by development charges, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- for credits granted under 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 development charge 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
	Non-Discounted Services				Discounted Services				
	Services Related to a Highway	Water Services	Police Services	Fire Protection Services	Outdoor Recreation Services	Indoor Recreation Services	Library Services	Administration - Engineering- related	
Opening Balance, January 1, _____									0
Plus:									
Development Charge Collections									0
Accrued Interest									0
Repayment of Monies Borrowed from Fund and Associated Interest ¹									0
Sub-Total	0	0	0	0	0	0	0	0	0
Less:									
Amount Transferred to Capital (or Other) Funds ²									0
Amounts Refunded									0
Amounts Loaned to Other D.C. Service Category for Interim Financing									0
Credits ³									0
Sub-Total	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



**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						
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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

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



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.

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.

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).

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.

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.

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.

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

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.

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).

3. Parkland Development

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.

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.



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.

3.3.2 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.

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 DC; and
- d. Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the DC.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the 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:

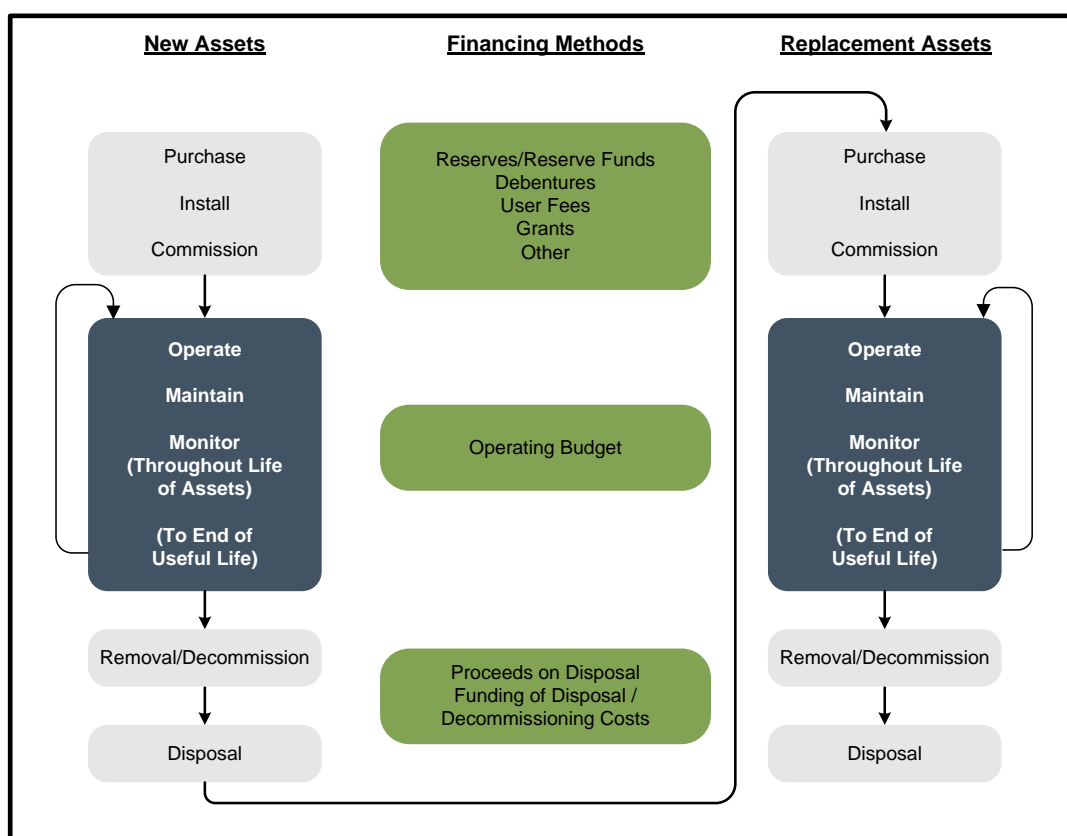
“The asset management plan shall,

- (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 for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the background study.

At a broad level, the 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 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 2018/2019 for its existing assets, however, did not include future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2019 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's 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 which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$2.87 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 \$1.96 million. This amount, totalled with the existing operating revenues of \$13.06 million, provide annual revenues of \$15.01 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
2019\$

Asset Management Summary	Sub-Total	2038 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		496,399
Annual Debt Payment on Post Period Capital ²		121,910
Lifecycle:		
Annual Lifecycle - All Services	\$1,042,501	
Sub-Total - Annual Lifecycle	\$1,042,501	\$1,042,501
Incremental Operating Costs (for D.C. Services)		\$1,205,028
Total Expenditures		\$2,865,838
Revenue (Annualized)		
Total Existing Revenue ⁴		\$13,055,758
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$1,957,937
Total Revenues		\$15,013,695

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. 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 June 20, 2019;

AND WHEREAS the Council of the Township of Malahide had before it a report entitled Development Charge Background Study dated May 30, 2019 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 1, 2019 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 1, 2019 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. "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;
6. "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;
7. "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;
8. "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;
9. "board of education" means a board defined in s.s. 1(1) of the *Education Act*;
10. "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;

11. "Building Code Act" means the *Building Code Act, 1992, S.O. 1992, c.23, as amended*;

12. "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,
 - i. rolling stock with an estimated useful life of seven years or more,
 - ii. furniture and equipment, other than computer equipment, and
 - iii. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R. 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.

13. "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;

14. "Corporations" means the Corporation of the Township of Malahide;
15. "Council" means the Council of the Township of Malahide;
16. "developer" means a person who undertakes development or redevelopment;
17. "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;
18. "development charge" means a charge imposed pursuant to this By-law with respect to growth - related net capital cost;
19. "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;
20. "exemption" means that no development charge is payable;
21. "existing" means the number, use and size that existed as of the date this by-law was passed;
22. "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;
23. "floor" does not include a storey;
24. "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;



25. "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;
26. "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
27. "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;
28. "gross floor area" means
- a. in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
 - b. in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - i. a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - ii. loading facilities above or below grade; and



- iii. a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;
29. "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;
30. "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;
31. "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;
32. "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;
33. "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;



34. "multiple dwellings" means all dwellings other than single-detached, semi-detached, apartments, and special care/special dwelling units;
35. "Municipality" means The Corporation of the Township of Malahide;
36. "Non-profit housing" means housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis and which is owned or operated by:
- a. a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or
 - b. a non-profit housing co-operative having the same meaning as in the Co-operative Corporations Act, R.S.O. 1990, c.C.35, as amended;
37. "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;
38. "Official Plan" means the Official Plan adopted for the municipality, as amended and approved;
39. "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;
40. "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;
41. "Planning Act" means the *Planning Act*, 1990, R.S.O. 1990, c.P.13, as amended;
42. "rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;
43. "regulation" means any regulation made pursuant to the Act;
44. "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;

45. "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;
46. "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;
47. "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".
48. "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;
49. "service" means a service designed in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;
50. "servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;
51. "single detached dwelling" means a completely detached building containing only one dwelling unit and not attached to another structure.
52. "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.

53. "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

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

- (a) Services Related to a Highway;
- (b) Fire Protection Services;
- (c) Outdoor Recreation Services;
- (d) Indoor Recreation Services;
- (e) Library Services;
- (f) Administration Studies; and
- (g) Water Services.

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

3. APPLICATION OF BY-LAW RULES

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

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



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

Area to Which By-law Applies

3.2. Subject to section 3.3, this By-law applies to all lands in the 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

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

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling;
or
- (c) one additional dwelling unit in any other existing residential building;

3.6. Notwithstanding section 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.

3.7. Notwithstanding section 3.5, 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 contained in the residential building.



Rules with Respect to an Industrial Expansion Exemption

3.8. 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.

3.9. For the purpose of section 3.8 herein, "existing industrial building" is used as defined in the Regulation made pursuant to the Act.

Other Exemptions:

3.10. 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;

Amount of Charges

Residential

3.11. The development charges set out in Schedules B-1 and B-2 shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.12. The development charges described in Schedules B-1 and B-2 to this by-law shall be imposed on non- residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.13. 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 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 3.12 by the gross floor area that has been or will be demolished or converted to another principal use;

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

Demolition or Removal of Temporary Buildings

3.14. 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 Payment of Development Charges

3.15. Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.

3.16. Despite section 3.15, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

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

5. INDEXING

5.1. Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on January 1 of each year, 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-1: Residential and Non-Residential Development Charges for Community Benefit-related Services

Schedule B-2: Residential and Non-Residential Development Charges for Engineering-related Services

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. DATE BY-LAW IN FORCE

9.1. This By-law shall come into effect at 12:01 AM on August 2, 2019

10. DATE BY-LAW EXPIRES

10.1. This By-law will expire at 12:01 AM on August 2, 2024 unless it is repealed by Council at an earlier date.

PASSED THIS ____ day of August 2019

Mayor

Township of Malahide Clerk



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

100% Eligible Services

Services Related to a Highway

Roads

Depots and Domes

Public Works Rolling Stock

Fire Protection Services

Fire Facilities

Fire Vehicles

Small Equipment and Gear

Water Services

Storage and Distribution Systems

90% Eligible Services

Outdoor Recreation Services

Parkland Development, Amenities, and Trails

Indoor Recreation Services

Recreation Facilities

Recreation Vehicles and Equipment

Library Services

Library Facilities

Administration Studies

Engineering-related Studies

Community Benefit-related Studies



Schedule "B-1"
By-law No. 2019-____
Schedule of Community Benefit-related Development Charges

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)
Municipal-wide Services:						
Outdoor Recreation Services	876	693	536	343	282	0.14
Indoor Recreation Services	904	715	553	354	291	0.14
Library Services	72	57	44	28	23	0.01
Administration - Community Benefit-related	373	295	228	146	120	0.14
Total Municipal-wide Services	2,225	1,760	1,361	871	716	0.43



Schedule "B-2"
By-law No. 2019-____
Schedule of Engineering-related Development Charges

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)
Municipal-wide Services:						
Services Related to a Highway	3,259	2,577	1,992	1,277	1,050	1.36
Fire Protection Services	3,097	2,449	1,893	1,214	998	1.29
Administration - Engineering-related	270	214	165	106	87	0.10
Total Municipal-wide Services	6,626	5,240	4,050	2,597	2,135	2.75
Springfield Services						
Water Services	6,017	4,759	3,678	2,358	1,939	3.24
Total Urban Services	6,017	4,759	3,678	2,358	1,939	3.24
GRAND TOTAL RURAL AREA	6,626	5,240	4,050	2,597	2,135	2.75
GRAND TOTAL SPRINGFIELD AREA	12,643	9,999	7,728	4,955	4,074	5.99



Schedule "C"
By-law 2019-____
Map of Springfield Urban Area

