



# 2024 Development Charges Background Study

Town of Orangeville

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For Public Review and Comment

August 8, 2024

Watson & Associates Economists Ltd.  
info@watsonecon.ca

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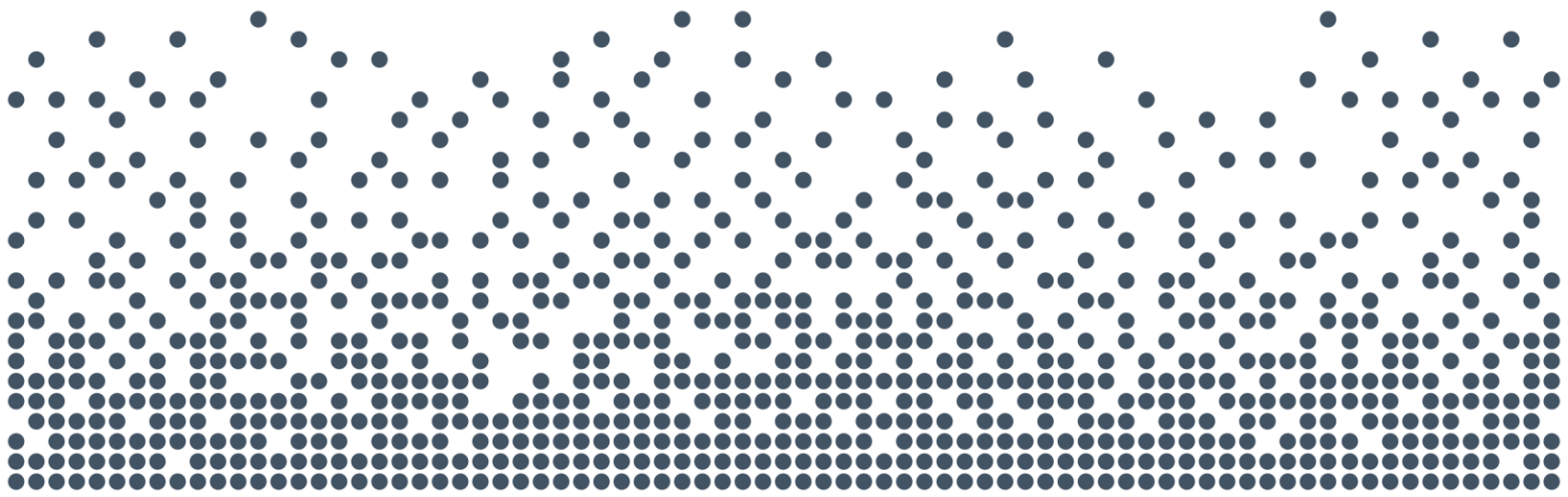
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometre(s)
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.P.P.	Ontario Provincial Police
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot/feet



# Executive Summary



# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Orangeville (Town) required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Town’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Town;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, 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 impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
  - Grants, subsidies, and other contributions;
  - Benefit to existing development;
  - Amounts in excess of 15-year historical service calculation; and
  - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
  - 6) Net costs divided by the anticipated development to provide the D.C.
3. Subsequent to the passage of the Town's current D.C. by-law, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-law, as necessary. The legislative amendment to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 108: *More Homes, More Choice Act, 2019*
  - Bill 138: *Plan to Build Ontario Together Act, 2019*
  - Bill 197: *COVID-19 Economic Recovery Act, 2020*
  - Bill 213: *Better for People, Smarter for Business Act, 2020*
  - Bill 109: *More Homes for Everyone Act, 2022*
  - Bill 23: *More Homes Built Faster Act, 2022*
  - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
  - Bill 134: *Affordable Homes and Good Jobs Act, 2023*
  - Bill 185: *Cutting Red Tape to Building More Homes Act, 2024*

A summary of some of the amendments is outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove prescribed services for which land or an interest in land will be restricted (no services currently prescribed);
- Annual installment payments for rental and institutional development, in six equal payments commencing at occupancy;
- The determination of D.C.s for development occurring within two years of a site plan or zoning by-law amendment planning approval for applications received on or after January 1, 2020, where approval was received prior to June 6, 2024, and for development occurring within 18 months of a site plan or zoning by-law amendment planning approval for applications received on or after January 1, 2020, where approval was not received prior to June 6, 2024;



- Maximum interest rate for installments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
  - Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary zoning units, non-profit housing, and universities receiving ongoing funding from the Province;
  - Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
  - Term of a D.C. by-law extended from 5 years to 10 years;
  - Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway;
  - Requirements related to the annual D.C. reserve fund Treasurer's statement;
  - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
  - D.C. public notice requirements.
4. The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area (G.F.A.) for the 10-year (mid-2024 to mid-2034) and buildout forecast periods.



Table ES-1  
Town of Orangeville  
Summary of Anticipated Town-Wide D.C. Residential and  
Non-Residential Development

Measure	10 Year Mid-2024 to Mid-2033	Buildout Mid-2024 to Buildout
(Net) Population Increase	2,508	5,093
(Gross) Population Increase in New Households*	3,047	6,323
Residential Unit Increase	1,246	2,590
Non-Residential Employment Increase	421	772
Non-Residential Gross Floor Area Increase (sq.ft.)	360,700	868,300

\* Growth includes population in both permanent, seasonal, and institutional households.

5. Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-5 of the D.C. Background Study.

In total, gross capital costs of approximately \$205.29 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Town staff. A portion of these capital costs, \$18.42 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$84.68 million related to the portion of capital projects that will benefit the existing development, \$12.96 million related to anticipated grants, subsidies, and other contributions, and \$108,000 relates to the portion of capital costs that are related to D.C.-ineligible services.



The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$89.12 million, of which \$76.76 million is attributed to the forecast residential development and \$12.36 million allocated to the forecast non-residential development.

Table ES-2  
Town of Orangeville  
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$209,055,770
Less: benefit to existing development	\$88,669,649
Less: post planning period benefit	\$18,424,100
Less: costs associated with D.C.-ineligible services	\$123,000
Less: grants, subsidies, and other contributions	\$12,956,318
<b>Net costs to be recovered from D.C.s. over the term of the by-law</b>	<b>\$91,882,703</b>

6. At present, the Town imposes D.C.s on both residential and non-residential developments on a Town-wide basis and area specific basis. The Town is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for September 16, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services/class of services are calculated based on a Town-wide 10-year forecast period:

- Transit Services;
- Parks and Recreation Services;
- Library Services; and



- Growth-related Studies (class of service).

The following services are calculated based on a Town-wide 2024 to buildout forecast period:

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

The services listed below are calculated based on an area-specific basis for the 2024 to buildout forecast period:

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

7. The calculated Town-wide D.C. for a single detached unit is \$49,533. The calculated Town-wide non-residential development charge is \$13.86 per sq.ft. of gross floor area (G.F.A.) Table ES-3 provides the calculated D.C.s for residential and non-residential developments for each service/class of services.
8. The area-specific D.C.s are shown in Table ES-4, for the respective charges related to services related to a highway, stormwater services, water services, and wastewater services. These charges, where applicable, are in addition to the Town-wide charges.



Table ES-3  
Town of Orangeville  
Calculated Schedule of Town-wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	3.32
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.52
Policing Services	298	246	188	104	99	0.10
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$7.64</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	2.47
Water Services	10,517	8,684	6,629	3,659	3,492	2.98
Stormwater Services	855	706	539	297	284	0.77
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$6.22</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$7.64</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$13.86</b>



Table ES-4  
Town of Orangeville  
Calculated Schedule of Area-Specific Development Charges

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$14,803
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252

9. Tables ES-5 and ES-6 provide a comparison of the Town-wide D.C.s currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development, on a per sq.ft. of G.F.A., respectively. Further, Table ES-7 provides a comparison of the Area Specific Charges currently imposes, vs. the revised calculated rates contained herein.



Table ES-5  
Town of Orangeville  
Single Detached Residential Dwelling Unit Town-Wide D.C. Comparison

Services/Class of Services	Current	Calculated
<b>Town-Wide Services/Class of Services:</b>		
Services Related to a Highway	5,908	9,620
Transit Services	220	1,282
Fire Protection Services	1,032	1,498
Policing Services	806	298
Parks and Recreation Services	6,322	11,951
Library Services	731	1,571
Growth-Related Studies	-	3,253
<b>Total Town-Wide Services/Class of Services</b>	<b>\$15,020</b>	<b>\$29,473</b>
<b>Town-wide Urban Services</b>		
Wastewater Services	8,983	8,688
Water Services	5,945	10,517
Stormwater Services	-	855
<b>Total Town-Wide Services</b>	<b>\$14,928</b>	<b>\$20,060</b>
<b>Grand Total - Urban Area</b>	<b>\$29,947</b>	<b>\$49,533</b>



Table ES-6  
Town of Orangeville  
Non-Residential Town-Wide D.C. Comparison per sq.ft.  
of Gross Floor Area

Services/Class of Services	Current	Calculated
<b>Town-Wide Services/Class of Services:</b>		
Services Related to a Highway	2.45	3.32
Transit Services	0.10	0.56
Fire Protection Services	0.43	0.52
Policing Services	0.33	0.10
Parks and Recreation Services	1.64	1.68
Library Services	0.19	0.22
Growth-Related Studies	-	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$5.14</b>	<b>\$7.64</b>
<b>Town-wide Urban Services</b>		
Wastewater Services	3.27	2.47
Water Services	2.16	2.98
Stormwater Services	-	0.77
<b>Total Town-Wide Services</b>	<b>\$5.43</b>	<b>\$6.22</b>
<b>Grand Total - Urban Area</b>	<b>\$10.58</b>	<b>\$13.86</b>



Table ES-7  
Town of Orangeville  
Area Specific D.C. Comparison per Net Developable Hectare

Services	Current	Calculated
<b>Roads and Related Services</b>		
Roads - RSP1	\$19,333	\$14,803
<b>Water Services</b>		
Water - WD-1	\$1,865	\$23,903
Water - WD-2	\$5,156	\$5,176
Water - WD-3	\$2,086	\$7,216
Water - WD-4	\$3,685	\$7,847
Water - WD-5	\$47,239	\$26,738
Water - WD-6	\$13,400	\$12,058
<b>Wastewater Services</b>		
Wastewater - SS1	\$5,874	\$6,713
Wastewater - SS3	\$16,028	\$12,701
Wastewater - SS4	\$5,078	\$5,689
<b>Stormwater Management Services</b>		
Stormwater Management - SWM1	\$5,002	\$12,222
Stormwater Management - SWM2	\$19,322	\$19,166
Stormwater Management - SWM3	\$18,605	\$21,727
Stormwater Management - SWM4	\$0	\$0
Stormwater Management - SWM5	\$0	\$0
Stormwater Management - SWM6	\$6,365	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$10,413	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$10,413	\$8,252

10. Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law for each service, which is appended in Appendix G. These decisions may include:

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



Note that the D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C.s on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

The Town of Orangeville (Town) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law process in 2024. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (D.C.A.), as amended, and recommends new charges and by-law policies for the Town.

This D.C. background study will be distributed to members of the public to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Town staff to further refine and amend the background study (as required) based on public feedback, for the release of the final D.C. background study prior to the Council adoption of the by-law.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed by-law to be made available to the public as part of the approval process.

The report also includes a summary of the Town's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-by-law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new by-law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.

## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A., has been scheduled for September 16, 2024. Its purpose is to present the study to the public and to solicit

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public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on August 8, 2024.

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

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

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

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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to mid-2024
Public release of final D.C. Background study and proposed by-law	August 8, 2024
Public meeting advertisement placed in newspaper(s)	By 21 days prior to the Public Meeting
Public meeting of Council	September 16, 2024
Council considers adoption of background study and passage of by-law	October 7, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



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

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Following the adoption of the Town's existing D.C. by-laws, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 108: *More Homes, More Choice Act, 2019*;
- Bill 138: *Plan to Build Ontario Together Act, 2019*;
- Bill 197: *COVID-19 Economic Recovery Act, 2020*;
- Bill 213: *Better for People, Smarter for Business Act, 2020*;
- Bill 109: *More Homes for Everyone Act, 2022*;
- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*;
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*; and
- Bill 185: *Cutting Red Tape to Build More Homes, 2024*

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

### 1.3.1 Bill 108: *More Homes, More Choice Act, 2019*

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

On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual instalments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act, 2022*, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning



applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).

- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.

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

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

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The COVID-19 Economic Recovery Act further revised some of the proposed changes identified in the *More Homes, More Choice Act, 2019* and *Plan to Build Ontario Together Act, 2019*. The *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

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

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Waste diversion services;



- Policing services;
- Fire protection services;
- Ambulance services;
- Library services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Child care and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

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

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

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

### 1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings.



Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note: further changes related to additional residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.

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

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the developments of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Town's draft D.C. by-law.

#### **1.3.5 Bill 109: More Homes for Everyone Act, 2022**

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

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

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



### **1.3.6 Bill 23: More Homes Built Faster Act, 2022**

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

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

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

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

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

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

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

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.



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

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

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

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

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

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

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

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



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

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

### *1.3.6.8 Instalment Payments*

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

### *1.3.6.9 Rental Housing Discount*

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

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

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

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

### *1.3.6.11 Requirement to Allocate Funds Received*

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



### **1.3.7 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023**

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

### **1.3.8 Bill 134: Affordable Homes and Good Jobs Act, 2023**

The exemption for affordable residential units was included in the *More Homes Built Faster Act, 2022* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin” (Bulletin). This Bulletin informs the average market rent, average purchase price, and average household income thresholds to be used in determining which developments qualify as affordable residential units. The Bulletin was published by the Minister on May 1, 2024 and will be updated by the Province annually.

Bill 134 received Royal Assent on December 4, 2023, and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).



The following table provides further detail through Bill 134 (underlining added for emphasis).

Table 1-1  
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> <li>i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and</li> <li>ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> <li>(a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for renter households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).</li> </ul>
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> <li>i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and</li> <li>ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> <li>(a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for households in the applicable local municipality</u>; and</li> <li>(b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)</li> </ul>



As noted, the Bulletin was released on May 1, 2024 and it provides information for the Town to assess a development's eligibility for the exemption (as well as C.B.C. and Parkland requirements) which came into effect on June 1, 2024. The current Bulletin provides the following information specific to the Town (it is noted that the Bulletin will be updated annually):

- For Affordable Ownership Units: Table 1-2 indicates the average household income in the Town provides the amount to be measured against as the 90% of average purchase prices is greater for detached dwelling units and row/townhouse dwelling units. For all dwelling unit types, the average household income provides the amount to measure against 90% of the average purchase price in the Town (note applicable thresholds are in bold font).

Table 1-2  
Threshold of Affordable Residential Ownership Units

Units	90% of Average Purchase Price in the Town	Cost of House Based on Average Household Income in the Town
Detached House	\$837,000	<b>\$434,800</b>
Sem-Detached House	\$603,000	<b>\$434,800</b>
Row/townhouse	\$684,000	<b>\$434,800</b>
Condominium Apartment	\$459,000	<b>\$434,800</b>

- For Affordable Rental Units: The average market rent for a bachelor, 1-bedroom, 2-bedroom, and for units with 3 or more bedrooms, is lower than the average household income in the Town and therefore, provides the amount to be measured against, being where monthly rent is lower than the average market rent provided in Table 1-3.



Table 1-3  
Threshold of Affordable Residential Rental Units

Units	Average Monthly Market Rent in the Town	Rent Based on Average Household Income in the Town
Bachelor Unit	\$984	\$1,980
1-bedroom unit	\$1,285	\$1,980
2-bedroom unit	\$1,414	\$1,980
3-bedroom unit	\$1,543	\$1,980

### **1.3.9 Bill 185: Cutting Red Tape to Build More Homes Act, 2024**

The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A as follows:

- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years (note, the two-year time period still applies to applications received and approved between January 1, 2020, and June 5, 2024);
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law, and removal of expiry date for by-laws passed between November 28, 2022, and June 6, 2024; and
- Permits municipalities to publish D.C. public notice on municipal websites where newspapers of general circulation are not available.



# Chapter 2

## Town of Orangeville's Current Development Charge Policy



## 2. Town of Orangeville's Current Development Charge Policy

### 2.1 Schedule of Charges

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The Town's current D.C. by-law under the D.C.A. allows the Town to impose D.C.s for residential and non-residential uses. The D.C. by-law is set to expire on August 27, 2024.

### 2.2 Services Covered

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The following Town-wide services are being recovered through D.C.s:

- Roads and Related;
- Fire Protection;
- Parks and Recreation;
- Library;
- Transit;
- Water; and
- Wastewater.

The area-specific services covered under the by-law are below:

- Roads and Related;
- Water;
- Wastewater; and
- Stormwater Management.

### 2.3 Timing of Development Charge Calculation and Payment

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D.C.s are calculated and payable in full at the time the first building permit is issued in relation to a building or structure on land to which a D.C. applied. Rental housing and institutional developments can pay their D.C.s over six annual instalments. Applications with respect to a site plan or zoning by-law amendment have their D.C. determined at the rates in effect at the time of planning application if the building permit for the



proposed development is issued within two years of planning application approval. The provisions of the D.C.A. override the provisions of the current by-law.

## 2.4 Approvals for Development

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The D.C.s shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

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

## 2.5 Indexing

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D.C.s are automatically adjusted annually on August 26<sup>th</sup>, without amendment to the by-law, in accordance with the prescribed index in the Act.

## 2.6 Redevelopment Allowance

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The Town provides D.C. credits for residential and non-residential redevelopments provided a building permit is issued for the development within two years from the date the demolition permit was issued. The credit provided cannot exceed the total D.C. that would otherwise be payable.

## 2.7 Exemptions

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The following non-statutory exemptions are currently provided:

- Full exemption for a place of worship;



- Full exemption for a cemetery;
- Full exemption from non-residential D.C.s if the development of land is for the following purposes:
  - Manufacturing, producing, processing, storing or distributing something, which also includes the research of development in connection with these processes;
  - Retail sales by a manufacturer, producer or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
  - An office or administrative purpose, if they are:
    - Carried out with respect to manufacturing, producing, processing, storing or distributing something,
    - In or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.
- Partial exemption (20%) for long-term care facilities licensed under the *Long-Term Care Homes Act, 2007*.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witnessed by the Town even though they may not be currently reflected in the existing by-law.

## 2.8 Current Development Charges

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The Town's current D.C.s for residential and non-residential development are shown in Table 2-1, which includes the Town-wide D.C.s, along with the area-specific charges.



Table 2-1  
Town of Orangeville  
Current Schedule of Town-Wide Development Charges  
As of January 1, 2024

Services/Class of Services	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	5,908	4,785	2,948	2,118	2,052	2.45
Transit Services	220	178	110	78	76	0.10
Fire Protection Services	1,032	837	515	370	358	0.43
Policing Services	806	654	403	289	280	0.33
Parks and Recreation Services	6,322	4,599	3,449	2,160	-	1.64
Library Services	731	531	399	250	-	0.19
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,983	7,275	4,481	3,219	3,120	3.27
Water Services	5,945	4,816	2,967	2,131	2,065	2.16
<b>Total</b>	<b>\$29,947</b>	<b>\$23,674</b>	<b>\$15,271</b>	<b>\$10,616</b>	<b>\$7,950</b>	<b>\$10.58</b>



Table 2-2  
Town of Orangeville  
Current Schedule of Area Specific Development Charges  
As of January 1, 2024

Area Specific Services	\$/Net Developable Hectare
<b>Wastewater Services</b>	
SS 1	5,874
SS 2	16,028
SS 3	5,078
<b>Water Services</b>	
WD 1	1,865
WD 2	5,156
WD 3	2,086
WD 4	3,685
WD 5	47,239
WD 6	13,400
<b>Stormwater Management Services</b>	
SWM 1	5,002
SWM 2	19,322
SWM 3	18,605
SWM 4	-
SWM 5	-
SWM 6	6,365
SWM 3/4 ext 1	10,413
SWM 3/4 ext 2	10,413
<b>Services Related to a Highway and Secondary Plan</b>	
RSP 1	19,333



# Chapter 3

## Anticipated Development in the Town of Orangeville



## 3. Anticipated Development in the Town of Orangeville

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Orangeville will be required to provide services over a 10-year (mid-2024 to mid-2034) and a longer-term (mid-2024 to buildout) time horizon.<sup>[1]</sup>

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

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

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

- Dufferin County 2022 Official Plan Review and Municipal Comprehensive Review Draft Land Needs Analysis Report, WSP Canada, July 2022;
  - Town of Orangeville 2019 Development Charges Study, June 27, 2019, by Watson & Associates Economists Ltd.;
  - 2011, 2016 and 2021 population, household, and employment Census data;
  - Historical residential and non-residential building permit data over the 2014 to 2023 period;
  - Residential and non-residential supply opportunities as identified by Town staff;
- and

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<sup>[1]</sup> Buildout refers to the urban area, and has been assessed for designated urban lands and servicing capacity.

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- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Orangeville.

### 3.3 Summary of Growth Forecast

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

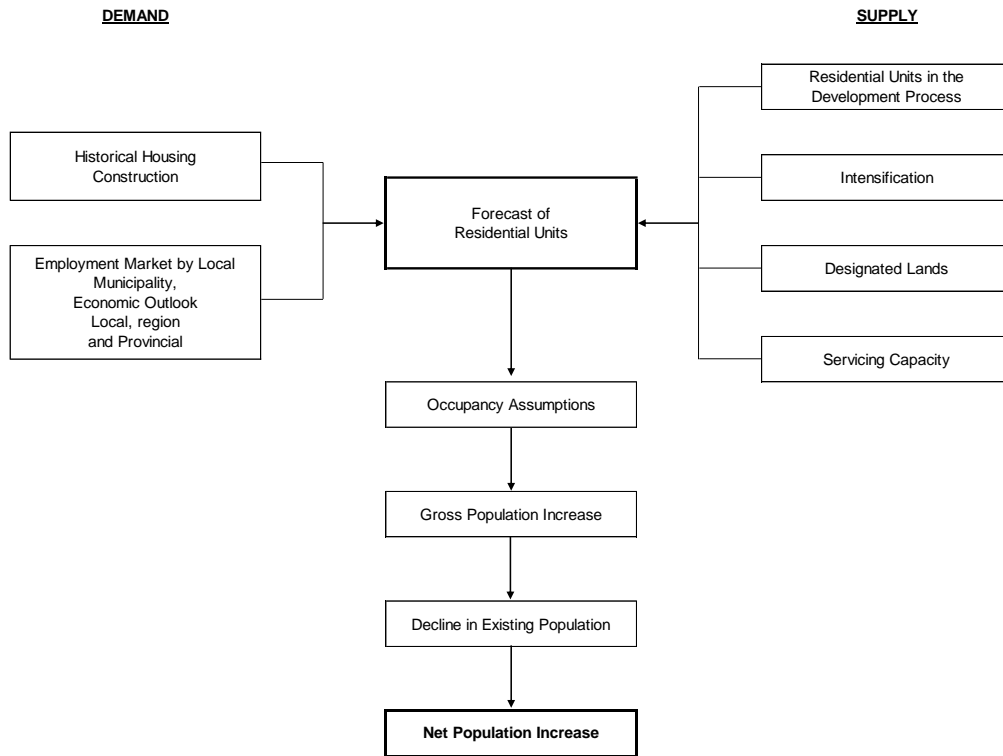
As identified in Table 3-1 and Appendix A – Schedule 1, population in the Town of Orangeville (excluding census undercount) is anticipated to reach approximately 32,770 by mid-2034 and 35,360 by buildout resulting in an increase of approximately 2,510 persons and 5,090 persons respectively.<sup>1</sup>

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<sup>1</sup> The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%. Population figures presented herein have been rounded



Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Town of Orangeville  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>(1)</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>(2)</sup>	Apartments <sup>(3)</sup>	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	28,870	27,975	415	27,560	7,366	1,093	1,599	11	10,069	395	2.778
	Mid 2016	29,830	28,900	550	28,350	7,620	1,285	1,640	15	10,560	524	2.737
	Mid 2021	31,130	30,167	477	29,690	7,865	1,385	1,795	15	11,060	454	2.728
Forecast	Mid 2024	31,230	30,265	480	29,785	7,866	1,409	1,882	15	11,172	457	2.709
	Mid 2034	33,820	32,773	518	32,255	8,205	1,868	2,294	15	12,382	493	2.647
	Buildout	36,490	35,358	566	34,792	8,568	2,362	2,735	15	13,680	539	2.585
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>960</b>	<b>925</b>	<b>135</b>	<b>790</b>	<b>254</b>	<b>192</b>	<b>41</b>	<b>4</b>	<b>491</b>	<b>129</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>1,300</b>	<b>1,267</b>	<b>-73</b>	<b>1,340</b>	<b>245</b>	<b>100</b>	<b>155</b>	<b>0</b>	<b>500</b>	<b>-70</b>	
	<b>Mid 2021 - Mid 2024</b>	<b>100</b>	<b>98</b>	<b>3</b>	<b>95</b>	<b>1</b>	<b>24</b>	<b>87</b>	<b>0</b>	<b>112</b>	<b>3</b>	
	<b>Mid 2024 - Mid 2034</b>	<b>2,590</b>	<b>2,508</b>	<b>38</b>	<b>2,470</b>	<b>339</b>	<b>459</b>	<b>412</b>	<b>0</b>	<b>1,210</b>	<b>36</b>	
	<b>Mid 2024 - Buildout</b>	<b>5,260</b>	<b>5,093</b>	<b>86</b>	<b>5,007</b>	<b>702</b>	<b>953</b>	<b>853</b>	<b>0</b>	<b>2,508</b>	<b>82</b>	

<sup>(1)</sup> Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

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

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

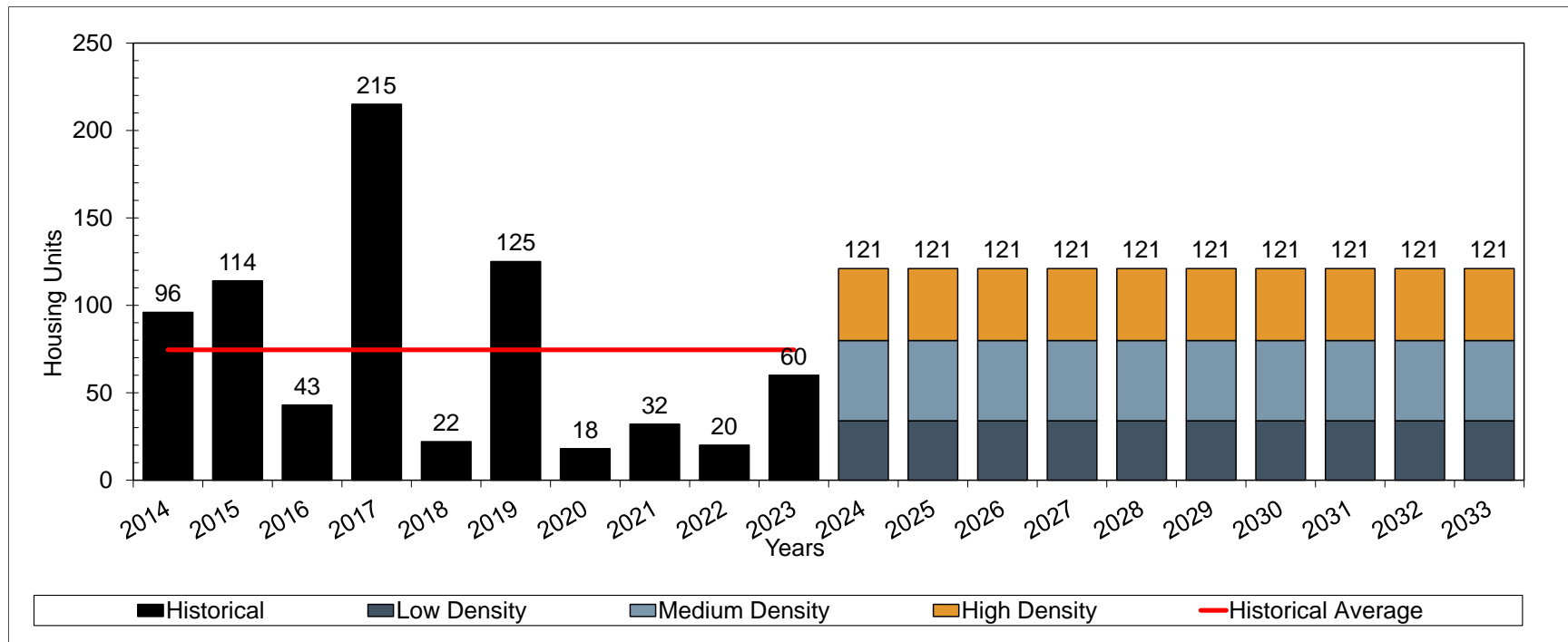
<sup>(4)</sup> Buildout based on discussions with municipal staff regarding designated urban lands and servicing capacity.

Note: Numbers may not add due to rounding. Buildout refers to the urban area, population forecast identified for buildout is constrained due to the lack of approved municipal water services and municipal sewage services.

Source: Watson & Associates Economists Ltd.



Figure 3-2  
Town of Orangeville  
Annual Housing Forecast<sup>[1]</sup>



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

Source: Historical housing activity derived from Town of Orangeville building permit data, by Watson & Associates Economists Ltd.



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

- Unit Mix (Appendix A - Schedules 1, 5 and 6)
  - The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications (as per Schedule 6), and discussions with Town staff regarding anticipated development trends for the Town.
  - Based on the above indicators, the mid-2024 to mid-2034 household growth forecast for the Town is comprised of a unit mix of 28% low density units (single detached and semi-detached), 38% medium density (multiples except apartments) and 34% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- Planning Period:
  - Short-term and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the Town has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 2, 3 and 4):
  - The number of housing units to be constructed by buildout in the Town over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Town is anticipated to average approximately 121 new housing units per year.
  - Institutional population<sup>[1]</sup> is anticipated to increase by approximately 40 people between 2024 to 2034.
  - Population in new units is derived from Schedules 2, 3 and 4 which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
  - Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom

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[1] Institutional population largely includes special care facilities such as long-term home or residences for senior citizens, group homes, hospices, etc. A P.P.U. of 1.050 depicts 1-bedroom and 2-or-more-bedroom units in these types of collective households.



Census data for the Town. Due to data limitations high density P.P.U. data was derived from the County of Dufferin which includes the Town of Orangeville and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:

- Low density: 3.162
  - Medium density: 2.611
  - High density: 1.792
- Existing Units and Population Change (Appendix A - Schedules 2, 3 and 4):
    - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 2).
    - The change in average occupancy levels for existing housing units is calculated in Schedules 2 through 4.<sup>[1]</sup> The forecast population change in existing households over the mid-2024 to mid-2034 forecast period is forecast to decline by approximately 540.
  - Employment (Appendix A – Schedules 9a, 9b and 9c):
    - The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town 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.
    - Mid-2016 employment data<sup>[2], [3]</sup> (place of work) for the Town is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:

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

<sup>[2]</sup> Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

<sup>[3]</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



- 35 primary (<1%);
  - 840 work at home employment (7%);
  - 2,113 industrial (18%);
  - 5,788 commercial/population-related (49%); and
  - 2,965 institutional (25%).
- The mid-2016 employment by usual place of work, including work at home, is 11,740. An additional 2,335 employees have been identified for the Town in mid-2016 that have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup>
  - Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 15,320 by mid-2034 and 16,060 by buildout. This represents an employment increase of approximately 780 for the 10-year forecast period and 1,520 for the longer-term forecast period.
  - Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area (G.F.A.) generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

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



- Total employment for the Town (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 11,630 by mid-2034 and 12,000 by buildout. This represents an employment increase of 440 for the 10-year forecast period and 810 for the longer-term forecast period.<sup>[1]</sup>
- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 9b):
  - Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
    - 1,200 sq.ft. per employee for industrial;
    - 500 sq.ft. per employee for commercial/population-related; and
    - 675 sq.ft. per employee for institutional employment.
  - The Town-wide incremental G.F.A. is anticipated to increase by approximately 360,700 sq.ft. over the 10-year forecast period and 686,300 over the longer-term forecast period.
  - In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
    - Industrial - 66%;
    - Commercial/population-related - 23%; and
    - Institutional - 11%.
- Land Supply for Area Specific Service Calculations
  - The Town's 2009 DC Background Study identified the developable land supply for specific areas specific capital needs. Chapter 5 of this DC Background Study (section 5.4) summarizes the specific capital projects for area specific recovery. The following Table 3-2 summarizes the residential, industrial, commercial and institutional land supply for which these charges are calculated.

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<sup>[1]</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 11,610 by mid-2034 and 11,960 by buildout.



Table 3-2  
Town of Orangeville  
Description of Lands Subject to Area Specific Development Charges and their  
associated Net Developable Area (in hectares)

Site Reference	Description	Net Developable Area (in hectares)
<b>Residential</b>		
RES 1	Montgomery Village 2, Ph H	4.09
RES 2	Orangeville Highlands Ph 1	2.88
RES 3	Mono Meadows Ph 4	11.58
RES 4	Transmetro	8.83
RES 5	Carlucci (30 B Line)	1.98
RES 6	Edgewood Valley Ph 1B	1.52
RES 7	Eastview/Transmetro	19.65
RES 8	Alden Hills	6.51
RES 9	Edgewood Valley Ph 2A	1.14
RES 10	Worts	7.51
RES 11	Orangeville Highlands Ph 2A	7.74
RES 12	Orangeville Highlands Ph 2B	3.58
RES 13	Edgewood Valley Ph 2B	3.90
RES 14	Tribunal - Alder/Riddell	1.60
RES 15	Tribunal - MV2I	1.42
RES 16	Tribunal - Chartwell Seniors	2.18
RES 17	54 Lawrence Avenue	0.95
<b>Industrial</b>		
IND 1	635 Riddell Road - Hoare	0.40
IND 2	645 Riddell Road	0.24
IND 3	685 Riddell Road - Harley	0.24
IND 4	630-640 Riddell Road	0.48
IND 5	570 Riddell Road	0.19
IND 6	401 Richardson Road	2.32
IND 7	455 Richardson Road	0.40
IND 8	495 Richardson Road	0.54
IND 9	2 Stewart Court	0.32
IND 10	14 Tideman Drive	1.03



Site Reference	Description	Net Developable Area (in hectares)
IND 11	16 Commerce Drive (new lot)	1.99
IND 12	27 Commerce Drive	0.40
IND 13	39 Commerce Drive	0.32
IND 14	200/250 Centennial Rd (unbuilt)	0.65
IND 15	Mono Meadows Ph 4	6.59
IND 16	Transmetro Properties	2.37
IND 17	NW Orangeville - Transmetro	27.56
<b>Commercial</b>		
COM 1	375 Hansen/Blind Line (NE)	0.64
COM 2	116-120 Broadway Grande	0.63
COM 3	310 Broadway	0.20
COM 4	C Line/Alder St (NW) (undevid)	0.53
COM 5	C Line/Alder St (SW)	1.04
COM 6	Fairgrounds (undevid portion)	0.32
COM 7	Hwy 9/Oak Ridge Dr (NE)	0.64
COM 8	50 Rolling Hills Dr	0.60
COM 9	Blind Line/Hansen (NW)	0.48
COM 10	780/810 Broadway	1.76
COM 11	Highway 10/Buena Vista Dr	0.80
COM 12	281 Broadway	0.50
COM 13	Third St/Fourth Ave	2.96
COM 14	82 Broadway	0.18
<b>Institutional</b>		
INST 1	Humber College, Veterans' Way	9.62



# Chapter 4

## The Approach to the Calculation of the Charge



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

### 4.1 Introduction

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

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C.-eligible service components included in the D.C. background study for the Town.

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

### 4.3 Increase in the Need for Service

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The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Town 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

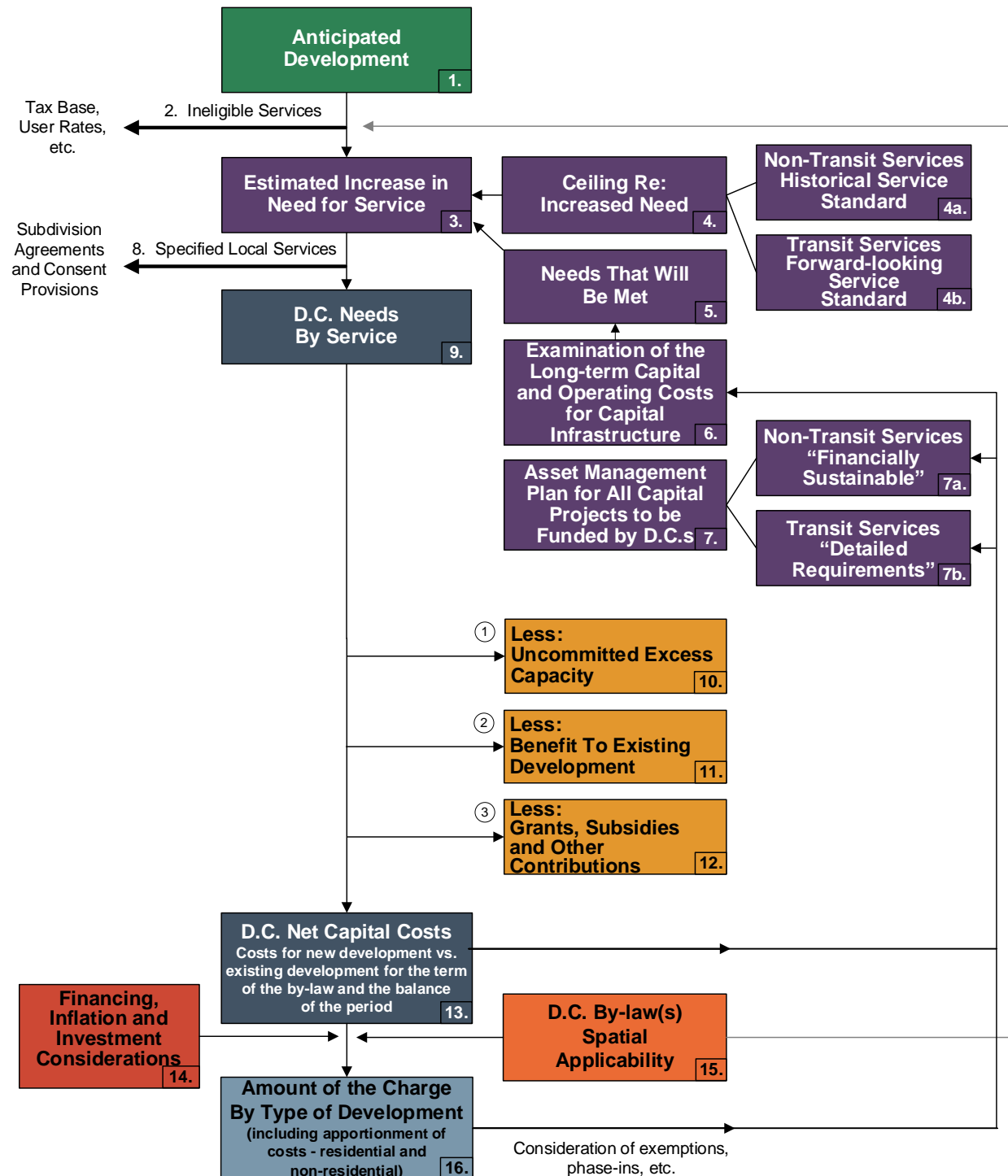




Table 4-1A  
Categories of Town Services to be Addressed as Part of the  
Calculation – Eligibility Legend

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

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

Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants, Water Supply, and Storage Facilities
	Yes	1.2 Distribution systems
	No	1.3 Local systems
	Yes	1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	No	2.3 Local systems
	Yes	2.4 Vehicles and equipment <sup>1</sup>
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	Yes	3.3 Retention/detention ponds
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	Yes	4.4 Traffic signals
	Yes	4.5 Sidewalks and streetlights
	Yes	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock <sup>1</sup>

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



Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock <sup>1</sup>
6. Transit Services	Yes Yes	6.1 Transit vehicles <sup>1</sup> & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	No No	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment <sup>1</sup>
8. Policing Services	Yes Yes Yes	8.1 Police detachments 8.2 Police rolling stock <sup>1</sup> 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles <sup>1</sup> 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles <sup>1</sup>
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles <sup>1</sup> 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles <sup>1</sup>
13. Parks and Recreation Services	Ineligible  Yes Yes Yes  Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock <sup>1</sup> and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment <sup>1</sup>
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles <sup>1</sup>

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



Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Child care space 15.2 Vehicles <sup>1</sup>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles <sup>1</sup>
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study

## 4.4 Local Service Policy

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

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



## 4.5 Capital Forecast

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

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

The capital costs include:

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

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

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an

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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.

Currently, there are no outstanding credits to be included in the D.C. calculations.

## 4.7 Class of Services

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. Currently the growth-related studies have been provided as a class of services.

## 4.8 Existing Reserve Funds

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

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

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

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



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

The Town's D.C. reserve fund balance by service as of December 31, 2023, less outstanding commitments related to prior years capital approvals is provided in Table 4-2. These balances have been considered in the D.C. calculations:

Table 4-2  
Town of Orangeville  
Projected Development Charge Reserve Fund Balances  
As of December 31, 2023

Service	Year End Dec 31 2023 Balance	Commitments	Year End Dec 31 2023 Balance - Adjusted
Roads and Related	(\$2,275,557)		(\$2,275,557)
Transit	\$3,548	\$83,354	(\$79,806)
Police	(\$615,521)		(\$615,521)
Fire	(\$452,588)	(\$95,537)	(\$357,051)
Water	\$8,425,225		\$8,425,225
Sewer	\$2,381,817	\$5,846	\$2,375,971
Parking	\$31,439		\$31,439
Parks and Recreation	\$2,383,577	\$740,807	\$1,642,770
Library	(\$250,998)		(\$250,998)
Admin Studies	(\$306,858)		(\$306,858)
Daycare	\$142,783		\$142,783
Area Specific - Water Distribution	\$882,934		\$882,934
Area Specific - Sewage Collection	\$63,836		\$63,836
Area Specific - Storm Management	\$945,220		\$945,220
Area Specific - Roads	(\$1,438,862)		(\$1,438,862)
<b>Total</b>	<b>\$9,919,995</b>	<b>\$734,470</b>	<b>\$9,185,524</b>

## 4.9 Deductions

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



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

The requirements behind each of these reductions are addressed below.

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

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

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

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

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

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work



associated with justifying and sizing new facilities, (e.g., if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance).

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

Section 5 (1) 6 of the D.C.A. provides that, “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.” The general guidelines used to consider benefit to existing development 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;
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and



Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Furthermore, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

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

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

### **4.10 Town-Wide vs. Area-Specific**

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This step involves determining whether all 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*.

The calculated D.C.s herein are based on a Town-wide basis for the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Transit Services;
- Parks and Recreation Services;
- Library Services;
- Policing Services;
- Water Services;
- Wastewater Services; and



- Stormwater Services.

In addition, there are a number of capital works required that benefit specific developments, these works are calculated on an area-specific basis for the following services:

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

## 4.11 Allocation by Type of Development

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

## 4.12 Asset Management

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The legislation 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 asset management planning. This examination has been included in Appendix F.

## 4.13 Transit

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The Act prescribes the following related to the transit services calculations:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).



- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 5.2 (3) of the Act.
  2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
  3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
  4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
  5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
1. The service is a discrete service.
  2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
  3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.



To meet the requirements noted above, The Town has undertaken an asset management plan, and updates to the asset management findings have been provided Appendix F based on the growth-related works identified herein.



# Chapter 5

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



## 5. Development Charge Eligible Cost Analysis by Service and Class of Service

### 5.1 Introduction

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

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C.-recoverable cost.

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

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

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#### 5.2.1 Transit Services

Ontario Regulation 82/98 sets forth the requirements for transit services and the available capacity of capital costs to provide for the increase in need. Subsection 8(2) of the regulation states that for transit services the background study shall set out:

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 D.C. 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 D.C. over the 10-year period immediately following the preparation of the background study.”

The Town’s 2016 Transit Optimization Study identified a planned level of service for transit in terms of a target transportation ridership per capita of 8.58 by 2033. This represents an increase from its current level of service of 7.45 ridership per capita in 2023. Table 5-1 summarizes the annual ridership forecast over the 2024-2033 period to achieve the ridership per capita planned level of service. On this basis, the Town’s current ridership of 225,000 is forecast to increase to 281,250 by 2033. This equates to 56,250 incremental rides per year by the end of the 10-year forecast period.

Recognizing that many of these trips would be as a result of existing constituents changing their mode preference, approximately 22,235 of the incremental trips (or 40%) are attributed to new development occurring over the period.



Table 5-1  
Town of Orangeville  
Ridership Forecast

Description	Current	Target	Incremental
	2023	2033	2024-2033
<u>Ridership</u>			
Total	225,000	281,250	56,250
<u>Population</u>			
Excl. Census Undercount	30,182	32,773	2,591
<u>Ridership/capita</u>			
Total	7.45	8.58	
<u>Transit Ridership</u>			
From Existing	225,000	259,015	34,015
From New Development	-	22,235	22,235
<b>Total</b>	<b>225,000</b>	<b>281,250</b>	<b>56,250</b>
<b>New Development Share on Incremental Trips</b>			<b>40%</b>

The Town has identified various capital projects needed to service the anticipated growth in the 10-year forecast period. This includes the need for additional buses, new bus shelters, additional bus equipment, signage, and transit shelters.

As shown in Table 5-2, the gross capital costs for the transit program totals approximately \$2.34 million. The Transit D.C. reserve fund has a deficit balance of approximately \$79,800 for growth-related needs undertaken through prior-year capital approvals. This amount has also been added to the gross capital cost estimate. Of the total amount, a deduction related to the benefit to the existing community has been made of \$984,700, which is based on the allocation of future ridership within the planned level of service projections.

As a result, approximately \$1.44 million has been identified as D.C. recoverable capital costs attributable to development over the 10-year forecast period. Based on the relationship of incremental population to employment growth over the forecast period, these costs have been allocated 86% to residential development, and 14% to non-residential development. As such, the costs for residential development are approximately \$1.24 million and for non-residential development, the apportioned costs are approximately \$0.20 million.



## **5.2.2 Parks and Recreation Services**

The Town provides a variety of parks and recreation-related assets to service the community. A summary of the inventory is provided below:

- 51.83 hectares of parkland space which includes various different sized parks and parkettes, along with off-leash dog parks;
- 173 outdoor park amenities including playgrounds, baseball diamonds, soccer fields, benches, etc.;
- 15,800 linear metres of paths and trails which are comprised of a mix of asphalt, gravel, and concrete material;
- 243,463 sq.ft. of recreation facility space, which includes pools, ice surfaces, community rooms, designated operations centre space for parks and recreation services, recreation centres, etc.; and
- 55 vehicles and equipment, including ice resurfacers, mowers, and trucks, related to parks and recreation services.

Based on the level of investment, the average level of service provided has been \$7,864 per capita. In total, the maximum D.C.-eligible amount for parks and recreation services over the 10-year forecast period is \$19.72 million.

Table 5-3 provides the capital program for parks and recreation services for the 10-year forecast period. The capital program includes projects related to parkland development and trails, the need for additional vehicles and equipment, facility expansions, and growth-related debt. In total, the gross capital cost included in the D.C. calculation is approximately \$22.76 million. Deductions related to the post period benefit and benefit to the existing community have been made for approximately \$5.75 million and \$2.85 million, respectively. Furthermore, a deduction for the existing reserve fund balance of \$1.64 million, approximately, was also made. It should be noted that daycare services are no longer eligible to be included in D.C.s, therefore, the remaining balance in the daycare reserve fund has been allocated to further reduce the parks and recreation services capital program needs to be recovered from future growth. Hence, a deduction of \$142,783 has been made to deduct the remaining childcare D.C. reserve fund balance.

Therefore, the total D.C. eligible cost included in the calculations is \$12.12 million, approximately. As the predominant users of parks and recreation services tend to be



residents of the Town, the forecast D.C.-recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. This results in approximately \$11.52 million, and \$0.61 million being allocated to residential and non-residential developments, respectively

### **5.2.3 Library Services**

The Town provides library services through 2 libraries, the Orangeville Public Library located on 1 Mill Street and Alder Street Library. In total, both libraries provide 19,094 sq.ft. of library space for the community. The collection items contained within the library consists of various items, including books, periodicals, electronic items, e-readers, etc. totaling 231,007 items. Based on the level of investment, the average level of service provided has been \$682 per capita. In total, the maximum D.C.-eligible amount for library services over the 10-year forecast period is approximately \$1.71 million.

Table 5-4 provides the capital program for library services for the 10-year forecast period. The Town has identified the need of various capital projects over the forecast period include additional collection items, expansion of furniture, fixtures, and equipment, and other security inventory devices, along with additional facility space and upgrades. The gross capital cost for the capital program, along with the year end 2023 reserve fund deficit balance, totals approximately \$1.71 million. A deduction related to the costs that will benefit the existing community in the amount of \$98,400 has been made along with a deduction for \$18,365 related to grants anticipated by the Town.

As a result, the total D.C.-recoverable cost included in the calculation of the charge is approximately \$1.59 million. Similar to parks and recreation services, the forecast D.C.-recoverable costs have been allocated 95% to residential development and 5% to non-residential development. Therefore, \$1,514,108, and \$79,690 has been allocated to future residential and non-residential development types, respectively.

### **5.2.4 Growth-Related Studies (Class of Service)**

The D.C.A. as amended through Bill 185 allows the cost of studies to be recovered from D.C.s. The growth-related studies identified for inclusion are as follows:

- Development Charge Studies;
- Zoning By-law Update;



- Official Plan;
- Fire Master Plan;
- CRA (Community Risk Assessment);
- Library Strategic Plan;
- Transportation Study;
- Roads Needs Study;
- Engineering Standards Update;
- Road Network Study;
- Holistic Condition Survey;
- Climate Change Risk Assessment;
- Feasibility Study - EV Transit Fleet;
- Transit Study;
- Facility Assessments;
- Inflow and Infiltration Study;
- Water Optimization Study;
- SCADA Master Plan;
- Water and Wastewater Rate Study;
- United Lands Flowing Well Assessment;
- Recreation and Parks Master Plan;
- East & West Broadway Planning Study;
- Land Needs and Settlement Expansion;
- Workforce Facility Space Accommodation Plan;
- Snow Storage Assessment;
- Sanitary servicing assessment; and
- Stormwater Management Assessment-Ponds.

The list of growth-related studies has an estimated gross capital cost of approximately \$4.86 million. Deductions related to non-D.C.-eligible services of \$123,000, benefit to existing development of approximately \$1.07 million, and grants, subsidies and other contributions attributable to new development of \$83,280, have been made. In addition, the 2023 year-end reserve fund deficit has been added in the amount of \$306,858. Therefore, the net D.C.-recoverable cost of approximately \$3.58 million has been included for calculation purposes. Table 5-5 provides the summary of the class of service for growth studies.



For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C. eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Services Related to a Highway – 24.77%
- Fire Protection Services – 3.61%
- Policing Services – 0.72%
- Transit Services – 1.51%
- Parks and Recreation Services – 12.71%
- Library Services – 1.67%
- Water Services – 27.27%
- Wastewater Services – 21.52%
- Stormwater Drainage Services – 6.23%

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-6 (i.e. 87% residential and 13% non-residential).



Table 5-2  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Transit Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Low floor buses (2)	2024	1,300,000	-	-	1,300,000	786,100	-	513,900	441,954	71,946
2	New bus shelters - 4 in total	2025	61,300	-	-	61,300	37,100	-	24,200	20,812	3,388
3	Bus Stop Signs & Concrete Pads - 30	2025	57,500	-	-	57,500	34,800	-	22,700	19,522	3,178
4	AVL equipment for 2 new buses	2024	22,100	-	-	22,100	13,400	-	8,700	7,482	1,218
5	On-Demand Transit	2024	71,000	-	-	71,000	53,300	-	17,700	15,222	2,478
6	Bus Stop Equipment and Kiosks	2024	30,000	-	-	30,000	22,500	-	7,500	6,450	1,050
7	Rest Room Facilities for Operators at New Transfer Point	2024-2025	50,000	-	-	50,000	37,500	-	12,500	10,750	1,750
8	New bus	2029	700,000	-	-	700,000	-	-	700,000	602,000	98,000
9	Transit Shelters	2025-2030	50,000	-	-	50,000	-	-	50,000	43,000	7,000
10	Reserve Fund Adjustment		79,806	-	-	79,806	-	-	79,806	68,633	11,173
	<b>Total</b>		<b>\$2,421,706</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,421,706</b>	<b>\$984,700</b>	<b>\$0</b>	<b>\$1,437,006</b>	<b>\$1,235,825</b>	<b>\$201,181</b>



**Table 5-3  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Parks and Recreation Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
<b>Parkland Development &amp; Trails</b>											
1	Park Rehabilitation - Alder Park	2024-2025	300,000	-		300,000	150,000		150,000	142,500	7,500
2	Multi-Use Sports Fields	2024-2033	350,000	-		350,000	-		350,000	332,500	17,500
3	Neighbourhood Park & Trails - Orangeville Highlands Ph 2	2026-2033	680,300	-		680,300	-		680,300	646,285	34,015
4	Trail Development and Amenities	2024-2033	2,350,000	-		2,350,000	235,000		2,115,000	2,009,250	105,750
5	Trails - Dudgeon/Alden Hill/Edgewood Valley/Riddell Village	2024-2033	595,200	-		595,200	-		595,200	565,440	29,760
6	Conversion of Natural Turf to Multi-use Artificial Turf	2026-2030	4,000,000	-		4,000,000	100,000		3,900,000	3,705,000	195,000
7	Provision for Park Development and Amenities	2024-2033	800,000	-		800,000	-		800,000	760,000	40,000
<b>Vehicles and Equipment</b>											
8	Tractor	2030-2033	92,800	-		92,800	-		92,800	88,160	4,640
9	Provision for additional vehicles	2024-2033	150,000	-		150,000	-		150,000	142,500	7,500
10	2 Ton Truck	2025	159,000	-		159,000	-		159,000	151,050	7,950
<b>Facilities</b>											
11	Expansion to Parks Operations Facility	2026	500,000	-		500,000	-		500,000	475,000	25,000
<b>Other Projects</b>											
12	Rebecca Hills Park Splash Pad	2024	380,000	-		380,000	-		380,000	361,000	19,000
13	Alexandra Park - Expansion of Park Amenities (larger Event Precinct, civic space for large gatherings)	2026-2030	500,000	-		500,000	125,000		375,000	356,250	18,750
14	Rotary Park Redevelopment	2024-2025	1,325,000	672,500		652,500	216,500	250,000	186,000	176,700	9,300
15	Rotary Park Redevelopment	2026-2030	10,000,000	5,075,600		4,924,400	2,013,700		2,910,700	2,765,165	145,535
16	Rotary Park Pavillion Enclosure	2026	50,000	-		50,000	10,100		39,900	37,905	1,995
<b>Growth-related Debt</b>											
17	Alder Street Rec Centre Debt Payments - Growth-related Principal	2024-2025	510,752	-		510,752	-		510,752	485,215	25,538
18	Alder Street Rec Centre Debt Payments - Growth-related Interest (Discounted)	2024-2025	12,834	-		12,834	-		12,834	12,192	642



Table 5-3 (continued)  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033									95%	5%
	<b>Reserve Fund Adjustments</b>										
19	Reserve Adjustment - Daycare		-	-	-	-	142,783	-	(142,783)	(135,644)	(7,139)
20	Reserve Adjustment - Parks & Recreation		-	-	-	-	1,642,770	-	(1,642,770)	(1,560,631)	(82,138)
	<b>Total</b>		<b>\$22,755,886</b>	<b>\$5,748,100</b>	<b>\$0</b>	<b>\$17,007,786</b>	<b>\$4,635,853</b>	<b>\$250,000</b>	<b>\$12,121,933</b>	<b>\$11,515,837</b>	<b>\$606,097</b>



Table 5-4  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2024 to 2033										
1	Additional Collections	2024-2033	493,800	-	-	493,800	-	-	493,800	469,110	24,690
2	Security Inventory System Library Radio Frequency Identification Device (RFID)	2024-2025	65,000	-	-	65,000	55,600	-	9,400	8,930	470
3	Expansion of Library FF&E	2025-2027	40,000	-	-	40,000	-	-	40,000	38,000	2,000
4	Makerspace Upgrades	2024-2033	68,365	-	-	68,365	42,800	18,365	7,200	6,840	360
5	New Service Delivery Lockers/Kiosk	2026-2027	50,000	-	-	50,000	-	-	50,000	47,500	2,500
6	Provision for Additional Facility Space	2028-2029	742,400	-	-	742,400	-	-	742,400	705,280	37,120
7	Reserve Fund Adjustment		250,998	-	-	250,998	-	-	250,998	238,448	12,550
	<b>Total</b>		<b>\$1,710,563</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,710,563</b>	<b>\$98,400</b>	<b>\$18,365</b>	<b>\$1,593,798</b>	<b>\$1,514,108</b>	<b>\$79,690</b>



**Table 5-5  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Growth Studies Class of Service**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033											
1	Fire Master Plan	2025	Fire Protection Services	75,000	-	-	75,000	18,800	-	56,200	48,894	7,306
2	CRA (Community Risk Assessment)	2024	Fire Protection Services	60,000	-	-	60,000	15,000	-	45,000	39,150	5,850
3	Library Strategic Plan	2027	Library Services	40,000	-	-	40,000	20,000	-	20,000	19,000	1,000
4	Library Strategic Plan	2032	Library Services	40,000	-	-	40,000	20,000	-	20,000	19,000	1,000
5	Transportation Study	2024-2025	Services Related to a Highway	100,000	-	-	100,000	-	-	100,000	87,000	13,000
6	Roads Needs Study	2027	Services Related to a Highway	45,000	-	-	45,000	33,800	-	11,200	9,744	1,456
7	Roads Needs Study	2030	Services Related to a Highway	45,000	-	-	45,000	33,800	-	11,200	9,744	1,456
8	Engineering Standards Update	2024	Services Related to a Highway	75,000	-	-	75,000	37,500	-	37,500	32,625	4,875
9	Road Network Study	2024-2026	Services Related to a Highway	55,000	-	-	55,000	41,300	-	13,700	11,919	1,781
10	Holistic Condition Survey	2024	Services Related to a Highway	300,000	-	30,000	270,000	202,500	-	67,500	58,725	8,775
11	Climate Change Risk Assessment	2024	Services Related to a Highway	50,000	-	5,000	45,000	22,500	-	22,500	19,575	2,925
12	Feasibility Study - EV Transit Fleet	2023-2024	Transit Services	104,100	-	-	104,100	12,600	83,280	8,220	7,069	1,151
13	Transit Study	2024	Transit Services	60,000	-	-	60,000	45,000	-	15,000	12,900	2,100
14	Facility Assessments	2024-2025	Parks and Recreation Services	1,000,000	-	-	1,000,000	-	-	1,000,000	950,000	50,000
15	Inflow and Infiltration Study	2022-2023	Wastewater Services	332,000	-	-	332,000	-	-	332,000	295,480	36,520
16	Water Optimization Study	2024-2025	Water Services	350,000	-	-	350,000	70,000	-	280,000	249,200	30,800
17	SCADA Master Plan	2024	Water Services	150,000	-	-	150,000	112,500	-	37,500	33,375	4,125
18	Water and Wastewater Rate Study	2024-2024	Water Services	90,000	-	-	90,000	83,100	-	6,900	6,141	759
19	United Lands Flowing Well Assessment	2026	Water Services	50,000	-	-	50,000	-	-	50,000	44,500	5,500
20	Recreation and Parks Master Plan	2029-2030	Parks and Recreation Services	110,000	-	-	110,000	11,000	-	99,000	-	99,000
22	Land Needs and Settlement Expansion	2024-2025	All Services	130,000	-	13,000	117,000	-	-	117,000	103,167	13,833
23	Snow Storage Assessment	2024-2024	Services Related to a Highway	75,000	-	-	75,000	56,300	-	18,700	16,269	2,431
24	Sanitary Servicing Assessment	2025	Wastewater Services	125,000	-	-	125,000	62,500	-	62,500	55,625	6,875
25	Stormwater Management Assessment-Ponds	2024	Stormwater Services	125,000	-	-	125,000	62,500	-	62,500	45,000	17,500
26	East-West Broadway Planning Study	2024-2025	All Services	150,000	-	15,000	135,000	-	-	135,000	119,037	15,963
27	Official Plan	2024-2025	All Services	175,000	-	17,500	157,500	31,500	-	126,000	111,110	14,890
28	Zoning By-law Update	2026-2027	All Services	150,000	-	15,000	135,000	25,400	-	109,600	96,367	13,233
29	Workforce Facility Space Accomodation Plan	2024-2025	All Services	125,000	-	12,500	112,500	56,000	-	56,500	49,824	6,676
30	D.C. Background Study	2024	All Services	110,000	-	-	110,000	-	-	110,000	98,159	11,841
31	D.C. Background Study	2033	All Services	110,000	-	-	110,000	-	-	110,000	98,159	11,841
32	Reserve Fund Adjustment		All Services	306,858	-	-	306,858	-	-	306,858	268,417	38,441
	<b>Total</b>			<b>\$4,862,958</b>	<b>\$0</b>	<b>\$123,000</b>	<b>\$4,739,958</b>	<b>\$1,073,600</b>	<b>\$83,280</b>	<b>\$3,583,078</b>	<b>\$3,134,215</b>	<b>\$448,863</b>



Table 5-6  
Town of Orangeville  
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies –  
Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Services Related to a Highway	551,882	480,137	71,744
Fire Protection Services	146,157	127,157	19,000
Policing Services	7,061	6,142	919
Transit Services	40,209	34,578	5,630
Parks and Recreation Services	1,326,727	1,157,531	169,196
Library Services	60,160	57,152	3,009
Stormwater Services	131,275	97,066	34,209
Water Services	677,027	602,556	74,471
Wastewater Services	642,580	571,896	70,685
<b>Total</b>	<b>\$3,583,078</b>	<b>\$3,134,215</b>	<b>\$448,863</b>
<b>Overall Growth Studies Class of Services Residential/Non-Residential %</b>		<b>87%</b>	<b>13%</b>



## 5.3 Service Levels and Build-out Capital Costs for Town-wide D.C. Calculation

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This section evaluates the development-related capital requirements for Town services under a buildout planning period.

### 5.3.1 Services Related to a Highway

The Town's current inventory of roadways is measured in lane kilometers (km) and includes 87.54 km of collector roads and 9.43 km of arterial roads, for a total of 96.96 km. Additionally, the Town owns and maintains 16 bridges and culverts along with 137 km of sidewalks, 25 traffic signals, and 2,650 streetlights. Furthermore, 23,881 sq.ft. of roads operations facility space is owned and used by the Town for services related to a highway, along with approximately 67 vehicles and equipment items to service the road network. The total inventory of assets over the past 15 years results in an invested level of service of \$11,806 per capita. When applied to the buildout forecast population, a maximum D.C.-eligible cost of approximately \$60.12 million is applicable.

Table 5-7 provides the buildout capital program for services related to a highway. The capital program includes various capital project anticipated to take place during the forecast period such as oversizing and upgrades to existing roads to accommodate growth, additional traffic signals and vehicles, expansion to facilities such as the operations centre, and other road resurfacing programs, to service growth. As such, the total gross capital cost of the program and the existing Roads and Related D.C. reserve fund deficit totals approximately \$54.9 million over the forecast period. A deduction related to the benefit to the existing development has been applied for approximately \$26.46 million. Further, a deduction related to grants, subsidies and other contributions has been made for \$6.33 million.

As a result, the total D.C.-recoverable cost of approximately \$22.11 million has been included in the calculation of the charge. Of that, approximately \$19.24 million (87%) and \$2.87 million (13%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the buildout forecast period.



### **5.3.2 Fire Protection Services**

The Town currently provides fire protection services to its community through a number of facilities, including Dawson Road Station including training building, sea-cans, and the fire prevention building (located at 120 Diane Dr.). In total, there are 4 sea-cans and 12,023 sq.ft. of fire facilities space. Further, the Town owns 14 fire vehicles along with 58 equipment and small gear items for outfitting firefighters and other fire staff to provide fire protection services to its community. The total inventory of assets over the past 15 years results in an invested level of service of \$677 per capita. When applied to the buildout forecast population, a maximum D.C.-eligible cost of approximately \$3.45 million is applicable.

The capital program for fire protection services over the buildout planning horizon is provided in Table 5-8. Capital projects such as the provision for a new fire station, additional command staff and vehicles, along with additional equipment and gear have been identified. As such, a total gross capital cost of approximately \$30.72 million over the buildout forecast period has been identified. In addition to this amount, \$357,051 related to the existing 2023 year-end deficit balance in the Fire D.C. reserve fund, has been included. Deductions related to the post period benefit of approximately \$12.67 million and benefit to the existing community of approximately \$10.94 million have been made. Additionally, the Town anticipates grant funding of approximately \$3.67 million related to the fire station expansion, this amount has also been deducted from the total costs.

As such, the total D.C. eligible cost included in the calculation of the charge is approximately \$3.44 million. The residential development cost share totals \$2,996,455 (87%) and non-residential development cost share totals \$447,746 (13%). The allocation of D.C.-recoverable costs by type of development is based on the incremental population and employment growth over the period.

### **5.3.3 Policing Services**

Policing Services for the Town are provided by Ontario Provincial Police (O.P.P.). As such, the Town pays their proportionate share of capital costs. Currently, the police headquarters occupies 14,425 sq.ft. of building space provided by the Town and has approximately 12 vehicles equipped with prisoner cages and interior equipment, along with radios to provide services to the Town. Prior to contracting policing services through O.P.P., the Town provided their own police services (until 2021). During the



2009 to 2021 historical period, the Town also provides for their own radio infrastructure for policing. Over the 2021 to 2023 period, the proportionate share of the O.P.P. services for the Town were based on 41.58% of the O.P.P.s budget for the municipalities being serviced. As such, the Town contributes to approximately 42 equipped uniform security officers related to equipment and gear. The total investment for the historical level of service equates to \$409 per capita. When applied to the buildout forecast population, a maximum D.C. eligible cost of approximately \$2.09 million is included in the D.C.

The capital program for Policing Services is provided in Table 5-9. It includes the costs related to the growth-related debt payments and the existing deficit in the Police D.C. reserve fund. As such, the gross capital cost totals approximately \$769,600. Deductions related to the post-period benefit and benefit to the existing community have been made of \$3,900 and \$81,600, respectively.

As a result, the total D.C.-recoverable cost of \$684,092, has been included in the calculation of the charge. Of that, \$595,160 (87%) and \$88,932 (13%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the buildout forecast period.



**Table 5-7  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Services Related to a Highway – Town-wide**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
	<b>2024 to Buildout</b>										
1	Hansen Boulevard from First Street to Highway 10	2031	9,660,000	-	-	9,660,000	5,989,200	-	3,670,800	3,193,596	477,204
2	Hansen Blvd. Ext.– Collector Road - Blind Line to Cty Rd. 16, excl. bridge & appr. (Oversizing)	2025-2026	6,920,000	-	-	6,920,000	-	4,670,486	2,249,514	1,957,078	292,437
3	Hansen Blvd. Bridge at Creek Crossing-including appr. (Oversizing)	2024	3,282,000	-	-	3,282,000	-	1,546,000	1,736,000	1,510,320	225,680
4	Blind Line from Hansen to north corporate limit	2027-2028	1,118,660	-	-	1,118,660	923,200	-	195,460	170,050	25,410
5	Fourth Avenue and Third Street reconstruction-Alignment of Intersection (Oversizing)	2026	2,200,000	-	-	2,200,000	308,000	115,015	1,776,985	1,545,977	231,008
7	John Street at Townline – Upgrades to accommodate additional traffic from SAR	2024	615,000	-	-	615,000	307,500	-	307,500	267,525	39,975
8	Widen Townline south of Broadway	2024	750,000	-	-	750,000	618,900	-	131,100	114,057	17,043
10	Crane Truck	2026	180,000	-	-	180,000	-	-	180,000	156,600	23,400
11	Street Sweeper	2025	650,000	-	-	650,000	-	-	650,000	565,500	84,500
12	Traffic Signals at Hansen & Parkinson	2028	175,000	-	-	175,000	-	-	175,000	152,250	22,750
13	Traffic Signals at Hansen & Veteran's Way (CR 16)	2025-2027	1,700,000	-	-	1,700,000	-	-	1,700,000	1,479,000	221,000
14	3 Bay Expansion - Operations Centre	2024	2,680,000	-	-	2,680,000	-	-	2,680,000	2,331,600	348,400
15	County Road 16 and Hansen Road - Traffic Signals	2024	200,000	-	-	200,000	-	-	200,000	174,000	26,000
16	Noise Fence	2024-2033	1,947,000	-	-	1,947,000	1,460,300	-	486,700	423,429	63,271
17	Pedestrian Crossover - Broadway Wellington	2024	205,000	-	-	205,000	51,300	-	153,700	133,719	19,981
18	Pedestrian Crossover - First and Feed	2025	250,000	-	-	250,000	62,500	-	187,500	163,125	24,375
19	Provisions for Additional Pedestrian Crossovers	2025-2033	750,000	-	-	750,000	187,500	-	562,500	489,375	73,125
20	Road Resurfacing Program	2024-2033	12,200,000	-	-	12,200,000	10,438,600	-	1,761,400	1,532,418	228,982
21	Hansen Blvd, Blindline to Amelia - Upgrade	2026	857,000	-	-	857,000	733,300	-	123,700	107,619	16,081
22	C-Line Reconstruction, Century to Townline - Upgrade to urban standard, including sidewalks and bicycle lanes	2029-2030	2,788,000	-	-	2,788,000	2,385,500	-	402,500	350,175	52,325
23	4th Ave, Hwy #10 to 3rd St. - Widening/Reconstruction	2028	3,500,000	-	-	3,500,000	2,994,700	-	505,300	439,611	65,689
24	Reserve Fund Adjustment		2,275,557	-	-	2,275,557	-	-	2,275,557	1,979,735	295,822
	<b>Total</b>		<b>\$54,903,217</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,903,217</b>	<b>\$26,460,500</b>	<b>\$6,331,501</b>	<b>\$22,111,216</b>	<b>\$19,236,758</b>	<b>\$2,874,458</b>



Table 5-8  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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%
	2024 to Buildout										
1	Provision for new fire station (30,000 sq.ft.)	2024-2026	29,470,000	12,672,100	-	16,797,900	10,340,500	3,667,650	2,789,750	2,427,083	362,668
2	Additional Command Staff Position (equipment)	2025	15,300	-	-	15,300	-	-	15,300	13,311	1,989
3	Additional Command Staff Vehicle	2025	86,000	-	-	86,000	-	-	86,000	74,820	11,180
4	Rescue Stabilization Equipment	2024	95,000	-	-	95,000	-	-	95,000	82,650	12,350
5	Land Mobile Radio	2025-2026	700,000	-	-	700,000	598,900	-	101,100	87,957	13,143
6	Reserve Fund Adjustment		357,051	-	-	357,051	-	-	357,051	310,634	46,417
	<b>Total</b>		<b>\$30,723,351</b>	<b>\$12,672,100</b>	<b>\$0</b>	<b>\$18,051,251</b>	<b>\$10,939,400</b>	<b>\$3,667,650</b>	<b>\$3,444,201</b>	<b>\$2,996,455</b>	<b>\$447,746</b>



Table 5-9  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Buildout									87%	13%
1	Recovery of Oversized Police Station (Principal)	2024-2026	150,227	3,800	-	146,427	79,600	-	66,827	58,139	8,687
2	Recovery of Oversized Police Station (Discounted Interest)	2024-2026	3,844	100	-	3,744	2,000	-	1,744	1,517	227
3	Reserve Fund Adjustment		615,521	-	-	615,521	-	-	615,521	535,503	80,018
	<b>Total</b>		<b>\$769,592</b>	<b>\$3,900</b>	<b>\$0</b>	<b>\$765,692</b>	<b>\$81,600</b>	<b>\$0</b>	<b>\$684,092</b>	<b>\$595,160</b>	<b>\$88,932</b>



## 5.4 Urban Services and Buildout Capital Costs for Town-wide D.C. Calculation

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This section evaluates the development-related capital requirements for urban services to be charged on a Town-wide basis over the buildout period.

### 5.4.1 Water Services

The anticipated capital needs that have been identified for the Town-wide water services to meet the needs of development over the forecast period include a new elevated storage facility, the development of additional water supply capacity through new wells, conservation efforts, and system optimization, along with well treatment upgrades.

As shown in Table 5-10, the gross capital costs for the forecast period total approximately \$46.37 million. Deductions related to the benefit to the existing community have been made for approximately \$12.4 million, along with a deduction for the existing reserve fund balance of approximately \$8.42 million. Furthermore, approximately \$1.92 million has been deduction for additional grants the Town is anticipating.

As such, approximately \$23.63 million has been included in the calculation of the charge. Approximately \$21.03 million (89%) has been attributed to residential development and \$2.60 million (11%) has been apportioned to non-residential development. The allocations are based on estimated design flows required for incremental development over the forecast period.

### 5.4.2 Wastewater Services

The anticipated capital needs for the Town that have been identified for wastewater services to meet the needs of development over the forecast period include sewer infiltration reduction projects including flow monitoring, SCADA system implementation, flood mitigation programs. and the debt payments for the expansion of the water pollution control plant including a biosolids handling facility.

Table 5-11 provides the capital program for wastewater services, which includes a gross capital cost estimate of approximately \$27.77 million. Deductions related to the benefit to the existing community have also been made for a total of approximately



\$8.25 million. In addition, approximately \$2.38 million has been deducted related to the current reserve fund balance. As such, approximately \$19.52 million has been included in the calculation of the charges as the net D.C. recoverable amount. The allocations are based on estimated design flows required for incremental development over the forecast period. Resulting in approximately \$17.37 million (89%) of the growth-related capital costs have been allocated to the residential development and approximately \$2.15 million (11%) to the non-residential development.

### **5.4.3 Stormwater Services**

The anticipated capital needs for the Town that have been identified for stormwater services to meet the needs of development over the forecast period include flood mitigation implementation projects and pond rehabilitation projects. These projects are required due to overall growth throughout the Town that are contributing to additional stormwater and are therefore, to be recovered on a Town-wide basis.

As such, Table 5-12 provides the capital program for stormwater services on a Town-wide basis. The gross capital cost estimate of all projects is anticipated to be approximately \$9.5 million. A deduction related to the portion of the costs that will benefit existing development, of approximately \$7.13 million, has been made. Therefore, the total D.C. recoverable cost included in the D.C. is approximately \$2.38 million, of which \$1.71 million (72%) has been attributed to residential development and \$665,000 (28%) has been attributed to non-residential development, based on the anticipated land area associated with the new developments.



Table 5-10  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Water Services – Town-wide

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Urban Buildout									89%	11%
1	New 5,300 m3 Elevated Storage Facility (Northwest Sector)	2025-2027	15,000,000	-	-	15,000,000	-	-	15,000,000	13,350,000	1,650,000
2	Develop Additional Water Supply Capacity; New Wells, Conservation, System Optimization	2024-2026	11,150,000	-	-	11,150,000	-	-	11,150,000	9,923,500	1,226,500
3	SCADA System Implementation	2024-2028	5,025,000	-	-	5,025,000	3,768,800	-	1,256,200	1,118,018	138,182
4	Well 6 & 11 Treatment Analysis	2024-2025	1,791,000	-	-	1,791,000	1,343,300	-	447,700	398,453	49,247
5	GUDI Upgrade - Well 5/5A	2024-2025	8,244,000	-	-	8,244,000	6,183,000	1,231,944	829,056	737,860	91,196
6	Well 9A & 9B Treatment Upgrades	2026	2,750,000	-	-	2,750,000	550,000	-	2,200,000	1,958,000	242,000
7	District Water Metering	2025-2026	1,100,000	-	-	1,100,000	550,000	-	550,000	489,500	60,500
8	Dawson Road Watermain Extension - Connecting Broadway to Centennial	2024	686,400	-	-	686,400	-	686,400	-	-	-
9	Zone 3B PRV/PSV Zone Valves	2025-2026	622,000	-	-	622,000	-	-	622,000	553,580	68,420
10	Reserve Adjustment		-	-	-	-	8,425,225	-	(8,425,225)	(7,498,450)	(926,775)
	<b>Total</b>		<b>\$46,368,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$46,368,400</b>	<b>\$20,820,325</b>	<b>\$1,918,344</b>	<b>\$23,629,731</b>	<b>\$21,030,460</b>	<b>\$2,599,270</b>



**Table 5-11**  
**Town of Orangeville**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Wastewater Services – Town-wide**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Urban Buildout									89%	11%
1	Sanitary Sewer Infiltration Reduction Projects (incl. flow monitoring)	2024-Buildout	7,400,000	-	-	7,400,000	1,480,000	-	5,920,000	5,268,800	651,200
2	SCADA System Implementation	2024-2028	4,640,000	-	-	4,640,000	3,970,100	-	669,900	596,211	73,689
3	Flood Mitigation at the WPCP	2024	500,000	-	-	500,000	427,800	-	72,200	64,258	7,942
4	Water Pollution Control Plant Expansion (incl. Biosolids Handling Facility) - Principal and Interest (Discounted)	2024-2044	15,233,652	-	-	15,233,652	-	-	15,233,652	13,557,950	1,675,702
5	Reserve Adjustment		-	-	-	-	2,375,971	-	(2,375,971)	(2,114,614)	(261,357)
	<b>Total</b>		<b>\$27,773,652</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,773,652</b>	<b>\$8,253,871</b>	<b>\$0</b>	<b>\$19,519,781</b>	<b>\$17,372,605</b>	<b>\$2,147,176</b>

**Table 5-12**  
**Town of Orangeville**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Stormwater Services – Town-wide**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Urban Buildout									72%	28%
1	Flood Mitigation Implementation Project - Monora and Mill Creeks	2025	500,000	-	-	500,000	375,000	-	125,000	90,000	35,000
2	SWM Pond Rehabilitation	2025-2033	9,000,000	-	-	9,000,000	6,750,000	-	2,250,000	1,620,000	630,000
	<b>Total</b>		<b>\$9,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,500,000</b>	<b>\$7,125,000</b>	<b>\$0</b>	<b>\$2,375,000</b>	<b>\$1,710,000</b>	<b>\$665,000</b>



## 5.5 Capital Costs for Area-Specific D.C. Calculation

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This section evaluates the development-related capital requirements for the area-specific services under the buildout forecast period of the respective benefitting lands. The benefitting lands, and the associated net developable areas subject to the various projects, on an area specific charges have been identified in Table 3-2. The anticipated development-related capital requirements for each of the four services, are consistent with the Town's 2009 and 2014 D.C. Background Studies. The area specific D.C.s are recovered on a per hectare basis of net developable lands that benefit from each of the projects.

### 5.5.1 Services Related to a Highway

The area-specific Services Related to a Highway capital program continues to identify the Hansen Blvd. bridge over Lower Monora Creek. The gross capital cost estimate of the program is approximately \$1.55 million, of which \$25,000 has been deducted to reflect the portion of the project that benefits to the existing population.

Table 5-13 provides the related capital program for the service on an area-specific basis and notes the benefitting lands that are subject to this charge (see Table 3-2 for a description and size of the benefitting land areas). The capital cost included in the D.C. calculations is approximately \$1.52 million.

### 5.5.2 Water Services

Six area specific water projects continue to be carried forward with revised costing to be recovered on an area specific basis from benefitting lands. While two of the projects are now complete, not all funding has been recovered from all benefitting lands. Table 5-14 provides the capital program with the updated gross capital cost estimate for projects totaling approximately \$3.82 million, approximately. A deduction related to the benefit to the existing community has been made of \$813,000, along with a deduction for the local service contributions in the amount of \$626,548 are anticipated. Therefore, approximately \$2.38 million has been included in the calculation. As noted, each capital project benefits various different developments, which have been summarized in Table 5-14 and described in Table 3-2.



### **5.5.3 Wastewater Services**

The capital program for the area-specific wastewater services is provided in Table 5-15. The program includes a total gross capital cost of \$1.08 million, including one project that is now complete but continues to be recovered for from the benefitting lands. A deduction related to the benefit to existing community has been made of \$71,700 has been made. As such, the total D.C. eligible cost included in the respective calculation is \$1.01 million. Each of the projects benefit various developments, as described in Table 3-2 and provided in Table 5-15.

### **5.5.4 Stormwater Services**

As provided in Table 5-16, the capital program related to stormwater services includes a total gross capital cost estimate of all projects of approximately \$11.1 million. Projects that are complete but have not been fully recovered for continue to be included in the calculations. Deductions related to the benefit to the existing community of approximately \$6.39 million, have been made, along with a deduction related to the grants, subsidies and other contributions of \$126,600. Therefore, the total amount included in the D.C. calculation for the respective charges is approximately \$4.58 million. Each project identifies the benefitting areas, as described in Table 3-2, that are subject to the corresponding charges, are identified in Table 5-16.



**Table 5-13**  
**Town of Orangeville**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Services Related to a Highway – Area-Specific**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Benefiting Areas	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total Potential D.C. Recoverable Cost
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024 to Buildout									
1	Hansen Blvd. Bridge over Lower Monora Creek (Remaining Growth-related portion)	RES3, RES4, RES6, RES7, RES8, RES9, RES13, COM9, IND15, IND16, IND17, INST1	2024	1,546,000	-	-	1,546,000	25,000	-	1,521,000
	<b>Total</b>			<b>\$1,546,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,546,000</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$1,521,000</b>



Table 5-14  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Water Services – Area-Specific

Proj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to Urban Buildout	Benefiting Areas	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total Potential D.C. Recoverable Cost
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
WD-1	Additional Pump at Dudgeon Reservoir - Variable Speed	RES2, RES9, RES11, RES12, RES17, COM 1, COM2, COM3, COM6, COM9, COM12, COM13, COM14, IND9, IND10, IND11, IND12, IND13	2025	970,000	-	-	970,000	270,600	-	699,400
WD-2	Trunk Watermain (300 mm Dia.) on Hansen Blvd. between Blind Line and County Road 16	RES3, RES4, RES6, RES7, RES8, RES9, RES13 COM9, IND15, IND16	2025-2026	900,000	-	-	900,000	-	560,578	339,422
WD-3	Watermain on Amelia Street, Existing Limit to Hansen	RES2, RES11, RES12, COM6, COM13	Completed	190,100	-	-	190,100	-	63,970	126,130
WD-4	Watermain on County Road 109, County Road 16 to Montgomery Blvd. East of Riddell	RES1, RES3, RES4, RES5, RES6, RES7, RES8, RES10, RES13, RES14, RES15, RES16, COM4, COM5, COM10, IND1, IND2, IND3, IND4, ND5, IND7, IND8, IND14, IND15, ND16, IND17, INST1	2025	1,366,200	-	-	1,366,200	401,200	-	965,000
WD-5	Watermain on B-Line, West Sector Reservoir to Lots at B-Line and County Road 109	RES5, COM10	2027	100,000	-	-	100,000	-	-	100,000
WD-6	Watermain on B-Line, Alder Street to Spencer	RES10, RES14, IND1, IND2, IND3, IND4, IND5, IND7, IND8, IND14	Completed	291,800	-	-	291,800	141,200	-	150,600
	<b>Total</b>			<b>\$3,818,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,818,100</b>	<b>\$813,000</b>	<b>\$624,548</b>	<b>\$2,380,552</b>



**Table 5-15**  
**Town of Orangeville**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Wastewater Services – Area-Specific**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Benefitting Areas	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total Potential D.C. Recoverable Cost
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024 to Urban Buildout									
SS1	Hansen Boulevard Trunk Sanitary Sewer	RES2, RES7, RES8, RES9, RES11, RES12, RES13, COM1, COM9, IND17	2026	554,400	-	-	554,400	37,000	-	517,400
SS3	Sanitary Sewer Connection - Tribunal to B-Line/County Road 109 Properties	RES5, COM10	complete	47,500	-	-	47,500	-	-	47,500
SS4	Trunk Sewer Capacity Increases to Service Development West of Blind Line (Bredin Pkwy, Third Street at Fourth Avenue)	RES2, RES7, RES8, RES9, RES11, RES12, RES13, COM 1, COM6, COM9, IND17	2030	475,000	-	-	475,000	34,700	-	440,300
	<b>Total</b>			<b>\$1,076,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,076,900</b>	<b>\$71,700</b>	<b>\$0</b>	<b>\$1,005,200</b>



**Table 5-16**  
**Town of Orangeville**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Stormwater Services – Area-Specific**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Benefitting Area	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total Potential D.C. Recoverable Cost
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	<b>2024 to Urban Buildout</b>									
SWM1	Lower Monora Creek Stream Retrofit and Protection Works	RES2, RES6, RES7, RES8, RES9, RES12, RES13, COM1, COM9, IND16, IND17, INST1	2030	3,292,500	-	-	3,292,500	2,279,900	-	1,012,600
SWM2	Lower Monora Creek SWM Pond Retrofits Two Phases. Phase 1 Milady Pond, Phase 2 North Credit Pond	RES2, RES6, RES7, RES8, RES9, RES12, RES13, COM1, COM9, IND16, IND17, INST1	2024-2026	1,980,531	-	-	1,980,531	392,600	-	1,587,931
SWM3	Mill Creek Stabilization of Moderate Priority Sites	RES1, RES3, RES4, RES5, RES14, RES15, RES16, COM2, COM3, COM4, COM5, COM10, COM14, IND9, IND10, IND11, IND12, IND13, IND15	Completed	1,352,100	-	-	1,352,100	338,100	-	1,014,000
SWM4	Mill Creek Stream Stabilization of High Priority Sites and Local Restoration at Kay Cee Gardens	RES1, RES3, RES4, RES5, RES14, RES15, RES16, COM2, COM3, COM4, COM5, COM10, COM14, IND9, IND10, IND11, IND12, IND13, IND15	Completed	886,100	-	-	886,100	886,100	-	-
SWM5	Middle Monora Creek - Flood & Erosion Control Projects	RES11	2027	822,800	-	-	822,800	696,200	126,600	-
SWM6	Oversized SWM Pond - Mono Developments, Built Capacity	RES3, RES4, IND15	2024	136,000	-	-	136,000	-	-	136,000
SWM 3/4 Ext.1	Mill Creek Stabilization	RES1, RES3, RES4, RES5, RES14, RES15, RES16, COM2, COM3, COM4, COM5, COM10, COM14, IND9,	2024	1,779,000	-	-	1,779,000	1,334,300	-	444,700
SWM 3/4 Ext.2	Mill Creek Stabilization - West Broadway/Blind Line westerly to C Line	RES1, RES3, RES4, RES5, RES14, RES15, RES16, COM2, COM3, COM4, COM5, COM10, COM14, IND9,	2026	850,000	-	-	850,000	464,900	-	385,100
	<b>Total</b>			<b>\$11,099,031</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,099,031</b>	<b>\$6,392,100</b>	<b>\$126,600</b>	<b>\$4,580,331</b>



# Chapter 6

## Development Charge Calculation



## 6. Development Charge Calculation

Table 6-1 calculates the proposed D.C.s to be imposed for services over the Town-wide buildout forecast period. Table 6-2 calculates the proposed D.C.s to be imposed on anticipated development in the Town for the 10-year forecast period. Further, Table 6-3 provides the calculated Town-wide D.C.s for the respective services. Lastly, Table 6-4 provides the area-specific D.C.s to be charged over the buildout forecast.

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 dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special dwelling units). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C.-recoverable capital 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 7) to calculate the charges in Tables 6-1, and 6-2.

For area specific calculations, the cost of each project is divided by the total net developable hectares for the benefiting lands to provide a D.C. based on a per hectare basis.

Table 6-5 summarizes the gross capital expenditures and sources of revenue for works anticipated to be undertaken during the 10-year life of the by-law.



**Table 6-1**  
**Town of Orangeville**  
**Town-Wide D.C. Calculation for the Buildout Forecast Period**

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>				
1.1 Treatment plants & Sewers	17,372,605	2,147,176	8,688	2.47
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	21,030,460	2,599,270	10,517	2.98
3. <u>Stormwater Services</u>				
3.1 Stormwater Drainage and Control	1,710,000	665,000	855	0.77
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	19,236,758	2,874,458	9,620	3.32
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	2,996,455	447,746	1,498	0.52
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	595,160	88,932	298	0.10
<b>TOTAL</b>	<b>\$62,941,438</b>	<b>\$8,822,582</b>	<b>\$31,476</b>	<b>\$10.16</b>
D.C.-Eligible Capital Cost	\$62,941,438	\$8,822,582		
Buildout Gross Population/GFA Growth (sq.ft.)	6,323	868,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$9,954.36</b>	<b>\$10.16</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.162	\$31,476		
Other Multiples	2.611	\$25,991		
Apartments - 2 Bedrooms +	1.993	\$19,839		
Apartments - Bachelor and 1 Bedroom	1.100	\$10,950		
Special Care/Special Dwelling Units	1.050	\$10,452		

**Table 6-2**  
**Town of Orangeville**  
**Town-Wide D.C. Calculation for the 10-year Forecast Period**

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. <u>Transit Services</u>				
7.1 Transit facilities, vehicles and other infrastructure	1,235,825	201,181	1,282	0.56
8. <u>Parks and Recreation Services</u>				
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	11,515,837	606,097	11,951	1.68
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	1,514,108	79,690	1,571	0.22
10. Growth Studies	3,134,215	448,863	3,253	1.24
<b>TOTAL</b>	<b>\$17,399,985</b>	<b>\$1,335,830</b>	<b>\$18,057</b>	<b>\$3.70</b>
D.C.-Eligible Capital Cost	\$17,399,985	\$1,335,830		
10-Year Gross Population/GFA Growth (sq.ft.)	3,047	360,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,710.53</b>	<b>\$3.70</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.162	\$18,057		
Other Multiples	2.611	\$14,910		
Apartments - 2 Bedrooms +	1.993	\$11,381		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,282		
Special Care/Special Dwelling Units	1.050	\$5,996		



Table 6-3  
Town of Orangeville  
Calculated Schedule of Town-wide Development Charges  
by Service

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	3.32
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.52
Policing Services	298	246	188	104	99	0.10
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$7.64</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	2.47
Water Services	10,517	8,684	6,629	3,659	3,492	2.98
Stormwater Services	855	706	539	297	284	0.77
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$6.22</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$7.64</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$13.86</b>



Table 6-4  
Town of Orangeville  
Area-Specific D.C. Calculation for the Buildout Forecast Period

SERVICES	2024 \$ D.C. Eligible Cost	Benefitting Area (net developable ha.)	2024 \$ D.C. Cost per Hectare
<b>Services Related to a Highway</b>			
Roads - RSP1	\$1,521,000	102.75	\$14,803
<b>Water Services</b>			
Water - WD-1	\$699,400	29.26	\$23,903
Water - WD-2	\$339,422	65.57	\$5,176
Water - WD-3	\$126,130	17.48	\$7,216
Water - WD-4	\$965,000	122.98	\$7,847
Water - WD-5	\$100,000	3.74	\$26,738
Water - WD-6	\$150,600	12.49	\$12,058
<b>Wastewater Services</b>			
Wastewater - SS1	\$517,400	77.08	\$6,713
Wastewater - SS3	\$47,500	3.74	\$12,701
Wastewater - SS4	\$440,300	77.4	\$5,689
<b>Stormwater Services</b>			
Stormwater Management - SWM1	\$1,012,600	82.85	\$12,222
Stormwater Management - SWM2	\$1,587,931	82.85	\$19,166
Stormwater Management - SWM3	\$1,014,000	46.67	\$21,727
Stormwater Management - SWM4	\$0	46.67	\$0
Stormwater Management - SWM5	\$0	7.74	\$0
Stormwater Management - SWM6	\$136,000	27	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$444,700	46.67	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$385,100	46.67	\$8,252



**Table 6-5**  
**Town of Orangeville**  
**Gross Expenditure and Sources of Revenue Summary for Costs**  
**to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services**

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	25,103,052	0	7,585,571	0	0	15,323,972	2,193,509
2. Water Services							
2.1 Treatment, storage and distribution systems	49,704,600	0	21,492,125	2,478,922	0	22,358,995	3,374,558
3. Stormwater Services							
3.1 Stormwater Drainage and Control	18,360,831	0	12,292,900	126,600	0	3,812,200	2,129,131
4. Services Related to a Highway							
4.1 Roads and Related	54,173,660	0	26,485,500	6,331,501	0	18,067,156	3,289,503
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	30,366,300	0	10,939,400	3,667,650	12,672,100	2,685,821	401,330
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	154,071	0	81,600	0	3,900	59,657	8,914
7. Transit Services							
7.1 Transit facilities, vehicles and other infrastructure	2,421,706	0	984,700	0	0	1,235,825	201,181
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	22,755,886	0	4,635,853	250,000	5,748,100	11,515,837	606,097
9. Library Services							
9.1 Library facilities, materials and vehicles	1,459,565	0	98,400	18,365	0	1,275,660	67,140
10. Growth-Related Studies	4,556,100	123,000	1,073,600	83,280	0	2,865,798	410,422
<b>Total Expenditures &amp; Revenues</b>	<b>\$209,055,770</b>	<b>\$123,000</b>	<b>\$85,669,649</b>	<b>\$12,956,318</b>	<b>\$18,424,100</b>	<b>\$79,200,920</b>	<b>\$12,681,784</b>



# Chapter 7

## Development Charge Policy Recommendations and By-law Rules



## 7. Development Charge Policy Recommendations and By-law Rules

### 7.1 Introduction

---

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

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

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

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

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

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

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

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



## 7.2 Development Charge By-law Structure

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**It is recommended that:**

- The Town uses a uniform Town-wide D.C. calculation for the following services and class of services:
  - Services Related to a Highway;
  - Parks and Recreation Services;
  - Library Services;
  - Transit Services;
  - Fire Protection Services;
  - Water Services;
  - Wastewater Services; and
  - Growth-related Studies (Class of Services);
- That the Town uses an area-specific D.C. calculation for localized works that are required related to services related to a highway, water services, wastewater services, and stormwater services; and
- That the Town contains all Town-wide D.C.s and Area Specific D.C.s. in one by-law.

## 7.3 Development Charge By-law Rules

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

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

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

In accordance with the D.C.A., 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 should 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 number of square feet of G.F.A. constructed for eligible uses (i.e., primary, 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, as follows:
  - For services related to a highway (Town-wide), fire protection services, and policing services, an 87% residential and 13% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town-wide buildout forecast period for both services;
  - Parks and recreation services, and library services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of parks and recreation and library services tend to be residents of the Town;
  - Transit service attributions for residential and non-residential have been determined based on an 86% residential and 14% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town's 10-year forecast period for the service;
  - Water and wastewater service attributions (Town-wide) for residential and non-residential have been determined based on an 89% residential and 11% non-residential attribution has been made, to recognize estimated



design flows required for incremental development projected over the buildout forecast period;

- Stormwater service attributions (Town-wide) for residential and non-residential have been determined based on a 72% residential and 28% non-residential, based on the anticipated land area associated with the new developments;
- For the growth-related studies class of services, the costs related to library services and parks and recreation services, have been allocated 95% to residential development and 5% to non-residential development, similar to the capital costs for these services. All other studies have been allocated based on the incremental population and employment uses projected over the forecast periods similar to the specific services. The overall allocation results in an allocation of 87% to residential and 13% to non-residential; and
- For area specific calculations, the charges are based on a per hectare basis of net developable lands for both residential and non-residential lands benefitting lands, on a project-by-project basis.

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

Where, as a result of the redevelopment of land, a building or structure existing on the same land within two years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 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
- 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 G.F.A. that has been or will be demolished or converted to another principal use;



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

### **7.3.4 Exemptions**

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.).
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education.
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98).
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98).
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.
- Full exemption for affordable units (see bulletin rates identified in section 1.3.8).
- Full exemption for attainable units.
- Full exemption for affordable inclusionary zoning units.
- Full exemption for non-profit housing developments.
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
  - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.
  - Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.



- Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

Non-statutory (discretionary exemptions) include the following:

- Full exemption for land used in connection to a churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the *Assessment Act*; and
- 50% exemption for the portion of a place of worship used for worship.

### **7.3.5 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Town and an owner under section 27 of the D.C.A. Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy.

Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020, and approved prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that have not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Town can impose is the average prime rate plus 1% % as defined in subsection 26.3(1) of the Act.

### **7.3.6 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually on the anniversary date of the by-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period



### **7.3.7 Development Charge Spatial Applicability**

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Subsections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. Subsection 10 (2) (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a municipal-wide D.C. approach is based, in part, on the following:

1. All Town services, except for water, wastewater, and stormwater services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.



3. Many services provided (roads, parks and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town 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).

Based on the foregoing and discussions with Town staff, area-specific D.C.s are suitable for services related to a highway, water, wastewater, and stormwater services, for localized works required to service only specific developing lands. The recommendations are:

- To continue to apply Town-wide D.C.s for services related to a highway, fire protection services, policing services, parks and recreation services, library services, transit services, and growth-related studies;
- To continue to apply Town-wide D.C.s for water, wastewater services and stormwater urban services; and
- To continue to apply area-specific D.C.s for services related to a highway, water, wastewater, and stormwater services for the corresponding benefitting areas for localized works that benefit specific developing lands.

## 7.4 Other Development Charge By-law Provisions

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It is recommended that:

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

The Town's D.C. collections should be contributed into 14 separate reserve funds, including:

- Services Related to a Highway (Town-wide);
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Transit Services;
- Growth-related Studies (class of service)



- Water Services (Town-wide, urban services);
- Wastewater Services (Town-wide, urban services)
- Stormwater Services (Town-wide, urban services);
- Services related to a Highway (area-specific);
- Water Services (area-specific);
- Wastewater Services (area-specific); and
- Stormwater Services (area-specific).

It is also recommended that the existing childcare D.C. reserve fund be closed out and allocated to the parks and recreation D.C. reserve fund, as this service is no longer being recovered for.

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

The by-law will come into force on the day after which the by-law is passed by Council unless Council determines an alternative date for enactment.

#### **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 come into force (as per section 11 of O. Reg. 82/98).

### **7.5 Other Recommendations**

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**It is recommended that Council:**

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

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

“Adopt the D.C. approach to calculate the charges on a Town-wide basis for services related to a highway, fire protection services, library services, parks and recreation services, policing services, transit services, water services, wastewater services, stormwater services, and growth-related studies (class of services);”



“Adopt the D.C. approach to calculate the charges related to localized works that only benefit specific developing lands, on an area-specific basis for services related to a highway, water services, wastewater services, and stormwater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated August 8, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated August 8, 2024, as amended (if applicable);”

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

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



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

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

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

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

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

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

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

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

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



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

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

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

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

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



## 8.2 Implementation Requirements

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### 8.2.1 Introduction

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

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

### 8.2.2 Notice of Passage

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

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

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

### 8.2.3 By-law Pamphlet

In addition to the “notice” information, the Town 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 OLT, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-law.

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

### **8.2.4 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 OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Town 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 Town is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **8.2.5 Complaints**

A person required to pay a D.C., or his agent, may complain to the Town 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 Town Council to the OLT.



### **8.2.6 Credits**

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

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

### **8.2.7 Front-Ending Agreements**

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

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

### **8.2.8 Severance and Subdivision Agreement Conditions**

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

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

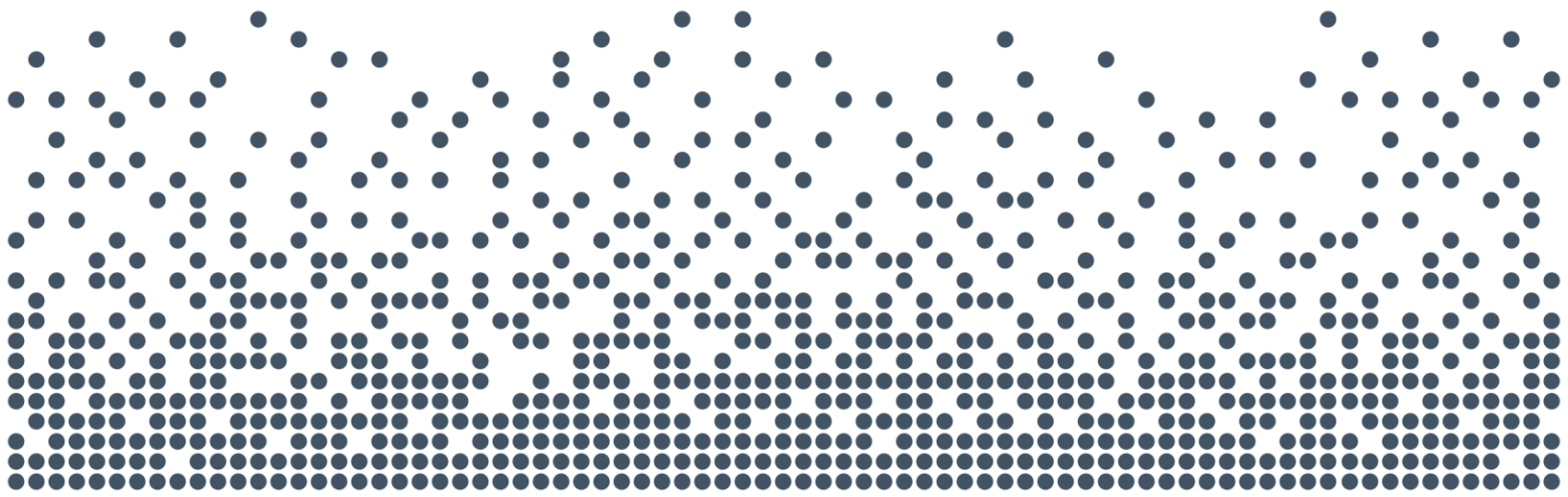


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



# Appendices



# Appendix A

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



Schedule 1  
Town of Orangeville  
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	28,870	27,975	415	27,560	7,366	1,093	1,599	11	10,069	395	2.778
	Mid 2016	29,830	28,900	550	28,350	7,620	1,285	1,640	15	10,560	524	2.737
	Mid 2021	31,130	30,167	477	29,690	7,865	1,385	1,795	15	11,060	454	2.728
Forecast	Mid 2024	31,230	30,265	480	29,785	7,866	1,409	1,882	15	11,172	457	2.709
	Mid 2034	33,820	32,773	518	32,255	8,205	1,868	2,294	15	12,382	493	2.647
	Buildout	36,490	35,358	566	34,792	8,568	2,362	2,735	15	13,680	539	2.585
Incremental	Mid 2011 - Mid 2016	960	925	135	790	254	192	41	4	491	129	
	Mid 2016 - Mid 2021	1,300	1,267	-73	1,340	245	100	155	0	500	-70	
	Mid 2021 - Mid 2024	100	98	3	95	1	24	87	0	112	3	
	Mid 2024 - Mid 2034	2,590	2,508	38	2,470	339	459	412	0	1,210	36	
	Mid 2024 - Buildout	5,260	5,093	86	5,007	702	953	853	0	2,508	82	

<sup>[1]</sup> Population excludes the Census undercount estimated at approximately 3.2% and has been rounded.

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

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

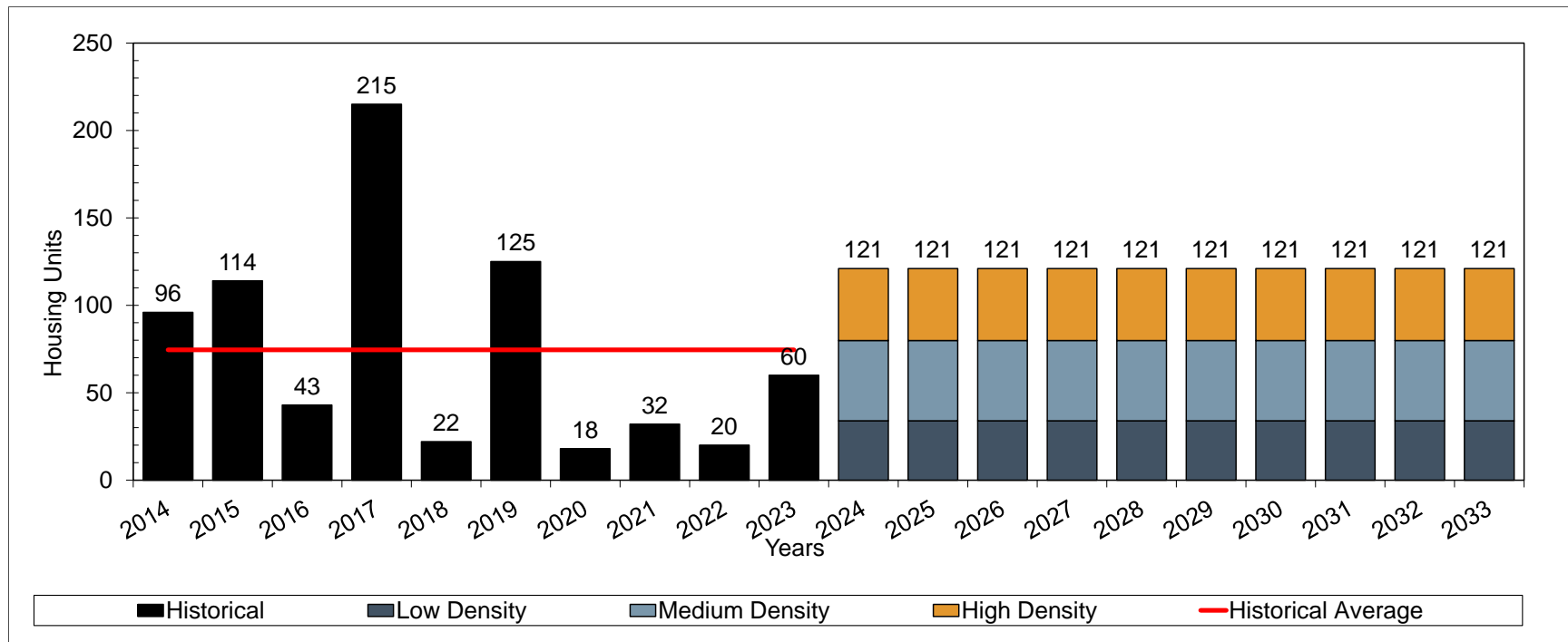
<sup>[4]</sup> Buildout based on discussions with municipal staff regarding designated urban lands and servicing capacity.

Notes: Numbers may not add due to rounding. Buildout refers to the urban area, population forecast identified for buildout is constrained due to the lack of approved municipal water services and municipal sewage services.

Source: Watson & Associates Economists Ltd.



Figure A-1  
Town of Orangeville  
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Orangeville building permit data, by Watson & Associates Economists Ltd.



Schedule 2  
Town of Orangeville  
Current Year Growth Forecast  
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		30,167
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	112
	<i>multiplied by P.P.U. (3)</i>	2.699
	<i>gross population increase</i>	302
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	3
	<i>multiplied by P.P.U. (3)</i>	1.050
	<i>gross population increase</i>	3
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	11,060
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.019
	<i>total decline in population</i>	-207
Population Estimate to Mid 2024		30,265
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		98

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.897	1%	0.026
<i>Multiples (6)</i>	3.346	21%	0.717
<i>Apartments (7)</i>	2.519	78%	1.956
Total		100%	2.699

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

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

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

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



Schedule 3  
Town of Orangeville  
Ten Year Growth Forecast  
Mid-2024 to Mid-2034

		Population
Mid 2024 Population		30,265
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	1,210
	<i>multiplied by P.P.U. (3)</i>	2,487
	<i>gross population increase</i>	3,009
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	36
	<i>multiplied by P.P.U. (3)</i>	1,050
	<i>gross population increase</i>	38
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	11,172
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.048
	<i>total decline in population</i>	-539
Population Estimate to Mid 2034		32,773
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		2,508

(1) Mid 2024 Population based on:

2021 Population (30,167) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (112 x 2.699 = 302) + (3 x 1.05 = 3) + (11,060 x -0.019 = -207) = 30,265

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.162	28%	0.886
<i>Multiples (6)</i>	2.611	38%	0.991
<i>Apartments (7)</i>	1.792	34%	0.610
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.993		
<b>Total</b>		100%	2.487

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

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

(4) Mid 2024 households based upon 2021 Census (11,060 units) + Mid 2021 to Mid 2024 unit estimate (112 units) = 11,172 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4  
Town of Orangeville  
Longer-Term Growth Forecast  
Mid 2024 to Buildout

		Population
Mid 2024 Population		30,265
Occupants of New Housing Units, Mid 2024 to Buildout	<i>Units (2)</i>	2,508
	<i>multiplied by P.P.U. (3)</i>	2,487
	<i>gross population increase</i>	6,237
		6,237
Occupants of New Equivalent Institutional Units, Mid 2024 to Buildout	<i>Units</i>	82
	<i>multiplied by P.P.U. (3)</i>	1,050
	<i>gross population increase</i>	86
		86
Decline in Housing Unit Occupancy, Mid 2024 to Buildout	<i>Units (4)</i>	11,172
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.110
	<i>total decline in population</i>	-1,230
		-1,230
Population Estimate to Buildout		35,358
<i>Net Population Increase, Mid 2024 to Buildout</i>		5,093

(1) Mid 2024 Population based on:

2021 Population (30,167) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (112 x 2.699 = 302) + (3 x 1.05 = 3) + (11,060 x -0.019 = -207) = 30,265

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.162	28%	0.885
<i>Multiples (6)</i>	2.611	38%	0.992
<i>Apartments (7)</i>	1.792	34%	0.610
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.993		
<b>Total</b>		100%	2.487

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

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

(4) Mid 2024 households based upon 2021 Census (11,060 units) + Mid 2021 to Mid 2024 unit estimate (112 units) = 11,172 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5  
Town of Orangeville  
Historical Residential Building Permits  
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2014	63	33	0	96
2015	69	45	0	114
2016	13	30	0	43
2017	46	166	3	215
2018	0	22	0	22
Sub-total	191	296	3	490
<b>Average (2014 - 2018)</b>	<b>38</b>	<b>59</b>	<b>1</b>	<b>98</b>
% Breakdown	39.0%	60.4%	0.6%	100.0%
2019	0	9	116	125
2020	0	9	9	18
2021	1	24	7	32
2022	0	0	20	20
2023	0	0	60	60
Sub-total	1	42	212	255
<b>Average (2019 - 2023)</b>	<b>0</b>	<b>8</b>	<b>42</b>	<b>51</b>
% Breakdown	0.4%	16.5%	83.1%	100.0%
2014 - 2023				
Total	192	338	215	745
<b>Average</b>	<b>19</b>	<b>34</b>	<b>22</b>	<b>75</b>
% Breakdown	25.8%	45.4%	28.9%	100.0%

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

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

Source: Historical housing activity derived from Town of Orangeville building permit data, by Watson & Associates Economists Ltd.



Schedule 6  
Town of Orangeville  
Summary of Future Housing Potential in the Development Approvals Process and  
Potential Intensification

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
Registered Not Built	51	272	334	<b>657</b>
<i>% Breakdown</i>	<i>8%</i>	<i>41%</i>	<i>51%</i>	<i>100%</i>
Application Under Review	132	301	155	<b>588</b>
<i>% Breakdown</i>	<i>22%</i>	<i>51%</i>	<i>26%</i>	<i>100%</i>
<b>Total</b>	<b>183</b>	<b>573</b>	<b>489</b>	<b>1,245</b>
<i>% Breakdown</i>	<i>15%</i>	<i>46%</i>	<i>39%</i>	<i>100%</i>

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

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

Source: Source: Derived from data received from the Town of Orangeville Planning division, by Watson & Associates Economists Ltd.



Schedule 7a  
Town of Orangeville  
Persons Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted <sup>[2]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.831	-	<b>2.897</b>		
6-10	-	-	-	3.301	-	<b>3.289</b>		
11-15	-	-	-	3.264	-	<b>3.160</b>		
16-20	-	-	-	3.287	-	<b>3.329</b>		
20-25	-	-	2.077	3.207	-	<b>3.137</b>	3.162	3.162
25-35	-	-	-	3.008	4.385	<b>3.087</b>		
35+	-	1.292	1.836	2.766	4.161	<b>2.753</b>		
<b>Total</b>	<b>0.800</b>	<b>1.741</b>	<b>1.895</b>	<b>2.960</b>	<b>4.189</b>	<b>2.945</b>		

Age of Dwelling	Multiples <sup>[1]</sup>						25 Year Average	25 Year Average Adjusted <sup>[2]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.136	-	<b>3.346</b>		
6-10	-	-	-	3.500	-	<b>3.069</b>		
11-15	-	-	-	-	-	<b>2.571</b>		
16-20	-	-	-	2.765	-	<b>2.667</b>		
20-25	-	-	-	2.647	-	<b>2.071</b>	2.745	2.611
25-35	-	-	-	3.250	-	<b>3.033</b>		
35+	0.429	-	2.440	2.734	-	<b>2.375</b>		
<b>Total</b>	<b>0.476</b>	<b>2.154</b>	<b>2.280</b>	<b>2.957</b>	<b>-</b>	<b>2.619</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.941	-	<b>2.892</b>
6-10	-	-	1.733	3.248	-	<b>3.039</b>
11-15	-	-	1.611	3.207	-	<b>2.872</b>
16-20	-	-	1.941	3.173	-	<b>3.168</b>
20-25	-	1.583	1.680	3.117	3.727	<b>2.944</b>
25-35	-	-	1.824	3.021	4.429	<b>2.994</b>
35+	-	1.181	1.806	2.739	3.940	<b>2.447</b>
<b>Total</b>	<b>2.100</b>	<b>1.291</b>	<b>1.794</b>	<b>2.925</b>	<b>4.071</b>	<b>2.685</b>

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

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

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

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



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

Age of Dwelling	Apartments <sup>[1]</sup>						25 Year Average	25 Year Average Adjusted <sup>[2]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.696	-	<b>2.519</b>		
6-10	-	-	1.538	-	-	<b>1.813</b>		
11-15	-	-	1.500	-	-	<b>1.765</b>		
16-20	-	-	-	-	-	<b>1.583</b>		
20-25	-	-	-	-	-	<b>1.294</b>	1.795	1.792
25-35	-	-	-	-	-	<b>1.467</b>		
35+	0.643	1.204	1.776	2.318	-	<b>1.514</b>		
<b>Total</b>	<b>0.500</b>	<b>1.194</b>	<b>1.726</b>	<b>2.686</b>	<b>-</b>	<b>1.586</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.236	4.750	<b>3.336</b>
6-10	-	-	1.750	3.245	4.696	<b>3.293</b>
11-15	-	-	1.690	3.241	4.088	<b>3.134</b>
16-20	-	-	2.000	3.129	4.394	<b>3.153</b>
20-25	-	1.571	1.842	3.106	4.086	<b>3.026</b>
25-35	-	-	1.935	2.950	4.273	<b>2.994</b>
35+	1.091	1.271	1.865	2.711	3.995	<b>2.537</b>
<b>Total</b>	<b>1.667</b>	<b>1.360</b>	<b>1.868</b>	<b>2.920</b>	<b>4.219</b>	<b>2.809</b>

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

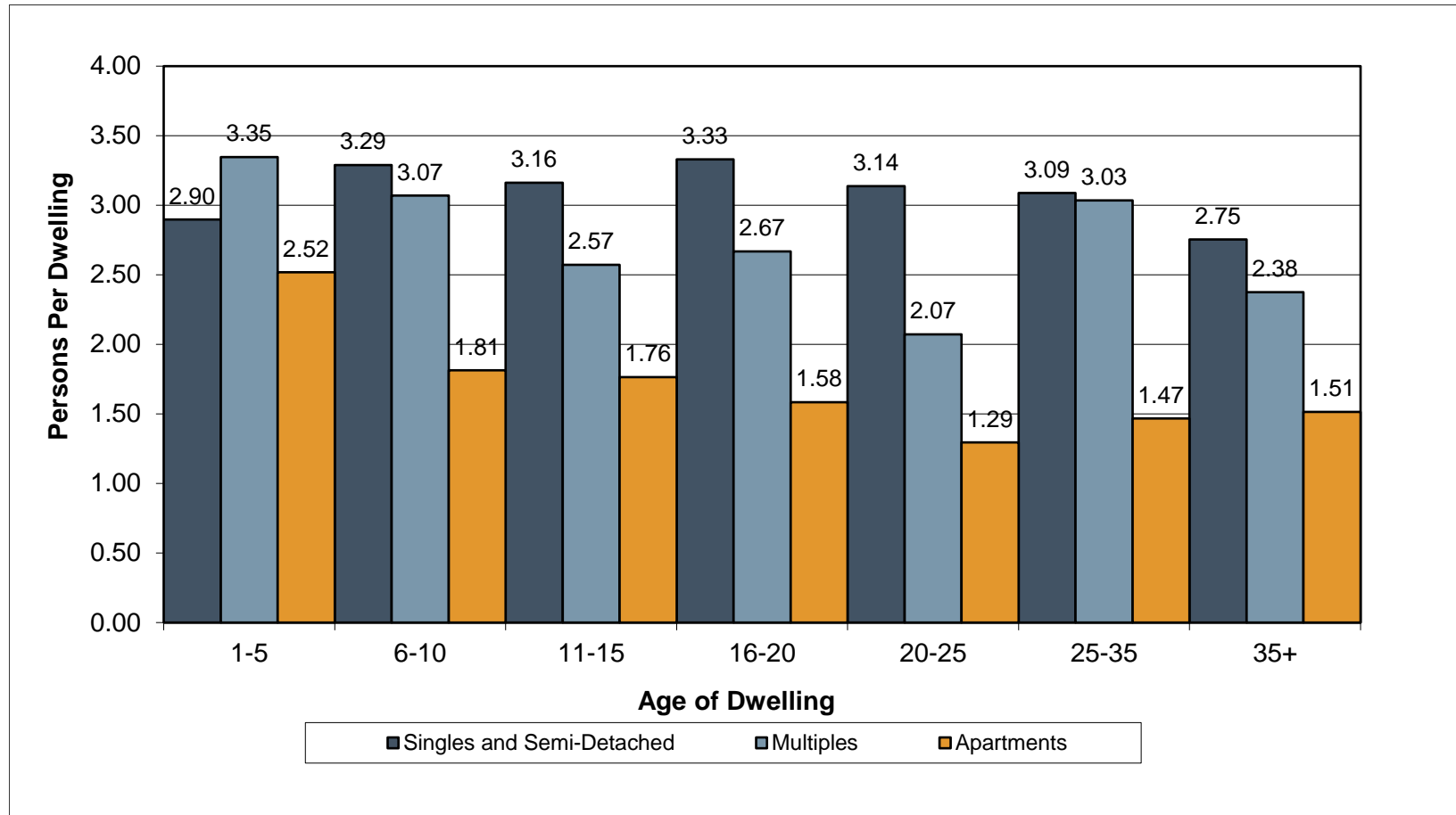
[2] Adjusted based on historical trends.

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

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



Schedule 8  
Town of Orangeville  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)



Note: Apartment P.P.U.s are based on Dufferin County.



## Schedule 9a Town of Orangeville Employment Forecast, 2024 to Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	27,975	0.002	0.025	0.080	0.208	0.110	0.426	0.071	0.497	60	705	2,248	5,808	3,090	11,910	1,994	13,904	11,205
Mid 2016	28,900	0.001	0.029	0.073	0.200	0.103	0.406	0.081	0.487	35	840	2,113	5,788	2,965	11,740	2,335	14,075	10,900
Mid 2024	30,265	0.001	0.034	0.076	0.194	0.099	0.404	0.077	0.480	35	1,033	2,292	5,878	2,982	12,220	2,321	14,541	11,187
Mid 2034	32,773	0.001	0.035	0.076	0.184	0.093	0.390	0.078	0.468	35	1,151	2,492	6,041	3,058	12,777	2,546	15,323	11,626
Buildout	35,358	0.001	0.036	0.076	0.174	0.088	0.376	0.079	0.454	35	1,278	2,700	6,158	3,108	13,279	2,782	16,061	12,001
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	925	-0.001	0.004	-0.007	-0.007	-0.008	-0.020	0.010	-0.010	-25	135	-135	-20	-125	-170	341	171	-305
Mid 2016 - Mid 2024	1,365	0.000	0.005	0.003	-0.006	-0.004	-0.002	-0.004	-0.007	0	193	180	91	17	480	-14	466	287
Mid 2024 - Mid 2034	2,508	0.000	0.001	0.000	-0.010	-0.005	-0.014	0.001	-0.013	0	118	200	163	76	557	225	782	439
Mid 2024 - Buildout	5,093	0.000	0.002	0.001	-0.020	-0.011	-0.028	0.002	-0.026	0	245	408	280	126	1,059	461	1,520	814
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	185	0.000	0.001	-0.001	-0.001	-0.002	-0.004	0.002	-0.002	-5	27	-27	-4	-25	-34	68	34	-61
Mid 2016 - Mid 2024	171	0.000	0.001	0.000	-0.001	-0.001	0.000	-0.001	-0.001	0	24	22	11	2	60	-2	58	36
Mid 2024 - Mid 2034	251	0.000	0.000	0.000	-0.001	-0.001	-0.001	0.000	-0.001	0	12	20	16	8	56	23	78	44

<sup>[1]</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

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

Source: Watson & Associates Economists Ltd.



Schedule 9b  
Town of Orangeville  
Employment Forecast, 2024 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional <sup>[2]</sup>	Total	Industrial	Commercial/ Population Related	Institutional <sup>[2]</sup>	Total
Mid 2011	27,975	60	2,248	5,808	3,090	11,205				
Mid 2016	28,900	35	2,113	5,788	2,965	10,900				
Mid 2024	30,265	35	2,292	5,878	2,982	11,187				
Mid 2034	32,773	35	2,492	6,041	3,040	11,608				
Buildout	35,358	35	2,700	6,158	3,066	11,959				
<b>Incremental Change</b>										
Mid 2011 - Mid 2016	925	-25	-135	-20	-125	-305				
Mid 2016 - Mid 2024	1,365	0	180	91	17	287				
Mid 2024 - Mid 2034	2,508	0	200	163	58	421	240,000	81,500	39,200	360,700
Mid 2024 - Buildout	5,093	0	408	280	84	772	489,600	140,000	56,700	686,300
<b>Annual Average</b>										
Mid 2011 - Mid 2016	185	-5	-27	-4	-25	-61				
Mid 2016 - Mid 2024	171	0	22	11	2	36				
Mid 2024 - Mid 2034	251	0	20	16	6	42	24,000	8,150	3,920	36,070

<sup>[1]</sup> Square foot per employee assumptions:

Industrial	1,200
Commercial/Population-related	500
Institutional	675

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

\* Reflects mid-2024 to buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10  
Town of Orangeville  
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<b><u>Primary Industry Employment</u></b>	
<b>11</b>	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
<b>21</b>	<i>Mining and oil and gas extraction</i>	
	<b><u>Industrial and Other Employment</u></b>	
<b>22</b>	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
<b>23</b>	<i>Construction</i>	
<b>31-33</b>	<i>Manufacturing</i>	
<b>41</b>	<i>Wholesale trade</i>	
<b>48-49</b>	<i>Transportation and warehousing</i>	
<b>56</b>	<i>Administrative and support</i>	
	<b><u>Population Related Employment</u></b>	
<b>44-45</b>	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
<b>51</b>	<i>Information and cultural industries</i>	
<b>52</b>	<i>Finance and insurance</i>	
<b>53</b>	<i>Real estate and rental and leasing</i>	
<b>54</b>	<i>Professional, scientific and technical services</i>	
<b>55</b>	<i>Management of companies and enterprises</i>	
<b>56</b>	<i>Administrative and support</i>	
<b>71</b>	<i>Arts, entertainment and recreation</i>	
<b>72</b>	<i>Accommodation and food services</i>	
<b>81</b>	<i>Other services (except public administration)</i>	
	<b><u>Institutional</u></b>	
<b>61</b>	<i>Educational services</i>	
<b>62</b>	<i>Health care and social assistance</i>	
<b>91</b>	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Statistics Canada Employment by Place of Work.



# Appendix B

## Level of Service



Table B-1  
Town of Orangeville  
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED		
Service Category	Sub-Component	Maximum Ceiling LOS
Service Related to a Highway	Services Related to a Highway - Roads	39,947,098
	Services Related to a Highway - Bridges, Culverts & Structures	8,698,844
	Services Related to a Highway - Sidewalks and Active Transportation	5,437,287
	Services Related to a Highway - Traffic Signals & Streetlights	2,941,055
	Public Works - Facilities	1,874,377
	Public Works - Vehicles & Equipment	1,229,094
<b>Subtotal - Services Related to a Highway</b>		<b>\$60,127,754</b>
Fire Protection	Fire Protection Services - Facilities	1,889,045
	Fire Protection Services - Vehicles & Equipment	1,421,864
	Fire Protection Services - Small Equipment and Gear	136,594
<b>Subtotal - Fire Protection Services</b>		<b>\$3,447,503</b>
Policing	Policing Services - Facilities	1,799,408
	Policing Services - Vehicles	180,038
	Policing Services - Small Equipment and Gear	105,731
<b>Subtotal - Policing Services</b>		<b>\$2,085,176</b>
Parks & Recreation	Parkland Development	1,755,048
	Parkland Amenities	1,323,396
	Parkland Trails	299,154
	Recreation Facilities	16,133,613
	Parks & Recreation Vehicles and Equipment	211,976
<b>Subtotal - Parks and Recreation Services</b>		<b>\$19,723,188</b>
Library	Library Services - Facilities	1,083,406
	Library Services - Collection Materials	627,176
<b>Subtotal - Library Services</b>		<b>\$1,710,581</b>



## Schedule B-2 Town of Orangeville Services Related to a Highway – Roads and Related

Unit Measure: lane km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/lane km)
Collector	73.58	76.58	79.58	82.58	85.38	86.76	86.76	87.54	87.54	87.54	87.54	87.54	87.54	87.54	87.54	\$2,470,000
Arterial	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.43	\$1,910,000
<b>Total</b>	<b>83.00</b>	<b>86.00</b>	<b>89.00</b>	<b>92.00</b>	<b>94.80</b>	<b>96.18</b>	<b>96.18</b>	<b>96.96</b>	<b>96.96</b>	<b>96.96</b>	<b>96.96</b>	<b>96.96</b>	<b>96.96</b>	<b>96.96</b>	<b>96.96</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0030	0.0031	0.0032	0.0033	0.0033	0.0034	0.0033	0.0034	0.0033	0.0033	0.0032	0.0032	0.0032	0.0032	0.0032

15 Year Average	2009 to 2023
Quantity Standard	0.0032
Quality Standard	\$2,451,103
Service Standard	\$7,844

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$7,844
Eligible Amount	\$39,947,098



Schedule B-3  
Town of Orangeville  
Services Related to a Highway – Bridges and Culverts

Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges and Culverts	15	15	15	15	15	15	15	15	15	15	15	15	15	15	16	\$3,282,000
<b>Total</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>16</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0006	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0005
Quality Standard	\$3,416,000
Service Standard	\$1,708

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$1,708
Eligible Amount	\$8,698,844



## Schedule B-4 Town of Orangeville Services Related to a Highway – Traffic Signals and Streetlights

Unit Measure: No. of Traffic Signals

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Traffic Signals	24	24	24	24	24	24	24	24	24	24	24	24	24	24	25	\$350,000
Decorative Streetlights	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$10,000
Streetlights	1,387	1,441	1,495	1,550	1,601	1,626	1,626	1,760	1,794	1,820	1,842	1,859	1,873	2,528	2,530	\$4,000
<b>Total</b>	<b>1,531</b>	<b>1,585</b>	<b>1,639</b>	<b>1,694</b>	<b>1,745</b>	<b>1,770</b>	<b>1,770</b>	<b>1,904</b>	<b>1,938</b>	<b>1,964</b>	<b>1,986</b>	<b>2,003</b>	<b>2,017</b>	<b>2,672</b>	<b>2,675</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0561	0.0576	0.0586	0.0603	0.0616	0.0620	0.0616	0.0659	0.0665	0.0660	0.0664	0.0667	0.0669	0.0885	0.0886

15 Year Average	2009 to 2023
Quantity Standard	0.0662
Quality Standard	\$8,723
Service Standard	\$577

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$577
Eligible Amount	\$2,941,055



## Schedule B-5 Town of Orangeville Services Related to a Highway – Sidewalks

Unit Measure: km of sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Sidewalks	123	123	124	124	124	124	132	132	132	135	137	137	137	137	137	\$237,300
<b>Total</b>	<b>123</b>	<b>123</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>132</b>	<b>132</b>	<b>132</b>	<b>135</b>	<b>137</b>	<b>137</b>	<b>137</b>	<b>137</b>	<b>137</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0045	0.0045	0.0044	0.0044	0.0044	0.0043	0.0046	0.0046	0.0045	0.0045	0.0046	0.0045	0.0045	0.0045	0.0045

15 Year Average	2009 to 2023
Quantity Standard	0.0045
Quality Standard	\$237,244
Service Standard	\$1,068

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$1,068
Eligible Amount	\$5,437,287



Schedule B-6  
Town of Orangeville  
Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Operations Centre - 500 C-Line, Office Space	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	\$400	\$474
Operation Centre 3-Bay Garage Expansion	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	5,760	\$1,137	\$1,287
Salt Dome - 500 C-Line	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	6,840	11,520	11,520	\$126	\$172
Vehicle Building - 500 C-Line	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$172	\$223
Brown Shed - 500 C-Line	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	2,621	\$169	\$220
<b>Total</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>19,201</b>	<b>23,881</b>	<b>23,881</b>		

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.7043	0.6979	0.6864	0.6836	0.6777	0.6724	0.6686	0.6644	0.6594	0.6454	0.6420	0.6392	0.6365	0.7908	0.7912

15 Year Average	2009 to 2023
Quantity Standard	0.6840
Quality Standard	\$538
Service Standard	\$368

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$368
Eligible Amount	\$1,874,377



**Table B-7  
Town of Orangeville  
Services Related to a Highway – Public Works Vehicles & Equipment**

Unit Measure:	No. of vehicles and equipment																2024 Value (\$/Vehicle)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Single Axle Trucks c/w Plow with Sander Dump	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$471,600	
1 Ton Trucks with Landscape Dump Box	2	2	2	2	2	-	-	-	-	-	-	-	-	-	-	\$125,300	
2 Ton Truck with Landscape Box	2	3	3	3	3	5	5	5	5	5	5	5	5	5	5	\$132,600	
1/2 Ton Trucks	6	6	7	7	4	4	4	4	4	4	4	4	4	4	4	\$57,600	
Utility Vans (Mercedes)	2	3	3	3	4	3	3	3	3	3	3	3	3	3	1	\$81,100	
3/4 ton trucks	-	-	-	-	-	-	3	4	5	6	6	6	6	6	7	\$95,800	
Loader, Large	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$270,000	
Backhoe, Large	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	\$220,000	
Mini Excavator	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$147,400	
Vacuum Sweepers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$633,700	
Trackless Tractors with attachments	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	\$257,900	
2 Ton Truck with Aerial Device	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$330,000	
Fork Lift	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,700	
5 Ton Light Duty Truck with Utility Box	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	\$221,100	
1 Ton Truck with Utility Box	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$145,500	
Mechanics Truck (3/4 ton) Truck 25-17	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$138,000	
Tandem truck with attachments Truck 26-18	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$450,000	
1 inspection vehicle (2015 KIA, replaced with a Chew	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$29,500	
Trailers and Others	4	4	4	4	4	5	6	7	8	10	10	10	10	10	10	\$18,000	
Generator mounted on trailer	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$165,000	
Generator - small	1	1	1	4	6	7	8	9	11	12	12	12	12	12	12	\$5,900	
Riding Mower - Large (M6 & M7)	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$23,600	
Mower - Walk Behind (M5)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,100	
Valve Exerciser	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$115,000	
Asphalt Patcher	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000	
Wood Chipper with Dump Box	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$110,000	
RTVs (Utility Vehicles)	-	-	-	1	1	1	1	1	1	1	1	1	2	2	2	\$35,000	
1/4 Ton Pick up truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$45,000	
<b>Total</b>	<b>32</b>	<b>34</b>	<b>38</b>	<b>42</b>	<b>46</b>	<b>48</b>	<b>54</b>	<b>57</b>	<b>62</b>	<b>68</b>	<b>67</b>	<b>67</b>	<b>66</b>	<b>67</b>	<b>67</b>		

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0012	0.0012	0.0014	0.0015	0.0016	0.0017	0.0019	0.0020	0.0021	0.0023	0.0022	0.0022	0.0022	0.0022	0.0022

15 Year Average	2009 to 2023
Quantity Standard	0.0019
Quality Standard	\$127,016
Service Standard	\$241

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$241
Eligible Amount	\$1,229,094



**Table B-8  
Town of Orangeville  
Fire Protection Services - Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Dawson Road Station	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	\$866	\$1,075
Sea-Cans (number of Sea-Cans)	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	\$6,100	\$6,100
Fire Prevention Building (120 Diane Dr. in the EOC Building)	-	-	-	-	-	-	-	-	1,356	1,356	1,356	1,356	1,356	1,356	1,356	\$346	\$473
Training Buildings (at Dawson Road Station Location)																	
Training Building 1 (2 storeys)	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221	\$75	\$87
Training Building 2 (1 storey)	846	846	846	846	846	846	846	846	846	846	846	846	846	846	846	\$100	\$116
<b>Total</b>	<b>10,668</b>	<b>10,668</b>	<b>10,668</b>	<b>10,668</b>	<b>10,668</b>	<b>10,668</b>	<b>10,668</b>	<b>10,668</b>	<b>12,024</b>	<b>12,024</b>	<b>12,024</b>	<b>12,024</b>	<b>12,027</b>	<b>12,027</b>	<b>12,027</b>		

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.3913	0.3877	0.3813	0.3798	0.3765	0.3736	0.3714	0.3691	0.4129	0.4041	0.4020	0.4003	0.3987	0.3982	0.3985

15 Year Average	2009 to 2023
Quantity Standard	0.3897
Quality Standard	\$952
Service Standard	\$371

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$371
Eligible Amount	\$1,889,045



**Table B-9  
Town of Orangeville  
Fire Protection Services – Vehicles & Equipment**

Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Tanker	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$906,900
2018 New Pumper/Tanker	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$1,127,900
2003 Mini Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$431,500
2008 Engine (custom pumper)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,281,700
2005 Squad (heavy duty custom pumper/rescue)	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$1,765,500
2021 Squad - Heavy Duty Pumper/Rescue	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$1,695,100
2002 Aerial Ladder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,140,800
2012 Rescue (rescue/hazmat/command operations)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$1,088,600
International Emergency Truck	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$1,000,000
Command Vehicles	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$87,500
Prevention Vehicles	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$74,700
Tilt Body Trailer (Bickle)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,400
2013 Training Utility Vehicle (4x4 pick up)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$86,500
2006 UTV	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$48,000
2006 UTV Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$25,500
<b>Total</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0004
Quality Standard	\$697,950
Service Standard	\$279

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$279
Eligible Amount	\$1,421,864



Table B-10  
Town of Orangeville  
Fire Protection Services – Small Equipment and Gear

Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Number of fully equipped firefighters	42	42	42	42	42	42	42	44	44	52	52	52	52	52	52	\$15,300
Prevention	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	\$9,600
Training	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,300
Senior Management	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$15,300
<b>Total</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>48</b>	<b>50</b>	<b>50</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>58</b>	
Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182	
Per Capita Standard	0.0017	0.0017	0.0017	0.0017	0.0017	0.0016	0.0017	0.0017	0.0017	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	

15 Year Average	2009 to 2023
Quantity Standard	0.0018
Quality Standard	\$14,900
Service Standard	\$27

C. Amount (before deduction)	Buildout
Forecast Population	5,093
\$ per Capita	\$27
Eligible Amount	\$136,594



**Table B-11  
Town of Orangeville  
Policing Services – Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Police Headquarters	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	14,425	\$541	\$709
<b>Total</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>	<b>14,425</b>		

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.5291	0.5243	0.5156	0.5136	0.5091	0.5051	0.5023	0.4991	0.4954	0.4848	0.4823	0.4802	0.4782	0.4776	0.4779

15 Year Average	2009 to 2023
Quantity Standard	0.4983
Quality Standard	709
Service Standard	\$353

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$353
Eligible Amount	\$1,799,408



**Table B-12  
Town of Orangeville  
Policing Services – Small Equipment and Gear**

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Vehicles	15	13	11	12	12	12	12	12	12	14	14	14	12	12	12	\$57,700
Prisoner Cage and Interior Equipment	15	13	11	12	12	12	12	12	12	14	14	14	12	12	12	\$14,700
Car Radio	15	13	11	12	12	12	12	12	12	14	14	14	12	12	12	\$8,800
<b>Total</b>	<b>45</b>	<b>39</b>	<b>33</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>36</b>	<b>36</b>	<b>36</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0017	0.0014	0.0012	0.0013	0.0013	0.0013	0.0013	0.0012	0.0012	0.0014	0.0014	0.0014	0.0012	0.0012	0.0012

15 Year Average	2009 to 2023
Quantity Standard	0.0013
Quality Standard	\$27,192
Service Standard	\$35

D.C. Amount (before deductions)	Buildout
Forecast Population	5,093
\$ per Capita	\$35
Eligible Amount	\$180,038



**Table B-13**  
**Town of Orangeville**  
**Parks and Recreation Services – Parkland Development**

Unit Measure: Hectare of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Alexandra Park	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$400,000
Bennett Drive Parkette	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$400,000
Kay Cee Gardens	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$400,000
Village Green Park	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$400,000
Karen Court Park	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$400,000
Orangeville Lions Club Sports Park	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	4.93	\$400,000
Myr Morrow Park	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	\$400,000
Erindale Park	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$400,000
Mill Square Park (Mill Street Park)	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$400,000
Kin Family Park	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$400,000
Ryan Meadows Park	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$400,000
Mother Teresa Park Teresa	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$400,000
Princess of Wales Park	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	\$400,000
Fendley Park	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	2.59	\$400,000
Rebecca Hills Park	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	\$400,000
PH 9/10 Park	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	\$400,000
Murray's Mountain Park	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	3.83	\$400,000
Railway Parkette	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$400,000
Cedarstone / Quarry Park	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$400,000
Walsh Crescent Park	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$400,000
Credit Lakes Park	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$400,000
Island Court Park	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$400,000
Tweedy Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$400,000
Haley Parkette	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$400,000
Ridgewoods Park	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$400,000
Maywood Park	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$400,000
Rotary Park Idyllwilde	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	9.59	\$400,000
Springbrook Park	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	\$400,000
Harvey Curry Park	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	\$400,000
Dragonfly Park	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	\$400,000
Alder Street Parklands	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	3.09	\$400,000
Off-Leash Dog Park	-	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$400,000



Table B-13 (continued)  
Town of Orangeville  
Parks and Recreation Services – Parkland Development

Unit Measure: Hectare of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Parkinson Park	-	-	-	-	-	-	-	-	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$400,000
Young Court	-	-	-	-	-	-	-	-	0.99	0.99	0.99	0.99	0.99	0.99	0.99	\$400,000
<b>Total</b>	<b>49.14</b>	<b>49.74</b>	<b>49.74</b>	<b>49.74</b>	<b>49.74</b>	<b>49.74</b>	<b>49.74</b>	<b>49.74</b>	<b>51.83</b>	<b>51.83</b>	<b>51.83</b>	<b>51.83</b>	<b>51.83</b>	<b>51.83</b>	<b>51.83</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0018	0.0018	0.0018	0.0018	0.0018	0.0017	0.0017	0.0017	0.0018	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017

15 Year Average	2009 to 2023
Quantity Standard	0.0017
Quality Standard	\$411,635
Service Standard	\$700

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$700
Eligible Amount	\$1,755,048



**Table B-14**  
**Town of Orangeville**  
**Parks and Recreation Services – Parkland Amenities**

Unit Measure:		No. of parkland amenities															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
<b>Alexandra Park</b>																	
War Memorials	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$175,000
War Memorial Canons	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$8,000
Gazebo with electrical	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Flag poles	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,800
<b>Kay Cee Gardens</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Engineered wood fiber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Park Lighting/poles	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$37,000
Wooden Bridge/covered	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Outdoor Fitness equipment	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$10,000
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Pergola	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Entrance Gates	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,000
<b>Village Green Park</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Engineered wood fiber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
<b>Erindale Park</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$32,000
Engineered wood fibre	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$15,000
<b>Mother Teresa Park Teresa</b>																	
Soccer field no lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Engineered wood fiber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Baseball diamond no lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Ed Brennan Park/PH9&amp;10</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Park Lighting/poles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,500
<b>Walsh Crescent Park</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,000
Engineered wood fibres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$15,000
Sand Fall Surface	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$800
<b>Haley Parkette</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Wrought Iron fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Idyllwilde Park</b>																	
Baseball Diamond lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Baseball Diamonds no lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Multi Purpose court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Lions Old pool Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Concrete sheds	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$8,000
Spectator Seating	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$15,000



**Table B-14 (Continued)**  
**Town of Orangeville**  
**Parks and Recreation Services – Parkland Amenities**

Unit Measure:	No. of parkland amenities																
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)	
<b>Alder Street Parklands</b>																	
Mini soccer fields	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$150,000	
Play ground	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$40,000
Engineered wood fiber surfacing	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$8,000
Concrete building	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Park power	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,500
Bravery Park Statue	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$48,000
Statue Base	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$30,000
Black Granite Monument	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$13,000
Small Granite monuments	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$4,000
Specilized steel benches	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$12,000
Glass Art	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,500
Indigenous gardens	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$6,000
Flag Pole	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,800
BMX Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,000
<b>Rotary Park</b>																	
Ball diamonds with lights	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$500,000
Irrigated soccer field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
soccer field lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Spectator seating	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$25,000
Skateboard park lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$75,000
Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Engineered wood fibre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Tennis Courts	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$600,000
Tennis Court Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Club House/pavilon.washrooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
<b>Princess of Wales Park</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Baseball field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Light poles and lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Soccer field no lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Storage sheds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$25,000
<b>Young Court Park</b>																	
Playground	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$30,000
Engineered wood fibres	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$10,000
<b>Tweedy Parkette</b>																	
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
<b>Springbrook Park</b>																	
Baseball diamond	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$125,000
Spectator Seating	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$20,000



**Table B-14 (Continued)**  
**Town of Orangeville**  
**Parks and Recreation Services – Parkland Amenities**

Unit Measure:		No. of parkland amenities														
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
<b>Karen Court Park</b>																
Multi-Purpose pad	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Orangeville Lion's park</b>																
Outdoor Sports Pad	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Sports Pad lighting/poles	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$75,000
Washroom Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Engineered wood fibre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
soccer field irrigation/drainage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Soccer field lights/ Poles	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$225,000
Soccer field no lights	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Outdoor exercise equipment	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$15,000
Educational Centre/EOC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
<b>Myr Morrow Park</b>																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Engineered wood fibre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Multipurpose half court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Community Gardens</b>																
Storage Shed	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$25,000
<b>Mill Street Park</b>																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Engineered wood Fibre								1	1	1	1	1	1	1	1	\$10,000
<b>Dragonfly Park</b>																
Boardwalk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Flag Pole	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Park Lighting/Poles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,000
<b>Railway Parkette</b>																
Wooden Statue	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$5,000
<b>Cedarstone Park</b>																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Engineered Wood Fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Rebecca Hills Park</b>																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Multi-Use Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Soccer Field Posts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$5,000
Splash Pad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$300,000
Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$10,000
<b>Credit Lake park</b>																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000



**Table B-14 (Continued)**  
**Town of Orangeville**  
**Parks and Recreation Services – Parkland Amenities**

Unit Measure:	No. of parkland amenities															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Murray's Mountain																
Storage Shed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$50,000
Field Lacrosse Nets	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$5,000
Soccer Nets	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4	\$3,000
Maywood Park																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Engineered wood fibre	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$15,000
Poured in place rubber surface	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$35,000
Temporary Off Leash Dog Park																
Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Ridgewoods park																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Kin Family Park																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Engineered wood fibre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Multi Use Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Tennis Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$180,000
Tennis Court fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Multi use Court Fencing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Ryan Meadows Park																
Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Engineered wood fibres	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Parkinson Crescent Park																
Playground	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$60,000
Engineerd wood fibres	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$15,000
Soccer field	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$100,000
Multi-Use court	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,000
<b>Total</b>	<b>133</b>	<b>135</b>	<b>135</b>	<b>135</b>	<b>136</b>	<b>140</b>	<b>141</b>	<b>147</b>	<b>149</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>165</b>	<b>169</b>	<b>173</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0049	0.0049	0.0048	0.0048	0.0048	0.0049	0.0049	0.0051	0.0051	0.0050	0.0050	0.0050	0.0055	0.0056	0.0057

15 Year Average	2009 to 2023
Quantity Standard	0.0051
Quality Standard	\$103,465
Service Standard	\$528

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$528
Eligible Amount	\$1,323,396



**Table B-15  
Town of Orangeville  
Parks and Recreation Services – Parkland Trails**

Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Mill Creek Trail	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	2,735	3,500	3,500	3,500	3,500	3,500	3,500	\$260
Credit Meadows Trail	1,140	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	\$260
Amelia Street / Oak Crescent Linkage - Limestone Component	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205	\$62
Amelia Street / Oak Crescent Linkage - Concrete Component	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	\$300
Hwy 10 - Hansen Blvd to 5th Avenue	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	\$260
Ridell Road Trail	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	1,486	\$260
Springbrook Trail	1,525	1,525	1,893	1,893	1,893	1,893	1,893	1,893	1,893	1,893	1,893	1,893	1,893	1,893	1,893	\$260
Broadway Street West Trail	715	715	715	715	715	715	715	715	715	715	715	715	715	715	715	\$260
Amelia Street Trail to Hansen Blvd - Concrete Component	-	885	885	885	885	885	885	885	885	885	885	885	885	885	885	\$300
Amelia Street Trail to Hansen Blvd - Limestone Component	-	240	240	240	240	240	240	240	240	240	240	240	240	240	240	\$62
Samuel Court SWM Pond Trail	235	235	235	235	235	235	235	235	235	235	235	235	235	403	403	\$260
George Douglas Trail	705	705	705	705	705	705	705	705	705	705	705	705	705	705	705	\$260
Hansen to Orangeville District Secondary School Trail - Asphalt Component	-	-	-	-	-	53	53	53	53	53	53	53	53	53	53	\$260
Hansen to Orangeville District Secondary School Trail - Boardwalk Component	-	-	-	-	-	81	81	81	81	81	81	81	81	81	81	\$350
Bythia to Centre Street	-	-	-	-	-	-	-	250	250	250	250	250	250	250	250	\$260
<b>Trails within Parks</b>																
Kay Cee Garden Trail (lit trail)	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	\$260
Dragonfly Park - Limestone Component	377	377	377	377	377	377	377	377	377	377	377	377	377	377	377	\$62
Dragonfly Park - Boardwalk Component	289	289	289	289	289	289	289	289	289	289	289	289	289	289	289	\$350
<b>New</b>																
Veterns Way to Blind Line - Asphalt Component	-	-	-	-	-	-	-	-	-	-	-	-	-	1,302	1,302	\$260
Veterns Way to Blind Line - Boardwalk Component	-	-	-	-	-	-	-	-	-	-	-	-	-	110	110	\$350
<b>Total</b>	<b>11,328</b>	<b>12,703</b>	<b>13,071</b>	<b>13,071</b>	<b>13,071</b>	<b>13,205</b>	<b>13,205</b>	<b>13,455</b>	<b>13,455</b>	<b>14,220</b>	<b>14,220</b>	<b>14,220</b>	<b>14,220</b>	<b>15,800</b>	<b>15,800</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.4155	0.4617	0.4672	0.4654	0.4614	0.4624	0.4598	0.4656	0.4621	0.4780	0.4754	0.4734	0.4714	0.5232	0.5235

15 Year Average	2009 to 2023
Quantity Standard	0.4711
Quality Standard	\$253
Service Standard	\$119

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$119
Eligible Amount	\$299,154



**Table B-16**  
**Town of Orangeville**  
**Parks and Recreation Services – Recreation Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
<b>Tony Rose Sports Centre</b>																	
Pool	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	9,750	\$699	\$804
Ice Surfaces	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	56,870	\$470	\$551
Rental Rooms	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	8,075	\$470	\$551
Alder Street Recreation Centre	153,993	153,993	153,993	153,993	153,993	153,993	153,993	153,993	153,993	153,993	159,478	159,478	159,478	159,478	159,478	\$785	\$899
Operations Centre - Parks Maintenance Shed	-	-	-	-	-	-	5,150	5,150	5,150	5,150	5,150	5,150	5,150	5,150	5,150	\$118	\$163
Operations Centre - 500 C-Line, Office Space	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$400	\$474
Operation Centre 3-Bay Garage Expansion	960	960	960	960	960	960	960	960	960	960	960	960	960	960	960	\$1,137	\$1,287
Salt Dome - 500 C-Line	760	760	760	760	760	760	760	760	760	760	760	760	760	1,280	1,280	\$126	\$172
Vehicle Building - 500 C-Line	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$172	\$223
<b>Total</b>	<b>232,308</b>	<b>232,308</b>	<b>232,308</b>	<b>232,308</b>	<b>232,308</b>	<b>232,308</b>	<b>237,458</b>	<b>237,458</b>	<b>237,458</b>	<b>237,458</b>	<b>242,943</b>	<b>242,943</b>	<b>242,943</b>	<b>243,463</b>	<b>243,463</b>		

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	8.5213	8.4439	8.3041	8.2707	8.1995	8.1349	8.2680	8.2163	8.1550	7.9812	8.1225	8.0879	8.0535	8.0617	8.0665

15 Year Average	2009 to 2023
Quantity Standard	8.1925
Quality Standard	\$785
Service Standard	\$6,433

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$6,433
Eligible Amount	\$16,133,613



**Table B-17**  
**Town of Orangeville**  
**Parks and Recreation Services – Vehicles and Equipment**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pick-up	2	2	3	4	5	5	5	5	5	5	5	5	5	5	5	\$81,100
Auto Scrubber	-	2	2	2	2	4	4	4	4	4	4	4	4	4	4	\$14,100
Ice resurfacers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$160,200
Trailers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$8,800
Tractors	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$91,200
Mowers, Large (5910 Toro)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Mowers, Small (Kubotas and Toro)	2	2	2	2	2	2	2	2	2	3	3	3	3	4	4	\$52,500
Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,300
Overseeder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,400
Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,400
Fertilizer Spreader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,300
Turf Roller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,200
Scraper Blade	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,200
Aerator	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,400
Landscape Gill	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,400
Turf Sprayer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,400
Utility Vehicle	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$49,700
Tilt Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$17,700
Walk Behind Dresser	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$10,300
Walk Behind Mower	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$10,300
Wood Chipper	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$10,500
Power Sweeper	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$7,100
Skid Steer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$162,100
Single Man Lift	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$38,300
Scissor Lift	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$58,900
10' Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$132,600
16' Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$206,300
1/2 Ton Trucks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$57,636
3/4 ton trucks	-	-	-	-	5	5	5	5	5	5	5	5	5	5	5	\$78,595
2 Ton Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$140,000
Utility Van	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$81,100
<b>Total</b>	<b>27</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>37</b>	<b>41</b>	<b>43</b>	<b>43</b>	<b>45</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>49</b>	<b>51</b>	<b>55</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.0010	0.0011	0.0011	0.0011	0.0013	0.0014	0.0015	0.0015	0.0015	0.0016	0.0016	0.0016	0.0016	0.0017	0.0018

15 Year Average	2009 to 2023
Quantity Standard	0.0014
Quality Standard	\$60,371
Service Standard	\$85

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$85
Eligible Amount	\$211,976



## Schedule B-18 Town of Orangeville Library Services – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Orangeville Public Library - 1 Mill Street	12,000	12,000	12,000	12,000	12,500	12,500	12,885	12,885	12,885	12,885	12,885	12,885	12,885	12,885	13,116	\$550	\$697
Alder Street Library	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,296	5,978	\$550	\$697
<b>Total</b>	<b>17,296</b>	<b>17,296</b>	<b>17,296</b>	<b>17,296</b>	<b>17,796</b>	<b>17,796</b>	<b>18,181</b>	<b>18,181</b>	<b>18,181</b>	<b>18,181</b>	<b>18,181</b>	<b>18,181</b>	<b>18,181</b>	<b>18,181</b>	<b>19,094</b>		

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	0.6344	0.6287	0.6183	0.6158	0.6281	0.6232	0.6330	0.6291	0.6244	0.6111	0.6079	0.6053	0.6027	0.6020	0.6326

15 Year Average	2009 to 2023
Quantity Standard	0.6198
Quality Standard	\$697
Service Standard	\$432

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$432
Eligible Amount	\$1,083,406



Schedule B-19  
Town of Orangeville  
Library Services – Collection Materials

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Books	55,836	60,766	64,557	64,619	64,685	69,155	69,480	70,278	72,928	73,517	72,014	73,068	77,267	78,655	70,461	\$80
Periodicals	179	164	155	154	156	141	143	141	146	142	112	109	70	67	60	\$112
CDs, Video Tapes, DVDs	4,702	5,368	6,246	6,654	6,978	7,967	8,298	8,991	9,276	9,368	8,786	9,100	9,553	9,750	9,750	\$59
Microfiche	294	294	294	294	294	294	294	294	294	294	294	294	294	294	294	\$155
Microfilms	247	247	247	247	247	404	410	415	419	423	423	423	423	423	423	\$93
Database Subscriptions	29	28	16	15	29	32	28	20	20	14	17	8	7	5	5	\$1,040
E-Resources (including E-Books)	41	40	16,437	38,175	50,900	78,936	82,552	114,366	134,072	149,987	149,987	149,987	149,987	149,987	149,987	\$12
Wireless Hotspot Devices	-	-	-	-	-	-	-	-	-	-	-	-	10	9	9	\$100
Public Access Workstations	3	3	3	3	10	10	10	10	10	10	10	10	10	18	18	\$3,000
<b>Total</b>	<b>61,331</b>	<b>66,910</b>	<b>87,955</b>	<b>110,161</b>	<b>123,299</b>	<b>156,939</b>	<b>161,215</b>	<b>194,515</b>	<b>217,165</b>	<b>233,755</b>	<b>231,643</b>	<b>232,999</b>	<b>237,621</b>	<b>239,208</b>	<b>231,007</b>	

Population	27,262	27,512	27,975	28,088	28,332	28,557	28,720	28,901	29,118	29,752	29,910	30,038	30,166	30,200	30,182
Per Capita Standard	2.2497	2.4320	3.1441	3.9220	4.3519	5.4956	5.6133	6.7304	7.4581	7.8568	7.7447	7.7568	7.8771	7.9208	7.6538

15 Year Average	2009 to 2023
Quantity Standard	5.8805
Quality Standard	\$43
Service Standard	\$250

D.C. Amount (before deductions)	10 Year
Forecast Population	2,508
\$ per Capita	\$250
Eligible Amount	\$627,176



# Appendix C

## Long-Term Capital and Operating Cost Examination



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

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2023 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that 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. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1  
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	20 to 50
Water, Wastewater, and Stormwater Linear Services	75
Parkland Development	20
Vehicles	12 to 20
Small Equipment & Gear	10



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 Town 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-2**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Wastewater Services</b>				
1.1 Treatment plants & Sewers	20,524,981	101,597	785,738	887,335
<b>2. Water Services</b>				
2.1 Treatment, storage and distribution systems	28,553,175	1,031,829	778,924	1,810,754
<b>3. Stormwater Services</b>				
3.1 Stormwater Drainage and Control	7,081,931	79,218	-	79,218
<b>4. Services Related to a Highway</b>				
4.1 Roads and Related	29,963,717	465,475	1,103,698	1,569,173
<b>5. Fire Protection Services</b>				
5.1 Fire facilities, vehicles & equipment	19,783,951	60,400	933,417	993,817
<b>6. Policing Services</b>				
6.1 Facilities, vehicles and equipment, small equipment and gear	687,992	-	1,481,866	1,481,866
<b>7. Transit Services</b>				
7.1 Transit facilities, vehicles and other infrastructure	1,437,006	108,745	120,006	228,751
<b>8. Parks and Recreation Services</b>				
8.1 vehicles, and equipment	18,120,033	520,744	355,469	876,213
<b>9. Library Services</b>				
9.1 Library facilities, materials and vehicles	1,612,163	89,430	148,591	238,021
<b>10. Growth-Related Studies</b>				
	6,839,492	-	-	-
<b>Total</b>	<b>\$134,604,441</b>	<b>\$2,457,439</b>	<b>\$5,707,709</b>	<b>\$8,165,148</b>



# Appendix D

## Development Charge Reserve Fund Policy



# Appendix D: Development Charge Reserve Fund Policy

## D.1 Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. 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 and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

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

- opening balance;
- closing balance;



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

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement:

- For each service for which a development charge is collected during the year,
  - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
  - if the answer to the above is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

“35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.”

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement:

1. Include a schedule as part of the annual Treasurer’s statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

Based upon the above, Tables D-1 to D-4 set out the format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

## **D.2 Development Charge 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 7 of subsection 5(1).”

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



**Table D-1  
Annual Treasurer's Statement of Development Charge Reserve Funds**

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

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

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

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

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



**Table D-2**  
**Annual Treasurer’s Statement of Development Charge Reserve Funds**  
**Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions**

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<b>Services Related to a Highway</b>											
Capital Cost A											
Capital Cost B											
<b>Sub-Total - Services Related to Highways</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Transit Services</b>											
Capital Cost C											
Capital Cost D											
<b>Sub-Total - Transit</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Fire Protection Services</b>											
Capital Cost E											
Capital Cost F											
<b>Sub-Total - Fire Protection</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Policing Services</b>											
Capital Cost G											
Capital Cost H											
<b>Sub-Total - Policing</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Parks and Recreation Services</b>											
Capital Cost I											
Capital Cost J											
<b>Sub-Total - Parks and Recreation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Library Services</b>											
Capital Cost K											
Capital Cost L											
<b>Sub-Total - Library</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Growth-Related Studies</b>											
Capital Cost M											
Capital Cost N											
<b>Sub-Total - Growth-Related</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



Table D-2 (continued)  
 Annual Treasurer's Statement of Development Charge Reserve Funds  
 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		Grants, Subsidies Other Contributions	Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing		Capacity Interim Financing	Benefit/Interim Financing					
<b>Wastewater Services</b>											
Capital Cost O											
Capita Cost P											
<b>Sub-Total - Wastewater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Water Services</b>											
Capital Cost V											
Capita Cost W											
<b>Sub-Total - Water</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Stormwater Services</b>											
Capital Cost Q											
Capita Cost R											
<b>Sub-Total - Stormwater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Table D-3**  
**Annual Treasurer’s Statement of Development Charge Reserve Funds**  
**Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions**

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<b><u>Services Related to a Highway</u></b>									
Capital Cost A									
Capital Cost B									
<b>Sub-Total - Services Related to a Highway</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Transit Services</u></b>									
Capital Cost C									
Capital Cost D									
<b>Sub-Total - Transit</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Fire Protection Services</u></b>									
Capital Cost E									
Capital Cost F									
<b>Sub-Total - Fire Protection Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Policing Services</u></b>									
Capital Cost G									
Capital Cost H									
<b>Sub-Total - Policing Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Parks and Recreation Services</u></b>									
Capital Cost I									
Capital Cost J									
<b>Sub-Total - Parks and Recreation Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Library Services</u></b>									
Capital Cost K									
Capital Cost L									
<b>Sub-Total - Library Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



Table D-3 (continued)  
 Annual Treasurer's Statement of Development Charge Reserve Funds  
 Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<b><u>Growth-Related Studies</u></b>									
Capital Cost M									
Capita Cost N									
<b>Sub-Total - Fire Protection Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Wastewater Services</u></b>									
Capital Cost O									
Capita Cost P									
<b>Sub-Total - Fire Protection Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Water Services</u></b>									
Capital Cost V									
Capita Cost W									
<b>Sub-Total - Fire Protection Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b><u>Stormwater Services</u></b>									
Capital Cost Q									
Capita Cost R									
<b>Sub-Total - Fire Protection Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



Table D-4  
Annual Treasurer's Statement of Development Charge Reserve Funds  
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					



**Table D-5**  
**Annual Treasurer’s Statement of Development Charge Reserve Funds**  
**Statement of Reserve Fund Balance Allocations**

<b>Service:</b>	Water
<b>Balance in Reserve Fund at Beginning of Year:</b>	
<b>60% of Balance to be Allocated (at a minimum):</b>	

**Projects to Which Funds Will be Allocated**

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
<b>Total</b>		\$0	\$0	\$0

<b>Service:</b>	Wastewater
<b>Balance in Reserve Fund at Beginning of Year:</b>	
<b>60% of Balance to be Allocated (at a minimum):</b>	

**Projects to Which Funds Will be Allocated**

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
<b>Total</b>		\$0	\$0	\$0

<b>Service:</b>	Services Related to a Highway
<b>Balance in Reserve Fund at Beginning of Year:</b>	
<b>60% of Balance to be Allocated (at a minimum):</b>	

**Projects to Which Funds Will be Allocated**

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
<b>Total</b>		\$0	\$0	\$0



**Table D-6**  
**Annual Treasurer’s Statement of Development Charge Reserve Funds**  
**Description of the Service (or Class of Service) for which each Development Charge Reserve Fund was Established**

Town-Wide Services/Class of Services	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, and other related road infrastructure
Transit Services	The fund is used for growth-related projects for transit services, such as new buses, transit shelters, signage, etc.
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Policing Services	The fund is used for growth-related debt principal and interest payments
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, vehicles, and other related library infrastructure
Growth-Related Studies	The fund is used for growth-related to growth-related studies
Wastewater Services	The fund is used for growth-related projects related flow monitoring projects, flood mitigation projects, and growth-related debt.
Water Services	The fund is used for growth-related projects related additional facilities, development of additional capacity, treatment, storage, zone valves, etc..
Stormwater Management Services	The fund is used for growth-related projects related to protection works, flood mitigation and erosion programs, pond rehabilitation, and stabilization projects
Area Specific Services	Description
Services Related to a Highway - Area Specific Ser	The fund is used for growth-related projects for specific localized roads and related works required to service specific developing lands
Water Services - Area Specific Services	The fund is used for growth-related projects for specific localized water services related works required to service specific developing lands
Wastewater Services - Area Specific Services	The fund is used for growth-related projects for specific localized wastewater services related works required to service specific developing lands
Stormwater Services - Area Specific Services	The fund is used for growth-related projects for specific localized stormwater services related works required to service specific developing lands



# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

## **Policy Statement**

This document sets the Town’s policy on Development Charges and funding for local services related to highways, stormwater management, parkland development, pumping stations and underground services (including water, sanitary and storm services).

## **Purpose**

This document sets the Town’s policy on Development Charges and funding for local services related to highways, stormwater management, parkland development, pumping stations and underground services (including water, sanitary and storm services).

## **Acronyms**

D.C.	Development Charges
D.C.A.	<i>Development Charges Act, 1997, as amended</i>
M.N.R.F.	Ministry of Natural Resources and Forestry
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
R.O.W.	Right of Way
T.M.P.	Transportation Master Plan
O.P.S.	Ontario Provincial Standards

## **Definitions**

“Complete street” is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to move safely and efficiently.

“Road” includes a common of or public highway and any facilities within a municipally owned road allowance including but 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; stormwater drainage systems; utilities (gas, telephone, hydro, cable, etc.); traffic control systems; street and walkway lighting; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, buffered bicycle lanes, multi-use trails which interconnect the transportation network, etc.); transit infrastructure including but not



limited to transit lanes and lay-bys; transit shelters and pads; transit signs; road way illumination systems; boulevard and median surfaces (e.g. sod and topsoil, paving, etc.); street trees and landscaping; wildlife crossings; parking lanes and lay-bys; driveway entrances; noise attenuation systems; railings and safety barriers.

“Arterial Road,” “Major Collector Road,” “Minor Collector Road” and “Local Road” have a corresponding meaning with reference to the road hierarchy defined in the Official Plan and/or T.M.P.

“Basic Parkland Development” means the work required to ensure lands are suitable for development for park and other public recreational purposes, to the satisfaction of the Town in accordance with applicable Council approved strategies as may be amended from time to time, and includes but is not limited to the following:

- Servicing – water, hydro, stormwater, sanitary, electrical, fibre/phone, meter and meter boxes connected to a point just inside the property line;
- Catch basins, culverts, manholes and other drainage structures;
- Clearing and grubbing, including stump removal;
- Only where impediments that would inhibit the suitability of parkland exist, any other associated infrastructure (minor bridges and abutments, guard and handrails, retaining walls, etc.) as required to bring the land to a suitable level for development as a parkland;
- Topsoil stripping, rough grading, supply and placement of topsoil and engineered fill to required depths;
- Fine grading;
- Sodding;
- Only where parkland is divided between more than one separate development application or is part of more than one phased application within the same development parcel, temporary perimeter fencing where there is no permanent fence;
- Temporary park sign(s) advising future residents that the site is a future park; and
- Permanent perimeter fencing to Town Standards to all adjacent lands uses (residential and non-residential) as required by the Town or other approval authority.



“Minor Collector Road” connect Local Streets within individual neighbourhoods to Major Collector roadways and are intended to move people and goods primarily within neighbourhoods. They usually do not connect directly with Arterials.

“Multi-use Trail” paved or concrete surface, a minimum of 3 metres in width, can be within the road right of way but is separated from the road by either a boulevard or delineating posts or vertical markers. May also be within parkland if built as such and intended for more than just pedestrian use.

“Rural Road” consisting of roads generally outside of the urban area, which are under the jurisdiction of the Town or County, generally having a capacity for two travel lanes, with access to the right-of-way controlled by safety considerations and serving to provide direct access to abutting land uses. These roads will include unpaved shoulders and drainage ditches and possibly active transportation facilities, such as bicycle lanes and pedestrian walkways within right-of-way widths up to 30 metres.

### **Authority**

This policy is developed in connection with Sections 59 and 59.1 of the D.C.A., and Sections 51 and 53 of the *Planning Act*.

### **Scope**

This policy includes principles by which Town staff will be guided by in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59 (2) of the D.C.A., 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.

### **Policy**

All infrastructure described below to be constructed by developers must be designed and constructed in accordance with good engineering and design practice, the Town’s latest engineering and parkland standards and guidelines, and any other applicable specifications and standards, including but not limited to Credit Valley Conservation Authority, County of Dufferin, O.P.S., M.O.E.C.P. and M.N.R.F.



## 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, mechanical assist vehicles for those with mobility issues 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.

### 1.1 Local, Minor Collector and Rural Roads

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

- Local, minor collector and rural roads internal to the development, inclusive of all land and associated infrastructure
- Minor Collector and Rural roads external to development, inclusive of all land and associated infrastructure, required to support a development or required to link with the area to which the plan relates.

The costs of the following shall be payable through development charges:

- Minor Collector Roads external to a development that are not required for direct access (included in D.C. to extent permitted)

### 1.2 Major Collector and Arterial Roads

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

- Land acquisition for major collector and arterial roads on existing right-of-way to achieve a complete street, dedication under the Planning Act through development lands; and
- Land acquisition for major collector and arterial roads on new right-of-way to achieve a complete street, dedication, where possible, under the *Planning Act* through development lands up to R.O.W. specified in the Official Plan.



The costs of the following shall be payable through development charges:

- New, widened, extended or upgraded major collector and arterial roads, inclusive of all associated infrastructure;
- Land acquisition for major collector and arterial road on existing right-of-way to achieve a complete street in areas with limited development; and
- 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.

### 1.3 Traffic Control Systems and Intersection Improvements

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

- On any roads or entrances related to a specific development.

The costs of the following shall be payable through development charges:

- On any roads unrelated to a specific development;
- On any road intersections with County roads these systems may be included in County D.C.s or in certain circumstances, may be a direct developer responsibility; and
- Intersection improvements, including roundabouts, and area traffic studies for highways attributed to growth and unrelated to a specific development.

### 1.4 Traffic Signals

The costs of traffic signals shall be payable through development charges:

### 1.5 Streetlights

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

- Streetlights on any roads internal to development; and



- Streetlights on any roads external to development, needed to support a specific development or required to link with the area to which the plan relates.

The costs of the following shall be payable through development charges:

- Streetlights on any roads external to development and not needed to support a specific development or required to link with the area to which the plan relates.

## 1.6 Transportation related Pedestrian and Cycling Facilities

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

- Sidewalks, multi-use trails and bike lanes, inclusive of all required infrastructure, located within or linking to road corridors internal to development; and
- Sidewalks, multi-use trails and bike lanes, inclusive of all required infrastructure, located within road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates.

The costs of the following shall be payable through development charges:

- Sidewalks, multi-use trails and bike lanes, inclusive of all required infrastructure, located within roads external to the development, not needed to support a specific development or required to link with the area to which the plan relates, including County roads and provincial highway corridors; and
- Multi-use trails (not associated with a road) inclusive of all land and required infrastructure, that go beyond the function of a recreational trail and form part of the municipality's active transportation network for cycling and/or walking.



## 1.7 Noise Abatement Measure

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

- Measures external and internal to development where it is related to, or a requirement of a specific development.

The costs of the following shall be payable through development charges:

- Measures on new roads and road improvements abutting an existing community and unrelated to a specific development.

## 1.8 Transit Lay-bys

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

- Transit lay-bys internal to the development; and
- Transit lay-bys external to development and needed to support a specific development.

The costs of the following shall be payable through development charges:

- Transit lay-bys attributed to growth and unrelated to specific development.

## 1.9 Transit lanes, bus stops and amenities

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

- Transit lanes, bus stops and associated amenities required on local roads, as part of the complete street;

The costs of the following shall be payable through development charges:

- Transit lanes, bus stops and associated amenities required on collector and arterial roads, as part of the complete street



## 2. Parkland Development

### 2.1 Recreation Trails

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

- Recreational trails and associated infrastructure (landscaping, bridges, trail surfaces, etc.) internal to the development and where applicable, connecting to external trails and transportation infrastructure including, but not limited to, cycling facilities, sidewalks, multi-use trails, and walkways.

The costs of the following shall be payable through development charges:

- Recreational trails and associated infrastructure (landscaping, bridges, trail surfaces, boardwalks, etc.) external to a specific development.

### 2.2 Parkland

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

- Land for parks is generally acquired through dedications required under a by-law passed pursuant to sections 41 and 42 of the *Planning Act*, as a condition of approval of a draft plan of subdivision under section 51.1 of the *Planning Act*, as a condition of a consent under section 53 of the *Planning Act*, or from the expenditure of funds collected in lieu of a required dedication under one of those sections;
- Basic Parkland Development of lands conveyed, or to be conveyed, to the Town for park or other public recreational purposes in connection with Development; and
- Optional over-dedication of parklands comprised of land still meeting the Town's specification for parkland use internal or external to the development.

The costs of the following shall be payable through development charges:

- Design and implementation of outdoor facilities and all other associated site works exceeding Basic Parkland Development. Upon receiving written



approval from the Town, developers may request to undertake such work on behalf of the Town and will receive a credit for the work undertaken based on actual costs incurred by the developer up to an upset limit of the value of the work agreed upon prior to undertaking the work which shall not in any case exceed the actual cost of the works. In some instances, the Town may choose to do these works where lands are available to the Town and the works can be undertaken as part of Town projects.

### 2.3 Landscape buffer blocks, features, cul-de-sac island, berms, grade transition areas, gateway features, walkway connections, open space

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

- Development of all landscape buffer blocks, landscape features, gateway features, cul-de-sac islands, berms, grade transition areas, retaining walls, walkway connections, open space and other remnant pieces of land conveyed to the municipality, including, but not limited to, clearing and grubbing, pre-grading, sodding or seeding, supply and installation of amended topsoil, landscape features, perimeter fencing, amenities and all planting, and related municipal or hydro services;
- Perimeter fencing on public lands as directed by the Town; and
- Special landscape or built features not required by the Town, or which exceed Town standards or average service levels, subject to receiving written approval from the Town. The Town will generally not accept any responsibility for the costs of constructing or maintaining such features and may require a perpetual maintenance agreement to be entered into.

### 2.4 Natural Heritage Systems

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

- Riparian planting and landscaping requirements (as required by the Town, the Credit Valley Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction near the natural heritage system and associated buffers; and



- Perimeter fencing of the natural heritage system located on public property side of any adjacent land uses.

### **3. Stormwater Management**

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

- Provide stormwater management facilities, including quality and quantity management and downstream erosion works, related to a development application, inclusive of land and all infrastructure such as landscaping and fencing;
- Erosion works, inclusive of all restoration requirements, related to a development application;
- Dedication of all lands required for stormwater management facilities including any lands deemed necessary by the Town to provide adequate buffering and for oversizing capacity;
- Land for oversizing of capacity;
- The Town has entered into a commitment with one development that supersedes the above policies, and therefore will be treated on an ad-hoc basis; and
- Monitoring required by the Town or Credit Conservation Authority, where applicable.
- Requirements related to Climate Change, within stormwater management facilities, where applicable.

The costs of the following shall be payable through development charges:

- Oversizing of pond capacity, outlet structures and winter bypass systems based on contributing impervious area, to accommodate runoff from new, widened, extended or upgraded roads that are funded as a development charge project, but excluding land

### **4. Underground Services**

Underground services (linear infrastructure for stormwater, water and sanitary) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for underground



linear services, as well as 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:

- All underground services internal to the development, including storm, water and sanitary;
- Service connections from existing services to the development;
- Providing new underground services or upgrading existing external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300 mm for water and sanitary and 1200 mm for storm. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of external services and may enter into cost-sharing agreements with other developers independent of the Town;
- Temporary or permanent water booster station, reservoir pumping stations and/or sanitary pumping stations serving individual developments; and
- Dedication of all lands required for pumping stations, including any lands deemed necessary by the Town to provide adequate buffering.

The costs of the following shall be payable through development charges:

- External services involving trunk infrastructure exceeding 300 mm for water and sanitary and 1200 mm for storm, provided that the oversizing is required to service existing external upstream lands and provided that the contribution towards oversizing through development charges shall be the total cost less the cost to construct a 300 mm pipe for water and sanitary or a 1200 mm pipe for storm sewers.

### **Policy Communication**

This policy forms part of the development charges background study and will be communicated through the development charge legislated public process.



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

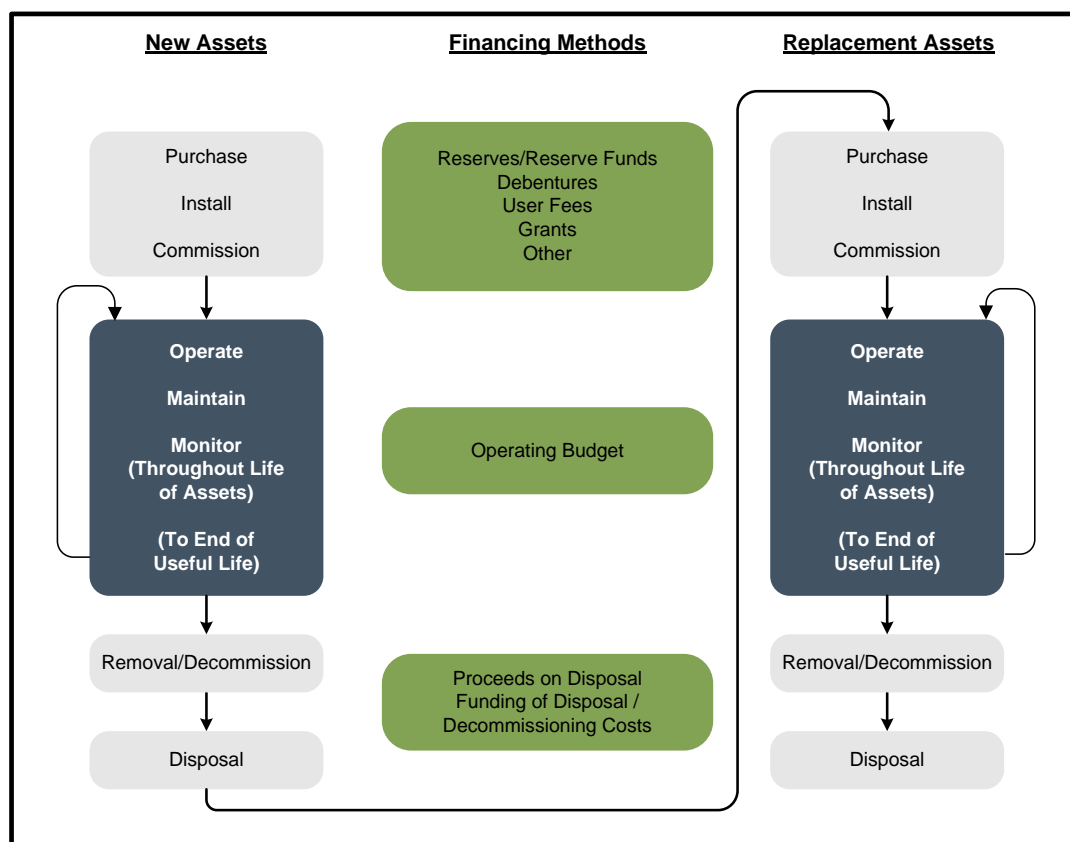
The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

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

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

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

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



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

- **State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.
- **Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).
- **Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.
- **Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial



planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town prepared an A.M.P. in 2022 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C.-recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line 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 approximately \$14.3 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$8.9 million. This additional revenue would increase the existing revenues from \$72.44 million to 81.34 million.
6. In consideration of the above, once annual debt payments are paid off, the capital plan is deemed to be financially sustainable.



Table F-1  
Town of Orangeville  
Asset Management – Future Expenditures and Associated Revenues  
2024\$

	2043 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$4,796,397
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$1,355,391
Annual Lifecycle Incremental Operating Costs (for D.C. Services)	\$2,457,439
	\$5,707,709
<b>Total Expenditures</b>	<b>\$14,316,936</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$72,442,492
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$8,902,241
<b>Total Revenues</b>	<b>\$81,344,733</b>

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

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

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

Regarding the D.C.A. requirements of asset management services, Ontario Regulation 82/98 (as amended) provides the following:

“8 (3) If a council of a municipality proposes to impose a development charge in respect of transit services, the asset management plan referred to in subsection 10 (2) (c.2) of the Act shall include the following in respect of those services”:

Table F-2, which follows, and the accompanying information provide the individual items prescribed by subsection 8 (3) of the Regulation (as amended) and provides how these items have been addressed for this D.C. Background Study by the Town.



**Table F-2**  
**Town of Orangeville**  
**Transit Services D.C. Background Study A.M.P. Requirements**

Ontario Regulation 82/98, as amended subsection 8(3) Requirements
1. A section that sets out the state of local infrastructure and that sets out: <ul style="list-style-type: none"><li>i. the types of assets and their quantity or extent,</li><li>ii. the financial accounting valuation and replacement cost valuation for all assets,</li><li>iii. the asset age distribution and asset age as a proportion of expected useful life for all assets, and</li><li>iv. the asset condition based on standard engineering practices for all assets.</li></ul>
2. A section that sets out the proposed level of service and that: <ul style="list-style-type: none"><li>i. defines the proposed level of service through timeframes and performance measures,</li><li>ii. discusses any external trends or issues that may affect the proposed level of service or the municipality's ability to meet it, and</li><li>iii. shows current performance relative to the targets set out.</li></ul>
3. An asset management strategy that: <ul style="list-style-type: none"><li>i. sets out planned actions that will enable the assets to provide the proposed level of service in a sustainable way, while managing risk, at the lowest life cycle cost,</li><li>ii. is based on an assessment of potential options to achieve the proposed level of service, which assessment compares,<ul style="list-style-type: none"><li>A. life cycle costs</li><li>B. all other relevant direct and indirect costs and benefits, and</li><li>C. the risks associated with the potential options,</li></ul></li><li>iii. contains a summary of, in relation to achieving the proposed level of service, (not defined clearly)<ul style="list-style-type: none"><li>A. non-infrastructure solutions,</li><li>B. maintenance activities,</li><li>C. renewal and rehabilitation activities,</li><li>D. replacement activities,</li><li>E. disposal activities, and</li><li>F. expansion activities,</li></ul></li><li>iv. discusses the procurement measures that are intended to achieve the proposed level of service, and</li><li>v. includes an overview of the risks associated with the strategy and any actions that will be taken in response to those risks.</li></ul>
4. A financial strategy that: <ul style="list-style-type: none"><li>i. shows the yearly expenditure forecasts that are proposed to achieve the proposed level of service, categorized by,<ul style="list-style-type: none"><li>A. non-infrastructure solutions,</li><li>B. maintenance activities,</li><li>C. renewal and rehabilitation activities,</li><li>D. replacement activities,</li><li>E. disposal activities, and</li><li>F. expansion activities,</li></ul></li><li>ii. provides actual expenditures in respect of the categories set out in sub-subparagraphs i A to F from the previous two years, if available, for comparison purposes,</li><li>iii. gives a breakdown of yearly revenues by source,</li><li>iv. discusses key assumptions and alternative scenarios where appropriate, (see associated text) and</li><li>v. identifies any funding shortfall relative to financial requirements that cannot be eliminated by revising service levels, asset management or financing strategies, and discusses the impact of the shortfall and how the impact will be managed.</li></ul>

### **F-1: State of Local Infrastructure**

The Town currently owns and manages capital assets for the provision of Transit Services including facilities, equipment, bus shelters, and fleet. Provided in Table F-3 is a high-level summary of the transit assets, useful life estimates, age, and 2024\$



replacement cost, where data is readily available. Asset valuations have been derived from the 2024 Capital Budget and forecast. In total, transit assets (excluding land) within the Town have a replacement value of approximately \$4.7 million.

Table F-3  
Town of Orangeville  
Asset Inventory and Valuation

Asset	Quantity	Useful Life (Years)	Asset Age (Years)	Total Replacement Cost
Shelters	9	20	23	\$207,275
Bus	8	12	8	\$3,579,779
Other	1	12	1	\$22,100
Facilities	1	75	1	\$920,693
<b>Total</b>	<b>19</b>	<b>119</b>	<b>33</b>	<b>\$4,729,847</b>

Asset age and useful life data have been estimated using the Town’s Tangible Capital Assets (TCA) inventory. Summarized in Table 9-4 is the distribution of total asset replacement value by the percentage of estimated useful life consumed. Based on the distribution of replacement value, 66% of the transit assets have consumed less than 75% of their respective useful lives. The remaining assets are near the end or have exceeded their estimated useful lives.

Table F-4  
Town of Orangeville  
Distribution of Asset Value by Percentage of Useful Life Consumed

Asset	0% - 25%	25% - 50%	50% - 75%	75% - 100%	>100%
Shelters	\$0	\$100,000	\$0	\$107,275	\$0
Bus	\$0	\$1,042,747	\$1,050,000	\$937,032	\$550,000
Other	\$22,100	\$0	\$0	\$0	\$0
Facilities	\$920,693	\$0	\$0	\$0	\$0
<b>Total Replacement Cost</b>	<b>\$942,793</b>	<b>\$1,142,747</b>	<b>\$1,050,000</b>	<b>\$1,044,307</b>	<b>\$550,000</b>
<b>% of Total Replacement Cost</b>	<b>20%</b>	<b>24%</b>	<b>22%</b>	<b>22%</b>	<b>12%</b>

## F-2: Level of Service

A level of service (L.O.S.) analysis gives the Town an opportunity to document the L.O.S. that is currently being provided and compare it with the L.O.S. that is expected. This can be done through a review of current practices and procedures, an examination



of trends or issues facing the Town, or through an analysis of performance measures and targets that staff can use to measure performance.

Expected L.O.S. can be impacted by a number of factors, including:

- Legislative requirements;
- Strategic planning goals and objectives;
- Resident expectations;
- Council or Town staff expectations; and
- Financial or resource constraints.

The previous task of determining the state of the Town's Transit asset infrastructure establishes the asset inventory and condition (based on useful life), to guide the refinement and upkeep of asset infrastructure. It is important to document an expected L.O.S. that is realistic to the Town. It is common to strive for the highest L.O.S., however, these service levels usually come at a cost.

Town staff revised the transit targeted ridership per capita based on current data and future planning underway. This target was set at 8.85 by 2033. As summarized in Table 5-1, the current ridership per capita is 7.45.

### **F-3: Asset Management Strategy**

The asset management strategy provides the recommended course of actions required to deliver the expected L.O.S. discussed in the previous section in a sustainable fashion. The course of actions, when combined together, form a long-term forecast that includes:

- a) Non-infrastructure solutions: reduce costs and/or extend expected useful life estimates;
- b) Maintenance activities: regularly scheduled activities to maintain existing useful life levels, or repairs needed due to unplanned events;
- c) Renewal/Rehabilitation: significant repairs or maintenance planned to increase the useful life of assets;
- d) Replacement/Disposal: complete disposal and replacement of assets, when renewal or rehabilitation is no longer an option; and
- e) Expansion: given planned growth as outlined in Chapter 3.



The planned level of service includes non-infrastructure solutions such as expanded hours of operation and updated fare strategies and implementation of additional routes. Infrastructure solutions to meet the planned level of service include increasing the number of transit vehicles, and facility expansions. This planned level of service will result in both operating and capital budget impacts over the forecast period. This has to be taken into consideration with the objective of increasing ridership while mitigating risk.

#### F-4: Financing Strategy

Table F-5 provides the financing strategy for the Town for the next 10 years. It provides a breakdown of the existing and new operating expenses, along with the capital-related operating expenses including both existing and new. Further, it includes the total miscellaneous revenues, including the provincial gas tax, advertising, and external cost recovery. The analysis shows the total amount of revenues that should be earned through the tax levy to maintain the level of service along with the asset management lifecycle costs related to the additional capital included in the D.C. Furthermore, it is recommended that the Town continues to pursue grant funding from the provincial and federal governments to fund its transit services.

Table F-5  
Town of Orangeville  
Financing Strategy (Uninflated 2024\$)

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Operating Expenses</b>										
Existing	1,182,474	1,182,474	1,182,474	1,182,474	1,182,474	1,182,474	1,182,474	1,182,474	1,182,474	1,182,474
New	-	20,476	20,476	20,476	20,476	20,476	20,476	20,476	20,476	20,476
<b>Total Operating Expenses</b>	<b>1,182,474</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>	<b>1,202,950</b>
<b>Capital Related Operating Expense</b>										
Transfer to Capital (from Tax Levy)	65,000	538,302	-	500,000	525,000	525,000	15,325	211,817	15,325	467,747
Transfer to Lifecycle Reserve:										
Existing	-	85,759	85,759	85,759	85,759	85,759	85,759	85,759	85,759	85,759
New	-	40,631	42,941	43,284	43,627	43,970	96,505	96,848	96,848	96,848
<b>Total Capital Related Operating Expense</b>	<b>65,000</b>	<b>664,692</b>	<b>128,700</b>	<b>629,043</b>	<b>654,386</b>	<b>654,729</b>	<b>197,589</b>	<b>394,424</b>	<b>197,932</b>	<b>650,354</b>
<b>Grand Total Operating Expenses</b>	<b>1,247,474</b>	<b>1,867,642</b>	<b>1,331,650</b>	<b>1,831,993</b>	<b>1,857,336</b>	<b>1,857,679</b>	<b>1,400,539</b>	<b>1,597,374</b>	<b>1,400,882</b>	<b>1,853,304</b>
<b>Miscellaneous Revenue</b>										
Provincial Gas Tax	305,276	305,276	305,276	305,276	305,276	305,276	305,276	305,276	305,276	305,276
Advertising	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000
External Cost Recoveries	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312	33,312
<b>Total Miscellaneous Revenue</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>	<b>362,588</b>
<b>Funding from Tax Levy</b>	<b>884,886</b>	<b>1,505,054</b>	<b>969,062</b>	<b>1,469,405</b>	<b>1,494,748</b>	<b>1,495,091</b>	<b>1,037,951</b>	<b>1,234,786</b>	<b>1,038,294</b>	<b>1,490,716</b>
<b>Grand Total Revenues</b>	<b>1,247,474</b>	<b>1,867,642</b>	<b>1,331,650</b>	<b>1,831,993</b>	<b>1,857,336</b>	<b>1,857,679</b>	<b>1,400,539</b>	<b>1,597,374</b>	<b>1,400,882</b>	<b>1,853,304</b>



# Appendix G

## Proposed Development Charge By-law



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**  
**BY-LAW NO. 2024-xx**  
**BEING A BY-LAW OF TO ESTABLISH DEVELOPMENT CHARGES FOR TOWN**  
**WIDE AND AREA-SPECIFIC SERVICES**

**WHEREAS** the Development Charges Act, 1997 (the "ACT") provides that the council of a municipality may by By-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

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

**AND WHEREAS** the Council of the Corporation of the Town of Orangeville (the "Council") has given notice of the proposed development charges by-law and development charge background study and held a public meeting on the 16th day of September, 2024 and has heard all persons who applied to be heard and considered all submissions in accordance with the ACT and the regulations thereto;

**AND WHEREAS** the Council has by Resolution determined in accordance with section 12 of the *Development Charges Act, 1997*, that no further public meetings were required;

**AND WHEREAS** the Council had before it a development charge background study entitled "The Town of Orangeville 2024 Development Charges Background Study" by Watson & associates Economists Ltd., dated August 8, 2024 (hereinafter referred to as the "Study"), wherein it is indicated that the development of certain lands within an area of the Town of Orangeville will increase the need for the services as defined herein;

**AND WHEREAS** the Council on August 8, 2024 received the Study, pursuant to the *Development Charges Act, 1997* and have thereafter indicated its intent by Resolution that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE Town of ORANGEVILLE ENACTS AS FOLLOWS:**

**1. DEFINITIONS**

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



- 1) "Act" means the *Development Charges Act, 1997*, S.O. 1997, c. 27 as amended, or any successor thereof;
- 2) "Accessory Use" means a use of land, a building or a structure which is naturally and normally incidental and subordinate in purpose and/or floor area, and exclusively devoted to, the principal use of such land, building or structure;
- 3) "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 4) "Apartment Unit" means any residential dwelling 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 includes Stacked Townhouses;
- 5) "Agricultural Use" means a bona fide farming operation, including barns, silos, and other ancillary buildings to such agricultural development for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture. Agricultural use does not include the development of a single detached dwelling on agricultural land, nor does it include a building for the growing or processing of cannabis;
- 6) "Ancillary Residential Use" means a residential dwelling that would be ancillary to a single detached dwelling, semi-detached dwelling, or row dwelling;
- 7) "Assembly Plant" means a building to which parts for consumer goods are delivered, stores, and assembled into consumer goods and shipped;
- 8) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;



- 9) “Back-to-Back Townhouse Dwelling” means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, which do not have rear yards;
- 10) “Bedroom” means a habitable room larger than seven square meters, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 11) “Benefiting Area” means an area defined by a map, plan or legal description in a front-ending agreement as referred to under Section 44 of the Act as an area that will receive a benefit from the construction of a service;
- 12) "Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;
- 13) “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;
- 14) "Building Code Act" means the *Building Code Act, 1992* S.O. 1992, c.23, as amended, or any successor thereof.
- 15) “Capital Costs” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
  - (a) to acquire land or an interest in land,
  - (b) to improve land,
  - (c) to acquire, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including:
    - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,



- (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984*, S.O. 1984, c. 57,
  - (iii) furniture and equipment, other than computer equipment,
  - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, included the development charge background study required for the provision of services designated in this By-law or within or outside the Town, including interest of borrowing for those expenditures under clauses (a) to (e).
- 16) “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 17) “Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a license, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis;
- 18) “Cemetery” means lands, buildings, or structures used in connection to a churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the *Assessment Act*;
- 19) “Charitable Dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990*, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the *Child and Family Services Act, R.S.O. 1990*, c. C.11, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990*, c. H.13, an institution under the *Mental Hospitals Act, R.S.O. 1990*, c. M.8, a nursing home under the subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;



- 20) “Correctional 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 basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government, nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;
- 21) “Commercial Use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard;
- 22) “Council” means the Council of the Town of Orangeville;
- 23) “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 has the effect of increasing the size or usability thereof, and includes redevelopment;
- 24) “Development Charge” means a charge imposed pursuant to this By-law;
- 25) “Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;
- 26) “Dwelling Unit” means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- 27) “Existing Industrial Building” means a building used for or in connection with:



- (a) manufacturing, producing, processing, storing, or distributing something;
  - (b) research or development in connection with manufacturing, producing, or processing something;
  - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
  - (d) office or administrative purposes if they are:
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- 28) “Farm Building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use and an on-farm diversified use;
- 29) “Front-end Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- 30) “Front-ending Agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;
- 31) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;



- 32) “Gross Floor Area” means 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 another dwelling unit or other portion of a building;
- 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;
- 33) “Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
- 34) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 35) “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, or any land, buildings or structures used for an agricultural use;

- 36) "Industrial Use" means all of the industrial uses permitted by Zoning By-law number 22-90 of the Town as amended or any successor thereof;
- 37) "Institutional" means development of a building or structure intended for use:
- a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
  - b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
  - c) by any institution of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - (ii) a college or university federated or affiliated with a university described in subclause (i); or
    - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- 38) "Live-work Unit" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 39) "Local Board" has the same meaning as in the Act;
- 40) "Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to an application for



consent or to a plan of subdivision or within the area to which the plan relates and are to be installed or paid for by the owner as a condition of approval under Sections 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, or any successor thereof;

- 41) "Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- 42) "Mixed Use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- 43) "Mobile Home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 44) "Municipality" means The Corporation of the Town of Orangeville;
- 45) "Net Developable Hectare" means a buildable hectare of land but shall not include public highways, private roads (other than driveways) which are designed for the circulation of traffic in the same manner as public highways, and lands defined as hazard lands;
- 46) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
  - a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- 47) "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;



- 48) "On-Farm Diversified Use" means a use occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of agri-business;
- 49) "Other Multiples" means all dwellings other than single-detached, semi-detached, apartment, and special care/special dwelling units;
- 50) "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;
- 51) "Place of Worship" means land that is owned by and used for the purposes of worship within a place of worship, a churchyard, cemetery, or burial ground exempt from taxation under section 3 of the *Assessment Act*, R.S.O., 1990, c. A.31, as amended, and includes related administrative, assembly, and associated space, but does not include portions of such buildings or structures used for any commercial or institutional use, including but not limited to daycare facilities, private schools, or banquet facilities;
- 52) "Planning Act" means the *Planning Act*, 1990, as amended;
- 53) "Rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 54) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 55) "Regulation" means any regulation made pursuant to the Act;
- 56) "Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.



- 57) “Residential Use” means land or buildings, or structure of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;
- 58) “Retirement Home or Lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- 59) "Rowhouse 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;
- 60) “School Board” has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- 61) "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 no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- 62) “Services” (or “service”) means those services and class of services designated in Schedule “A” to this by-law or specified in an agreement made under Section 44 of the Act;
- 63) “Service Standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;
- 64) “Servicing Agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;



- 65) "Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes a mobile home;
- 66) "Special Care/Special Need Dwelling" means a Building, or part of a Building:
- a) containing two or more Dwelling Units which units have a common entrance from street level;
  - b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
  - c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
  - d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
  - e) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.
- and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;
- 67) "Stacked Townhouse Dwelling" means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 68) "Town" means The Corporation of the Town of Orangeville;
- 69) "Townhouse Dwelling" means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by



common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

- 70) "Warehouse" means a building to which goods of every nature are delivered, stored and from which such goods are shipped when storage is no longer required;

## **2. DESIGNATION OF SERVICES**

- 2.1 It is hereby declared by the Council of the Town that all development of land within the Town will increase the need for services.
- 2.2 Once this By-law is in force, the development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by any individual development.
- 2.3 Development charges shall be imposed for the following categories of Town-Wide and Area Specific services/class of services to pay for the increased capital costs required because of increased need for services arising from development.

### Town-Wide Services:

- a) Services Related to a Highway
- b) Fire Protection Services
- c) Parks and Recreation Services
- d) Library Services
- e) Policing Services
- f) Transit Services
- g) Water Services
- h) Wastewater Services
- i) Stormwater Services

### Area-Specific Services:

- a) Services Related to a Highway
- b) Water Services
- c) Wastewater Services



d) Stormwater Services

2.4 The services and class of services designated in section 2.3 are provided in Schedule A.

### 3. Application of By-law Rules

3.1 For the purpose of complying with section 6 of the ACT

- 1) The rules developed under paragraph 9 of subsection 5(1) of The ACT for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in section 3.2 through 3.13 of this By-law;
- 2) The exemptions provided for by such rules shall be the exemptions set forth in section 3.8 and 3.9 of this By-law, and the indexing of charges shall be in accordance within section 3.7 of this By-law;
- 3) Determining the development charges payable on the redevelopment or conversion of land shall be in accordance with the rules set forth in section 3.10 of this By-law;
- 4) The area to which this By-law applies shall be the area described in section 3.2 of this By-law

#### Lands Affected

3.2 Subject to the conditions and limitation contained herein, this By-law applied to all lands located within the Town of Orangeville.

#### Application

3.3

- 1) Development charges shall apply to lands to be developed with:
  - a) residential units;
  - b) commercial buildings;
  - c) institutional buildings; and
  - d) industrial buildings.



- 2) In the case of a development containing more than one use as described in subsection 1), development charges payable shall be the total of the development charges for each use.
- 3) In the case of residential development, charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the services according to the type of residential use;
- 4) In the case of non-residential development, charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the services according to the total floor area of the non-residential use;

### **Approvals Subject to Development Charges**

#### 3.4

- 1) Subject to subsection 2) a development charge shall be calculated, paid and collected in accordance with the provisions of this by-law, where the development requires;
  - 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) a consent under section 53 of the Planning Act;



- g) the approval of a description under section 50 of the Condominium Act; or
  - h) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- 2) Subsection (1) shall not apply in respect of local services to be installed or paid as a condition of approval under Section 51 and 53 of the Planning Act;
  - 3) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the Planning Act, that the owner, at his or her own expense, shall install or pay for such Local Services, as Council may require.

### **Imposition of Development Charges**

- 3.5 Subject to section 3.7, 3.8, 3.9, and 3.10, the development charges set forth in Schedule "B" hereto shall be imposed, without phasing in, on all lands within the Town of Orangeville.
- 3.6 Subject to section 3.7, 3.8, 3.9, and 3.10, the area-specific development charges set forth in Schedule "C" hereto shall be imposed, without phasing in, on all lands within the respective benefitting areas provided in Schedules D, E, F, and G.

### **Indexing**

- 3.7 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter while this by-law is in force in accordance with the prescribed index in the ACT.

### **Exemptions for Intensification of Existing Housing**

3.8

- 1) This by-law shall not apply to that category of exempt development described in the Development Charges Act, 1997, c.27 and O. Reg. 82/98, namely:



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



- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

## Other Exemptions

### 3.9

- 1) No land, except land owned by and used for the purposes of a Board of Education, a municipality or a local board thereof is exempt from a development charge by reason only that it is exempt from taxation under Section 3 of the Assessment Act.
- 2) Notwithstanding subsection 1), this By-law shall not apply to land that is used for the purposes of a Cemetery.
- 3) Notwithstanding subsection 1), a 50% exemption is applicable to a Place of Worship.
- 4) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement will be determined as follows:
  - a) If the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero; and
  - b) If the gross floor area is enlarged by more than 50%, 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:
    - (i) Determine the amount by which the enlargement in gross floor area exceeds 50% of the gross floor area in existence at the time of the building permit application; and
    - (ii) Divide the amount determined under paragraph (i) by the amount of the enlargement.
  - c) For greater certainty, where a proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area of an Existing Industrial



Building, Development Charges are payable on the amount by which the proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area before the enlargement; and

- d) The cumulative total of the Gross Floor Area previously exempted hereunder shall be included in the determination of the amount of the exemption applicable to any subsequent enlargement.
- 5) Notwithstanding the provisions of this By-law, development charges shall not be imposed on:
- a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
  - b) Non-profit Housing;
  - c) Affordable inclusionary residential units;
  - d) Affordable residential units; and
  - e) Attainable residential units.

## Redevelopment

### 3.10

- 1) If an existing building is demolished and replaced with a new building(s), a credit shall be given against the development charge otherwise payable pursuant to this By-law for the demolished building, the credit to be an amount equal to the development charge that would be applied to the demolished building if it were being developed as a new building with the use of the demolished building determined as its most recent legal use before the demolition, and the credit being calculated based on the applicable development charge for that use as of the date on which the development charge is payable for the new building(s) in accordance with Schedule "B" to this By-law.
- 2) If an existing building or a portion of an existing building is converted to another use, a credit shall be given against the development charge otherwise payable pursuant to this By-law for the converted building or



portion of building, the credit to be an amount equal to the development charge that would be applied to the converted building of the converted portion of building if it were being developed as a new building with the use of the building or portion of building determined as its most recent legal use before the conversion took place, and the credit being calculated based on the applicable development charge for that use as of the date on which the development charge is payable for the conversion of the building in accordance with Schedule "B" to this By-law.

- 3) Notwithstanding subsection 1), the credit described therein shall apply provided that a building permit is issued within two years of the date of issue of a permit for demolition or change of use or conversion permit.
- 4) In no case shall the credit described in subsections 1) and 2) exceed the total development charges payable for the new or converted building(s).

### **Timing and Calculation of Payment**

3.11 Subject to the provisions of this by-law, development charges shall be calculated, paid and collected at the rates as set out in Schedule "B" to this by-law.

- 1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- 2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3) Development charges for rental housing and institutional developments are due and payable in 6 equal instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.



- 4) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsection (1) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections (1) shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 5) Interest for the purposes of rule (3) and (4) shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 6) Notwithstanding Subsections (1), (2), and (3), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

## **Unpaid Charges**

- 3.12 If a development charge of any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- 3.13 Where any unpaid Development Charges are collected as taxes, the monies so collected shall be credited to a Development Charge reserve fund.

## **4. Headings for Reference Only**

The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

## **5. Severability**

If, for any reason, any provision, section, subsection or paragraph of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all of the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.



## **6. Date By-law in Force**

This by-law shall come into force and effect at 12:01 a.m. on October 8, 2024.

## **7. Additional Development Charges**

Additional development charges may be imposed pursuant to other By-laws.

## **8. Transfer of Credit**

As provided for in subsection 41(2) of the Act, a credit under any other by-law enacted by the Council, pursuant to the Act, may be used, subject to the discretion of the Council, against any Development Charge imposed by this By-law.

## **9. By-Law Registration**

A certified copy of this by-law may be registered on title to any land to which this by-law applies.

## **10. SCHEDULES TO THE BY-LAW**

The following schedules to this by-law form an integral part of this by-law:

Schedule A – Schedule of Designated Town-wide and Area-Specific Services

Schedule B - Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Schedule C –Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Schedule D - Schedule of Lands to Which Area-Specific Charges Apply – Services Related to a Highway

Schedule E - Schedule of Lands to Which Area-Specific Charges Apply – Wastewater Services

Schedule F - Schedule of Lands to Which Area-Specific Charges Apply – Water Services

Schedule G - Schedule of Lands to Which Area-Specific Charges Apply – Stormwater Services



**THIS By-law read a first time the 7<sup>th</sup> day of October, 2024.**

**THIS By-law read a second and third time and finally passed this 7<sup>th</sup> day of October, 2024.**

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**Mayor**

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**Clerk**



## **Schedule A**

### Schedule of Designated Town-wide and Area-Specific Services/Class of Services

#### Town-wide Services

1. Services Related to a Highway
2. Transit Services
3. Fire Protection Services
4. Parks and Recreation Service
5. Library Services
6. Growth-related Studies (Class of Service)
7. Water Services
8. Wastewater Services
9. Stormwater Services

#### Area-Specific Services

1. Services Related to a Highway
2. Wastewater Services
3. Water Services
4. Stormwater Services



**Schedule B**  
 Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	3.32
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.52
Policing Services	298	246	188	104	99	0.10
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$7.64</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	2.47
Water Services	10,517	8,684	6,629	3,659	3,492	2.98
Stormwater Services	855	706	539	297	284	0.77
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$6.22</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$7.64</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$13.86</b>



### Schedule C

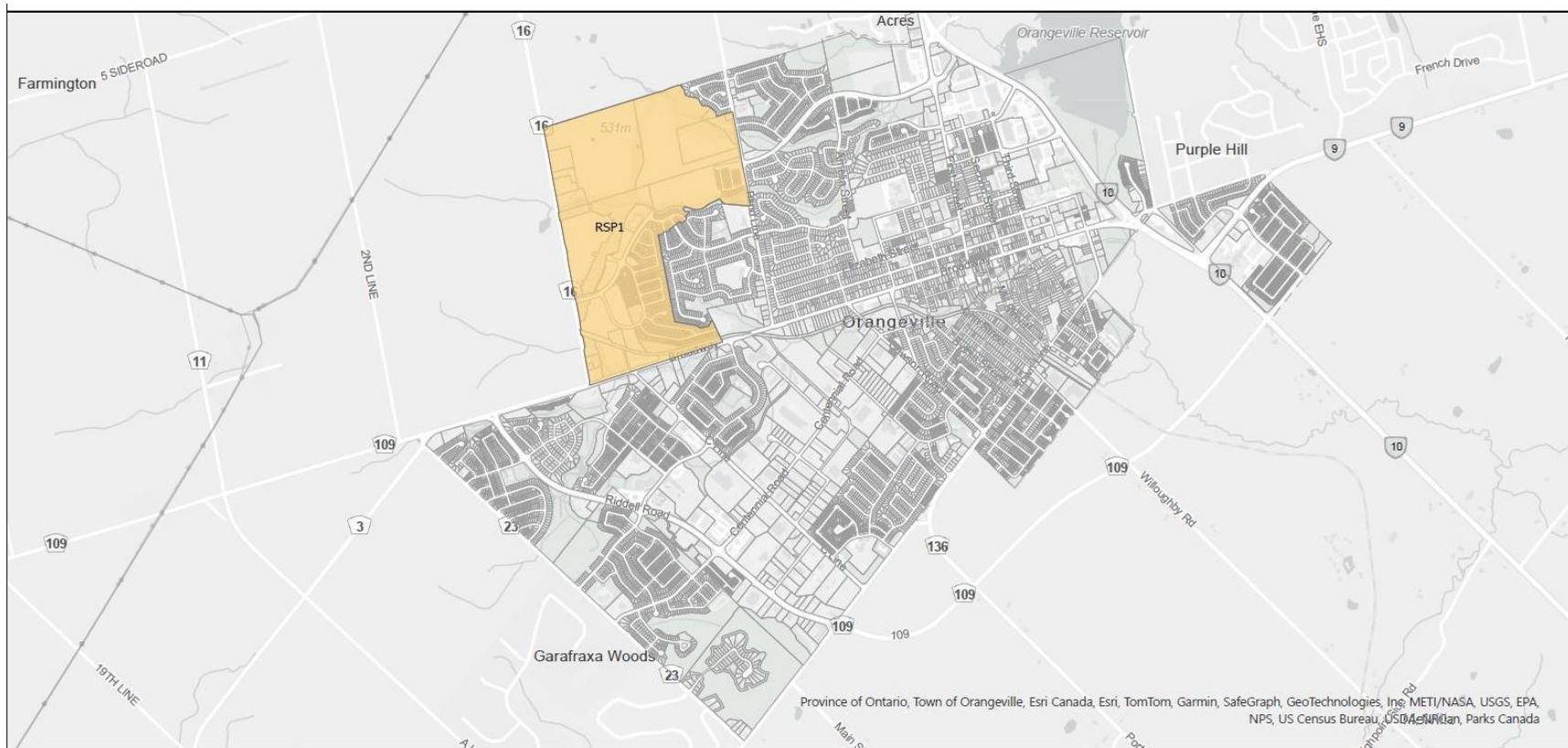
#### Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$14,803
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



## Schedule D

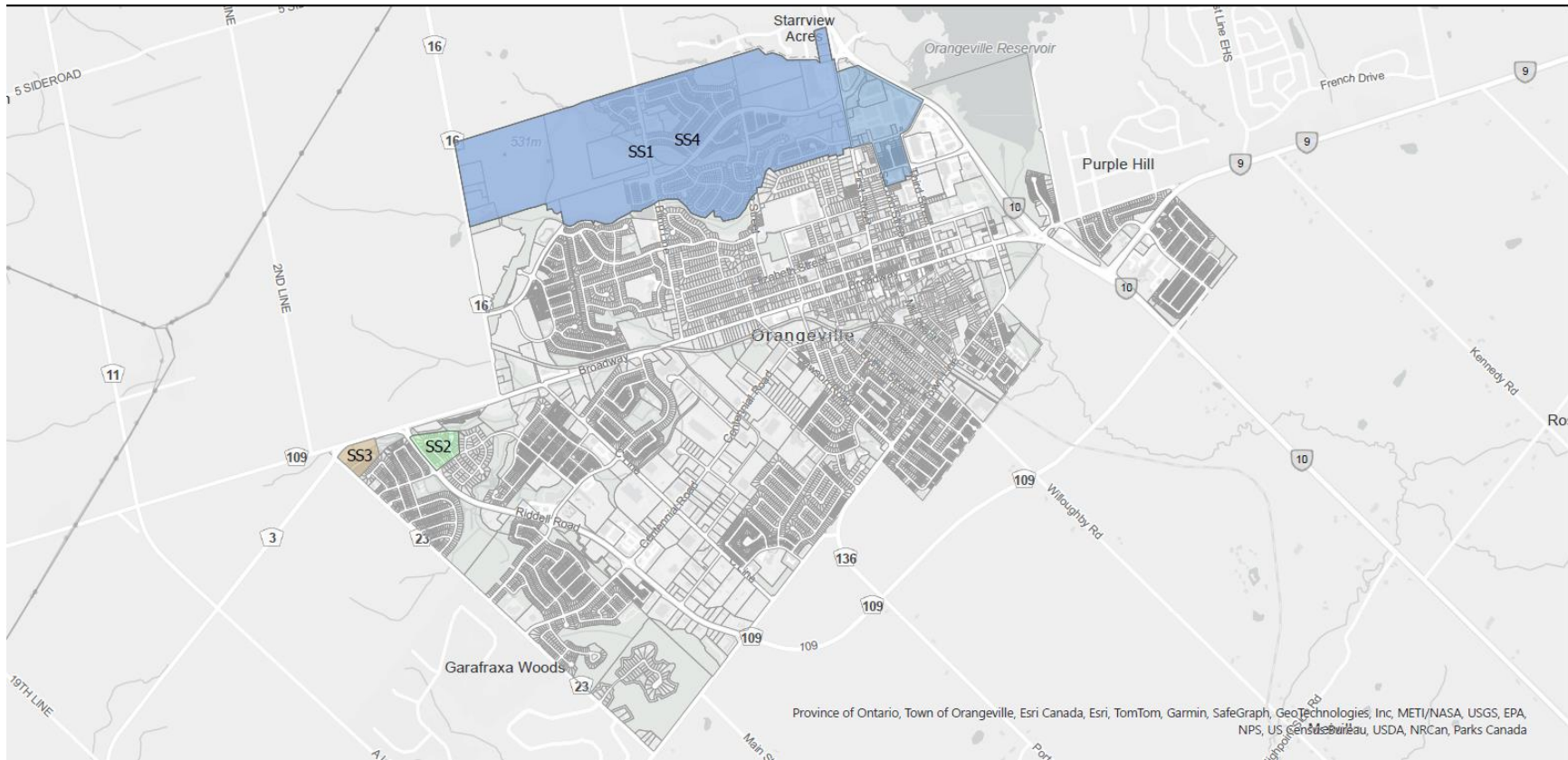
### Schedule of Lands to Which Area-Specific Charges Apply – Services Related to a Highway





## Schedule E

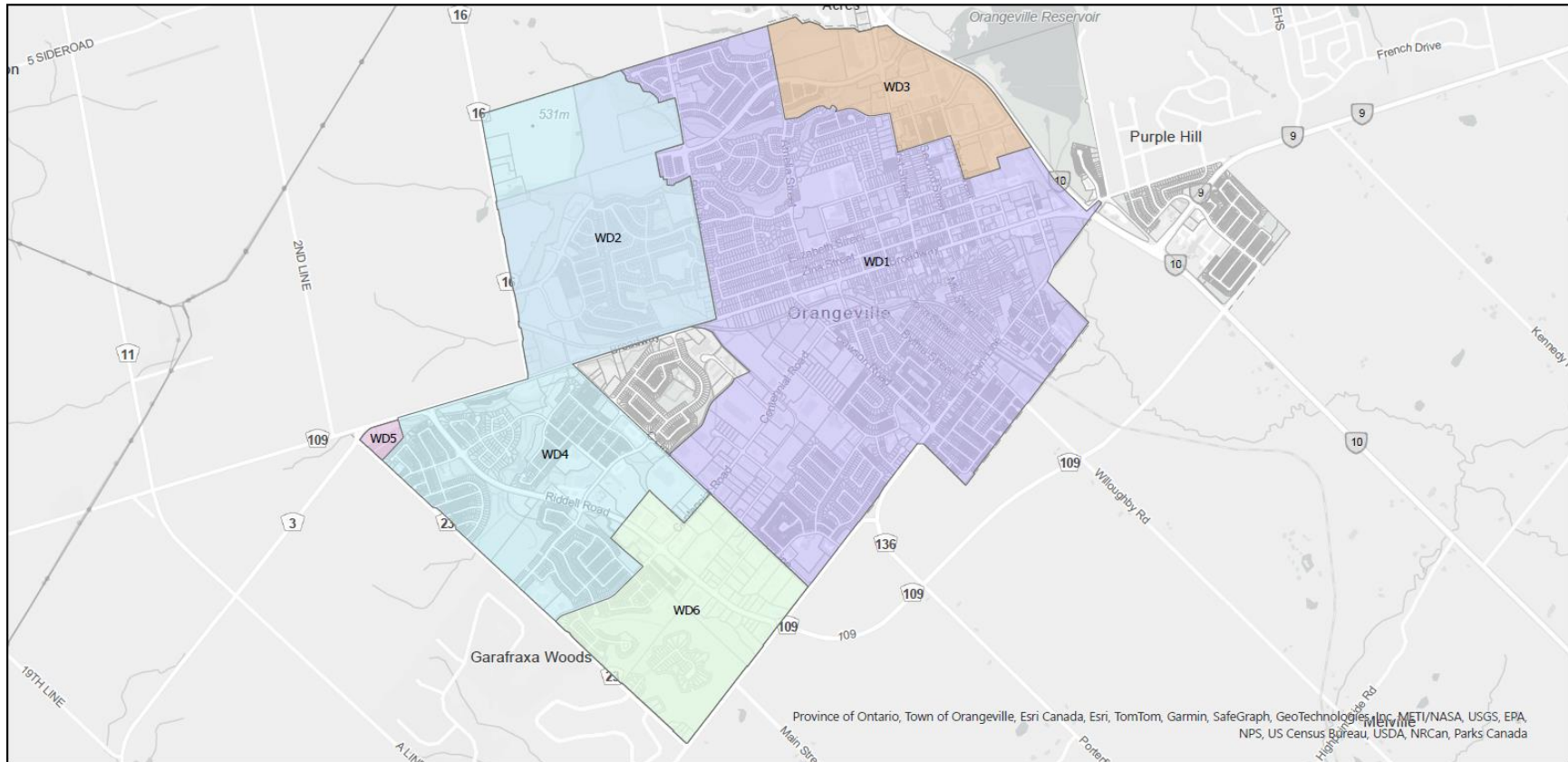
### Schedule of Lands to Which Area-Specific Charges Apply – Wastewater Services





## Schedule F

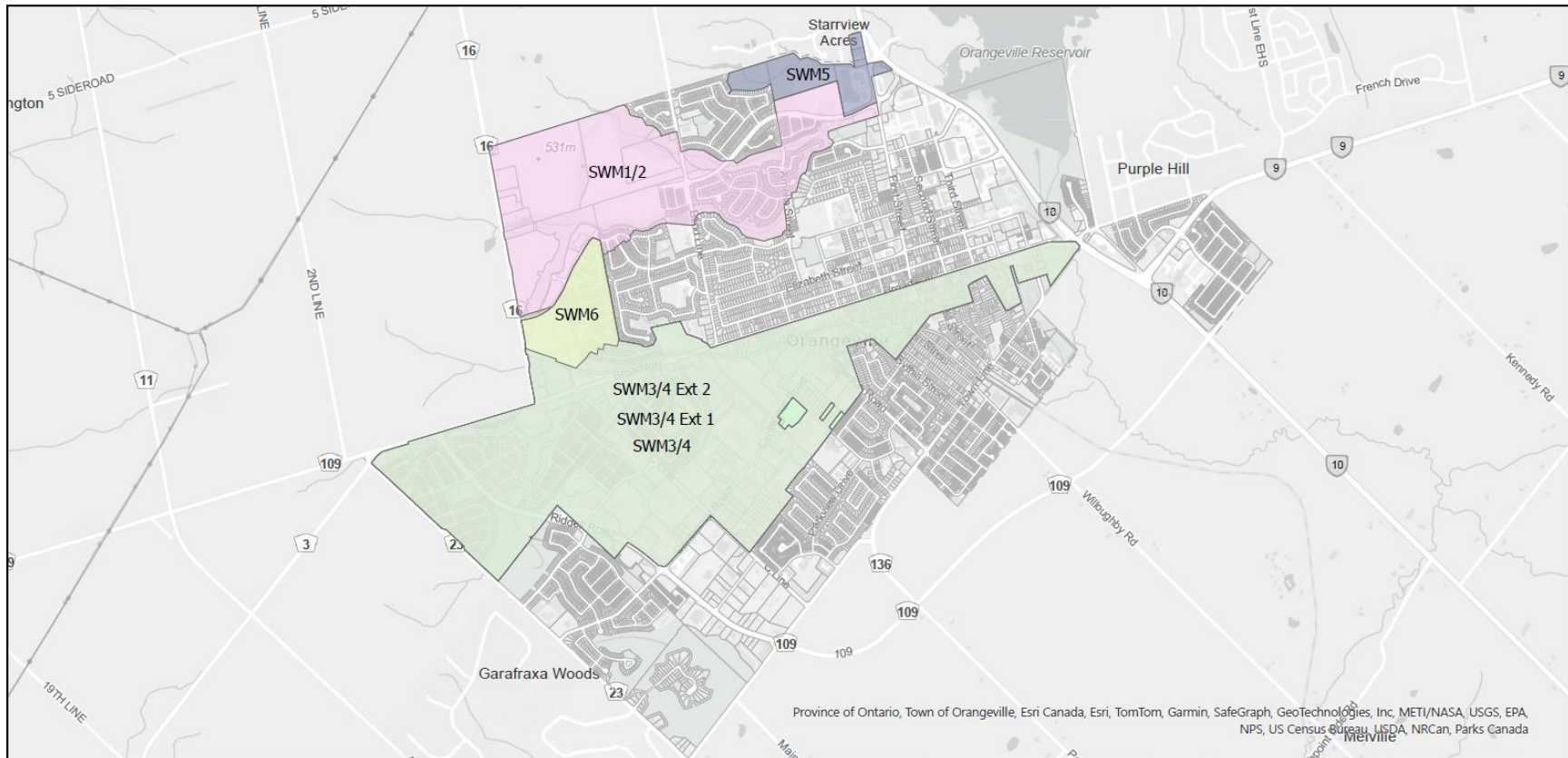
### Schedule of Lands to Which Area-Specific Charges Apply – Water Services





## Schedule G

### Schedule of Lands to Which Area-Specific Charges Apply – Stormwater Services





# Addendum to 2024 Development Charges Background Study

Town of Orangeville

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For Public Circulation and Comment

September 12, 2024

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)



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<b>4. Process for Adoption of the D.C. By-law.....</b>	<b>4</b>
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# 1. Background

In accordance with the provisions of the *Development Charges Act, 1997*, as amended (D.C.A.), the Town of Orangeville (Town) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- August 8, 2024 – Release D.C.B.S. and draft by-law;
- September 16, 2024 – Public Meeting of Council;
- October 7, 2024 – Anticipated passage of the D.C. by-law; and
- October 8, 2024 – Anticipated date of by-law enactment.

The purpose of this addendum to the August 8, 2024 D.C.B.S. is to revise the calculation of the non-residential charges and to make minor housekeeping revisions.

# 2. Discussion

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

The August 8, 2024 D.C.B.S. noted that the non-residential gross floor area (G.F.A.) increase to buildout was 686,300 square feet however, some sections of the report incorrectly noted the increase as 868,300 square feet. The charge for Town-wide services over the buildout forecast period was inadvertently calculated based on 868,300 square feet instead of 686,300 square feet, which resulted in an understated non-residential charge. Table 1 presents the revised schedule of Town-Wide D.C.s.

The amended charges for Town-Wide services are \$16.56 per square foot of non-residential G.F.A. reflecting an increase of \$2.70 per square foot, or 19%, over those presented in the August 8, 2024 D.C.B.S. This comparison is presented in Table 2 below.



**Table 1**  
**Town of Orangeville**  
**Amended Schedule of Town-Wide Development Charges**

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$16.56</b>

**Table 2**  
**Comparison of Current, Calculated (August 8, 2024 D.C.B.S.), and Amended D.C.s for Square Foot of Non-Residential Gross Floor Area**

Services/Class of Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Amended (as per Addendum Report)
<b>Town-Wide Services/Class of Services:</b>			
Services Related to a Highway	2.45	3.32	4.19
Transit Services	0.10	0.56	0.56
Fire Protection Services	0.43	0.52	0.65
Policing Services	0.33	0.10	0.13
Parks and Recreation Services	1.64	1.68	1.68
Library Services	0.19	0.22	0.22
Growth-Related Studies	-	1.24	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$5.14</b>	<b>\$7.64</b>	<b>\$8.67</b>
<b>Town-Wide Urban Services</b>			
Wastewater Services	3.27	2.47	3.13
Water Services	2.16	2.98	3.79
Stormwater Services	-	0.77	0.97
<b>Grand Total - Rural Area</b>	<b>\$5.43</b>	<b>\$6.22</b>	<b>\$7.89</b>
<b>Grand Total - Urban Area</b>	<b>\$10.58</b>	<b>\$13.86</b>	<b>\$16.56</b>



### 3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the August 8, 2024, D.C.B.S. Accordingly, the amended pages are appended to this report.

Page Reference	Description of Revisions
Executive Summary (pages iii to ix)	Updated to reflect the correct forecast non-residential growth over the buildout period and the revised charges for non-residential developments.
1-2	Updated text and Figure 1-1 related to the D.C. process, including the release date of this addendum.
2-3	Updated to refer to the most recent Act related to long-term care homes.
6-1 to 6-5	Chapter 6 updated calculation for Town-Wide services over the buildout forecast period and page numbering.
Page 7-3	Updated data period for historical occupancy rates (housekeeping item related to labelling).
Page 7-10	Updated to reflect this addendum to the D.C. Background Study.
Appendix G	Draft D.C. by-law revised to reflect this addendum and to reflect the most recent Act related to long-term care homes. Updated Schedule B, to reflect the revised schedule of charges.



## 4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above-noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



# Appendix A

## Amended Pages



- Maximum interest rate for installments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
  - Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary zoning units, non-profit housing, and universities receiving ongoing funding from the Province;
  - Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
  - Term of a D.C. by-law extended from 5 years to 10 years;
  - Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway;
  - Requirements related to the annual D.C. reserve fund Treasurer's statement;
  - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
  - D.C. public notice requirements.
4. The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area (G.F.A.) for the 10-year (mid-2024 to mid-2034) and buildout forecast periods.



Table ES-1  
Town of Orangeville  
Summary of Anticipated Town-Wide D.C. Residential and  
Non-Residential Development

Measure	10 Year Mid-2024 to Mid-2033	Buildout Mid-2024 to Buildout
(Net) Population Increase	2,508	5,093
(Gross) Population Increase in New Households*	3,047	6,323
Residential Unit Increase	1,246	2,590
Non-Residential Employment Increase	421	772
Non-Residential Gross Floor Area Increase (sq.ft.)	360,700	686,300

\* Growth includes population in both permanent, seasonal, and institutional households.

5. Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-5 of the D.C. Background Study.

In total, gross capital costs of approximately \$205.29 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Town staff. A portion of these capital costs, \$18.42 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$84.68 million related to the portion of capital projects that will benefit the existing development, \$12.96 million related to anticipated grants, subsidies, and other contributions, and \$108,000 relates to the portion of capital costs that are related to D.C.-ineligible services.



The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$89.12 million, of which \$76.76 million is attributed to the forecast residential development and \$12.36 million allocated to the forecast non-residential development.

Table ES-2  
Town of Orangeville  
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$209,055,770
Less: benefit to existing development	\$88,669,649
Less: post planning period benefit	\$18,424,100
Less: costs associated with D.C.-ineligible services	\$123,000
Less: grants, subsidies, and other contributions	\$12,956,318
<b>Net costs to be recovered from D.C.s. over the term of the by-law</b>	<b>\$91,882,703</b>

6. At present, the Town imposes D.C.s on both residential and non-residential developments on a Town-wide basis and area specific basis. The Town is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for September 16, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services/class of services are calculated based on a Town-wide 10-year forecast period:

- Transit Services;
- Parks and Recreation Services;
- Library Services; and



- Growth-related Studies (class of service).

The following services are calculated based on a Town-wide 2024 to buildout forecast period:

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

The services listed below are calculated based on an area-specific basis for the 2024 to buildout forecast period:

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

7. The calculated Town-wide D.C. for a single detached unit is \$49,533. The calculated Town-wide non-residential development charge is \$16.56 per sq.ft. of gross floor area (G.F.A.) Table ES-3 provides the calculated D.C.s for residential and non-residential developments for each service/class of services.
8. The area-specific D.C.s are shown in Table ES-4, for the respective charges related to services related to a highway, stormwater services, water services, and wastewater services. These charges, where applicable, are in addition to the Town-wide charges.



Table ES-3  
Town of Orangeville  
Calculated Schedule of Town-wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq. ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$16.56</b>



Table ES-4  
Town of Orangeville  
Calculated Schedule of Area-Specific Development Charges

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$14,803
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252

9. Tables ES-5 and ES-6 provide a comparison of the Town-wide D.C.s currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development, on a per sq.ft. of G.F.A., respectively. Further, Table ES-7 provides a comparison of the Area Specific Charges currently imposes, vs. the revised calculated rates contained herein.



Table ES-5  
Town of Orangeville  
Single Detached Residential Dwelling Unit Town-Wide D.C. Comparison

Services/Class of Services	Current	Calculated
<b>Town-Wide Services/Class of Services:</b>		
Services Related to a Highway	5,908	9,620
Transit Services	220	1,282
Fire Protection Services	1,032	1,498
Policing Services	806	298
Parks and Recreation Services	6,322	11,951
Library Services	731	1,571
Growth-Related Studies	-	3,253
<b>Total Town-Wide Services/Class of Services</b>	<b>\$15,020</b>	<b>\$29,473</b>
<b>Town-wide Urban Services</b>		
Wastewater Services	8,983	8,688
Water Services	5,945	10,517
Stormwater Services	-	855
<b>Total Town-Wide Services</b>	<b>\$14,928</b>	<b>\$20,060</b>
<b>Grand Total - Urban Area</b>	<b>\$29,947</b>	<b>\$49,533</b>

Table ES-6  
Town of Orangeville  
Non-Residential Town-Wide D.C. Comparison per sq.ft.  
of Gross Floor Area

Services/Class of Services	Current	Calculated
<b>Town-Wide Services/Class of Services:</b>		
Services Related to a Highway	2.45	4.19
Transit Services	0.10	0.56
Fire Protection Services	0.43	0.65
Policing Services	0.33	0.13
Parks and Recreation Services	1.64	1.68
Library Services	0.19	0.22
Growth-Related Studies	-	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$5.14</b>	<b>\$8.67</b>
<b>Town-Wide Urban Services</b>		
Wastewater Services	3.27	3.13
Water Services	2.16	3.79
Stormwater Services	-	0.97
<b>Grand Total - Rural Area</b>	<b>\$5.43</b>	<b>\$7.89</b>
<b>Grand Total - Urban Area</b>	<b>\$10.58</b>	<b>\$16.56</b>



public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on August 8, 2024.

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

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

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

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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to mid-2024
Public release of final D.C. Background study and proposed by-law	August 8, 2024
Public meeting advertisement placed in newspaper(s)	By 21 days prior to the Public Meeting
Public release of Addendum to the 2024 Development Charges Background Study	September 12, 2024
Public meeting of Council	September 16, 2024
Council considers adoption of background study and passage of by-law	October 7, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



- Full exemption for a cemetery;
- Full exemption from non-residential D.C.s if the development of land is for the following purposes:
  - Manufacturing, producing, processing, storing or distributing something, which also includes the research of development in connection with these processes;
  - Retail sales by a manufacturer, producer or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
  - An office or administrative purpose, if they are:
    - Carried out with respect to manufacturing, producing, processing, storing or distributing something,
    - In or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.
- Partial exemption (20%) for long-term care facilities licensed under the *Fixing Long-Term Care Act, 2021*.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witnessed by the Town even though they may not be currently reflected in the existing by-law.

## 2.8 Current Development Charges

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The Town's current D.C.s for residential and non-residential development are shown in Table 2-1, which includes the Town-wide D.C.s, along with the area-specific charges.



## 6. Development Charge Calculation

Table 6-1 calculates the proposed D.C.s to be imposed for services over the Town-wide buildout forecast period. Table 6-2 calculates the proposed D.C.s to be imposed on anticipated development in the Town for the 10-year forecast period. Further, Table 6-3 provides the calculated Town-wide D.C.s for the respective services. Lastly, Table 6-4 provides the area-specific D.C.s to be charged over the buildout forecast.

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 dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special dwelling units). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C.-recoverable capital 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 7) to calculate the charges in Tables 6-1, and 6-2.

For area specific calculations, the cost of each project is divided by the total net developable hectares for the benefiting lands to provide a D.C. based on a per hectare basis.

Table 6-5 summarizes the gross capital expenditures and sources of revenue for works anticipated to be undertaken during the 10-year life of the by-law.



**Table 6-1**  
**Town of Orangeville**  
**Town-Wide D.C. Calculation for the Buildout Forecast Period**

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>				
1.1 Treatment plants & Sewers	17,372,605	2,147,176	8,688	3.13
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	21,030,460	2,599,270	10,517	3.79
3. <u>Stormwater Services</u>				
3.1 Stormwater Drainage and Control	1,710,000	665,000	855	0.97
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	19,236,758	2,874,458	9,620	4.19
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	2,996,455	447,746	1,498	0.65
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	595,160	88,932	298	0.13
<b>TOTAL</b>	<b>\$62,941,438</b>	<b>\$8,822,582</b>	<b>\$31,476</b>	<b>\$12.86</b>
D.C.-Eligible Capital Cost	\$62,941,438	\$8,822,582		
Buildout Gross Population/GFA Growth (sq.ft.)	6,323	686,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$9,954.36</b>	<b>\$12.86</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.162	\$31,476		
Other Multiples	2.611	\$25,991		
Apartments - 2 Bedrooms +	1.993	\$19,839		
Apartments - Bachelor and 1 Bedroom	1.100	\$10,950		
Special Care/Special Dwelling Units	1.050	\$10,452		

**Table 6-2**  
**Town of Orangeville**  
**Town-Wide D.C. Calculation for the 10-year Forecast Period**

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. <u>Transit Services</u>				
7.1 Transit facilities, vehicles and other infrastructure	1,235,825	201,181	1,282	0.56
8. <u>Parks and Recreation Services</u>				
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	11,515,837	606,097	11,951	1.68
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	1,514,108	79,690	1,571	0.22
10. Growth Studies	3,134,215	448,863	3,253	1.24
<b>TOTAL</b>	<b>\$17,399,985</b>	<b>\$1,335,830</b>	<b>\$18,057</b>	<b>\$3.70</b>
D.C.-Eligible Capital Cost	\$17,399,985	\$1,335,830		
10-Year Gross Population/GFA Growth (sq.ft.)	3,047	360,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,710.53</b>	<b>\$3.70</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.162	\$18,057		
Other Multiples	2.611	\$14,910		
Apartments - 2 Bedrooms +	1.993	\$11,381		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,282		
Special Care/Special Dwelling Units	1.050	\$5,996		



Table 6-3  
Town of Orangeville  
Calculated Schedule of Town-wide Development Charges  
by Service

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$16.56</b>



Table 6-4  
Town of Orangeville  
Area-Specific D.C. Calculation for the Buildout Forecast Period

SERVICES	2024 \$ D.C. Eligible Cost	Benefitting Area (net developable ha.)	2024 \$ D.C. Cost per Hectare
<b>Services Related to a Highway</b>			
Roads - RSP1	\$1,521,000	102.75	\$14,803
<b>Water Services</b>			
Water - WD-1	\$699,400	29.26	\$23,903
Water - WD-2	\$339,422	65.57	\$5,176
Water - WD-3	\$126,130	17.48	\$7,216
Water - WD-4	\$965,000	122.98	\$7,847
Water - WD-5	\$100,000	3.74	\$26,738
Water - WD-6	\$150,600	12.49	\$12,058
<b>Wastewater Services</b>			
Wastewater - SS1	\$517,400	77.08	\$6,713
Wastewater - SS3	\$47,500	3.74	\$12,701
Wastewater - SS4	\$440,300	77.4	\$5,689
<b>Stormwater Services</b>			
Stormwater Management - SWM1	\$1,012,600	82.85	\$12,222
Stormwater Management - SWM2	\$1,587,931	82.85	\$19,166
Stormwater Management - SWM3	\$1,014,000	46.67	\$21,727
Stormwater Management - SWM4	\$0	46.67	\$0
Stormwater Management - SWM5	\$0	7.74	\$0
Stormwater Management - SWM6	\$136,000	27	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$444,700	46.67	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$385,100	46.67	\$8,252



**Table 6-5**  
**Town of Orangeville**  
**Gross Expenditure and Sources of Revenue Summary for Costs**  
**to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services**

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	25,103,052	0	7,585,571	0	0	15,323,972	2,193,509
2. Water Services							
2.1 Treatment, storage and distribution systems	49,704,600	0	21,492,125	2,478,922	0	22,358,995	3,374,558
3. Stormwater Services							
3.1 Stormwater Drainage and Control	18,360,831	0	12,292,900	126,600	0	3,812,200	2,129,131
4. Services Related to a Highway							
4.1 Roads and Related	54,173,660	0	26,485,500	6,331,501	0	18,067,156	3,289,503
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	30,366,300	0	10,939,400	3,667,650	12,672,100	2,685,821	401,330
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	154,071	0	81,600	0	3,900	59,657	8,914
7. Transit Services							
7.1 Transit facilities, vehicles and other infrastructure	2,421,706	0	984,700	0	0	1,235,825	201,181
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	22,755,886	0	4,635,853	250,000	5,748,100	11,515,837	606,097
9. Library Services							
9.1 Library facilities, materials and vehicles	1,459,565	0	98,400	18,365	0	1,275,660	67,140
10. Growth-Related Studies	4,556,100	123,000	1,073,600	83,280	0	2,865,798	410,422
<b>Total Expenditures &amp; Revenues</b>	<b>\$209,055,770</b>	<b>\$123,000</b>	<b>\$85,669,649</b>	<b>\$12,956,318</b>	<b>\$18,424,100</b>	<b>\$79,200,920</b>	<b>\$12,681,784</b>



- (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 should 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 25 years. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., primary, 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, as follows:
  - For services related to a highway (Town-wide), fire protection services, and policing services, an 87% residential and 13% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town-wide buildout forecast period for both services;
  - Parks and recreation services, and library services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of parks and recreation and library services tend to be residents of the Town;
  - Transit service attributions for residential and non-residential have been determined based on an 86% residential and 14% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town's 10-year forecast period for the service;
  - Water and wastewater service attributions (Town-wide) for residential and non-residential have been determined based on an 89% residential and 11% non-residential attribution has been made, to recognize estimated



“Adopt the D.C. approach to calculate the charges related to localized works that only benefit specific developing lands, on an area-specific basis for services related to a highway, water services, wastewater services, and stormwater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated August 8, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated August 8, 2024, as amended;”

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

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



# Appendix G

## Proposed Development Charge By-law



**THE CORPORATION OF THE TOWN OF ORANGEVILLE**  
**BY-LAW NO. 2024-xx**  
**BEING A BY-LAW OF TO ESTABLISH DEVELOPMENT CHARGES FOR TOWN**  
**WIDE AND AREA-SPECIFIC SERVICES**

**WHEREAS** the Development Charges Act, 1997 (the "ACT") provides that the council of a municipality may by By-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

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

**AND WHEREAS** the Council of the Corporation of the Town of Orangeville (the "Council") has given notice of the proposed development charges by-law and development charge background study and held a public meeting on the 16th day of September, 2024 and has heard all persons who applied to be heard and considered all submissions in accordance with the ACT and the regulations thereto;

**AND WHEREAS** the Council has by Resolution determined in accordance with section 12 of the *Development Charges Act, 1997*, that no further public meetings were required;

**AND WHEREAS** the Council had before it a development charge background study entitled "The Town of Orangeville 2024 Development Charges Background Study" by Watson & associates Economists Ltd., dated August 8, 2024, and amended on September 12, 2024 (hereinafter referred to as the "Study"), wherein it is indicated that the development of certain lands within an area of the Town of Orangeville will increase the need for the services as defined herein;

**AND WHEREAS** the Council on August 8, 2024 received the Study, pursuant to the *Development Charges Act, 1997* and have thereafter indicated its intent by Resolution that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE Town of ORANGEVILLE ENACTS AS FOLLOWS:**



## 1. DEFINITIONS

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

- 1) "Act" means the *Development Charges Act, 1997*, S.O. 1997, c. 27 as amended, or any successor thereof;
- 2) "Accessory Use" means a use of land, a building or a structure which is naturally and normally incidental and subordinate in purpose and/or floor area, and exclusively devoted to, the principal use of such land, building or structure;
- 3) "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 4) "Apartment Unit" means any residential dwelling 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 includes Stacked Townhouses;
- 5) "Agricultural Use" means a bona fide farming operation, including barns, silos, and other ancillary buildings to such agricultural development for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture. Agricultural use does not include the development of a single detached dwelling on agricultural land, nor does it include a building for the growing or processing of cannabis;
- 6) "Ancillary Residential Use" means a residential dwelling that would be ancillary to a single detached dwelling, semi-detached dwelling, or row dwelling;
- 7) "Assembly Plant" means a building to which parts for consumer goods are delivered, stores, and assembled into consumer goods and shipped;



- 8) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- 9) "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, which do not have rear yards;
- 10) "Bedroom" means a habitable room larger than seven square meters, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 11) "Benefiting Area" means an area defined by a map, plan or legal description in a front-ending agreement as referred to under Section 44 of the Act as an area that will receive a benefit from the construction of a service;
- 12) "Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;
- 13) "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;
- 14) "Building Code Act" means the *Building Code Act, 1992* S.O. 1992, c.23, as amended, or any successor thereof.
- 15) "Capital Costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
  - (a) to acquire land or an interest in land,
  - (b) to improve land,
  - (c) to acquire, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including:
    - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,



- (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984*, S.O. 1984, c. 57,
  - (iii) furniture and equipment, other than computer equipment,
  - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, included the development charge background study required for the provision of services designated in this By-law or within or outside the Town, including interest of borrowing for those expenditures under clauses (a) to (e).
- 16) “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 17) “Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a license, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis;
- 18) “Cemetery” means lands, buildings, or structures used in connection to a churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the *Assessment Act*;
- 19) “Charitable Dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990*, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the *Child and Family Services Act, R.S.O. 1990*, c. C.11, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990*, c. H.13, an institution under the *Mental Hospitals Act, R.S.O. 1990*, c. M.8, a nursing home under the subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;



- 20) “Correctional 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 basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government, nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;
- 21) “Commercial Use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard;
- 22) “Council” means the Council of the Town of Orangeville;
- 23) “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 has the effect of increasing the size or usability thereof, and includes redevelopment;
- 24) “Development Charge” means a charge imposed pursuant to this By-law;
- 25) “Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;
- 26) “Dwelling Unit” means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- 27) “Existing Industrial Building” means a building used for or in connection with:



- (a) manufacturing, producing, processing, storing, or distributing something;
  - (b) research or development in connection with manufacturing, producing, or processing something;
  - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
  - (d) office or administrative purposes if they are:
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
    - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- 28) “Farm Building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use and an on-farm diversified use;
- 29) “Front-end Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- 30) “Front-ending Agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;
- 31) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;



- 32) “Gross Floor Area” means 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 another dwelling unit or other portion of a building;
- 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;
- 33) “Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
- 34) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 35) “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, or any land, buildings or structures used for an agricultural use;

- 36) "Industrial Use" means all of the industrial uses permitted by Zoning By-law number 22-90 of the Town as amended or any successor thereof;
- 37) "Institutional" means development of a building or structure intended for use:
- a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;
  - b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
  - c) by any institution of the following post-secondary institutions for the objects of the institution:
    - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
    - (ii) a college or university federated or affiliated with a university described in subclause (i); or
    - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- 38) "Live-work Unit" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 39) "Local Board" has the same meaning as in the Act;
- 40) "Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to an application for



consent or to a plan of subdivision or within the area to which the plan relates and are to be installed or paid for by the owner as a condition of approval under Sections 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, or any successor thereof;

- 41) "Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;
- 42) "Mixed Use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- 43) "Mobile Home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 44) "Municipality" means The Corporation of the Town of Orangeville;
- 45) "Net Developable Hectare" means a buildable hectare of land but shall not include public highways, private roads (other than driveways) which are designed for the circulation of traffic in the same manner as public highways, and lands defined as hazard lands;
- 46) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
  - a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
  - b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
  - c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- 47) "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;



- 48) "On-Farm Diversified Use" means a use occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of agri-business;
- 49) "Other Multiples" means all dwellings other than single-detached, semi-detached, apartment, and special care/special dwelling units;
- 50) "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;
- 51) "Place of Worship" means land that is owned by and used for the purposes of worship within a place of worship, a churchyard, cemetery, or burial ground exempt from taxation under section 3 of the *Assessment Act*, R.S.O., 1990, c. A.31, as amended, and includes related administrative, assembly, and associated space, but does not include portions of such buildings or structures used for any commercial or institutional use, including but not limited to daycare facilities, private schools, or banquet facilities;
- 52) "Planning Act" means the *Planning Act*, 1990, as amended;
- 53) "Rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 54) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 55) "Regulation" means any regulation made pursuant to the Act;
- 56) "Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.



- 57) “Residential Use” means land or buildings, or structure of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;
- 58) “Retirement Home or Lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- 59) "Rowhouse 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;
- 60) “School Board” has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- 61) "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 no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;
- 62) “Services” (or “service”) means those services and class of services designated in Schedule “A” to this by-law or specified in an agreement made under Section 44 of the Act;
- 63) “Service Standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;
- 64) “Servicing Agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;



- 65) "Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes a mobile home;
- 66) "Special Care/Special Need Dwelling" means a Building, or part of a Building:
- a) containing two or more Dwelling Units which units have a common entrance from street level;
  - b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
  - c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
  - d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
  - e) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*.
- and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;
- 67) "Stacked Townhouse Dwelling" means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 68) "Town" means The Corporation of the Town of Orangeville;
- 69) "Townhouse Dwelling" means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by



common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

- 70) "Warehouse" means a building to which goods of every nature are delivered, stored and from which such goods are shipped when storage is no longer required;

## **2. DESIGNATION OF SERVICES**

- 2.1 It is hereby declared by the Council of the Town that all development of land within the Town will increase the need for services.
- 2.2 Once this By-law is in force, the development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by any individual development.
- 2.3 Development charges shall be imposed for the following categories of Town-Wide and Area Specific services/class of services to pay for the increased capital costs required because of increased need for services arising from development.

### Town-Wide Services:

- a) Services Related to a Highway
- b) Fire Protection Services
- c) Parks and Recreation Services
- d) Library Services
- e) Policing Services
- f) Transit Services
- g) Water Services
- h) Wastewater Services
- i) Stormwater Services

### Area-Specific Services:

- a) Services Related to a Highway
- b) Water Services
- c) Wastewater Services



d) Stormwater Services

2.4 The services and class of services designated in section 2.3 are provided in Schedule A.

### 3. Application of By-law Rules

3.1 For the purpose of complying with section 6 of the ACT

- 1) The rules developed under paragraph 9 of subsection 5(1) of The ACT for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in section 3.2 through 3.13 of this By-law;
- 2) The exemptions provided for by such rules shall be the exemptions set forth in section 3.8 and 3.9 of this By-law, and the indexing of charges shall be in accordance within section 3.7 of this By-law;
- 3) Determining the development charges payable on the redevelopment or conversion of land shall be in accordance with the rules set forth in section 3.10 of this By-law;
- 4) The area to which this By-law applies shall be the area described in section 3.2 of this By-law

#### Lands Affected

3.2 Subject to the conditions and limitation contained herein, this By-law applied to all lands located within the Town of Orangeville.

#### Application

3.3

- 1) Development charges shall apply to lands to be developed with:
  - a) residential units;
  - b) commercial buildings;
  - c) institutional buildings; and
  - d) industrial buildings.



- 2) In the case of a development containing more than one use as described in subsection 1), development charges payable shall be the total of the development charges for each use.
- 3) In the case of residential development, charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the services according to the type of residential use;
- 4) In the case of non-residential development, charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the services according to the total floor area of the non-residential use;

### **Approvals Subject to Development Charges**

#### 3.4

- 1) Subject to subsection 2) a development charge shall be calculated, paid and collected in accordance with the provisions of this by-law, where the development requires;
  - 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) a consent under section 53 of the Planning Act;



- g) the approval of a description under section 50 of the Condominium Act; or
  - h) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- 2) Subsection (1) shall not apply in respect of local services to be installed or paid as a condition of approval under Section 51 and 53 of the Planning Act;
- 3) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the Planning Act, that the owner, at his or her own expense, shall install or pay for such Local Services, as Council may require.

### **Imposition of Development Charges**

- 3.5 Subject to section 3.7, 3.8, 3.9, and 3.10, the development charges set forth in Schedule "B" hereto shall be imposed, without phasing in, on all lands within the Town of Orangeville.
- 3.6 Subject to section 3.7, 3.8, 3.9, and 3.10, the area-specific development charges set forth in Schedule "C" hereto shall be imposed, without phasing in, on all lands within the respective benefitting areas provided in Schedules D, E, F, and G.

### **Indexing**

- 3.7 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter while this by-law is in force in accordance with the prescribed index in the ACT.

### **Exemptions for Intensification of Existing Housing**

3.8

- 1) This by-law shall not apply to that category of exempt development described in the Development Charges Act, 1997, c.27 and O. Reg. 82/98, namely:



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



- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

## Other Exemptions

### 3.9

- 1) No land, except land owned by and used for the purposes of a Board of Education, a municipality or a local board thereof is exempt from a development charge by reason only that it is exempt from taxation under Section 3 of the Assessment Act.
- 2) Notwithstanding subsection 1), this By-law shall not apply to land that is used for the purposes of a Cemetery.
- 3) Notwithstanding subsection 1), a 50% exemption is applicable to a Place of Worship.
- 4) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement will be determined as follows:
  - a) If the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero; and
  - b) If the gross floor area is enlarged by more than 50%, 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:
    - (i) Determine the amount by which the enlargement in gross floor area exceeds 50% of the gross floor area in existence at the time of the building permit application; and
    - (ii) Divide the amount determined under paragraph (i) by the amount of the enlargement.
  - c) For greater certainty, where a proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area of an Existing Industrial



Building, Development Charges are payable on the amount by which the proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area before the enlargement; and

- d) The cumulative total of the Gross Floor Area previously exempted hereunder shall be included in the determination of the amount of the exemption applicable to any subsequent enlargement.
- 5) Notwithstanding the provisions of this By-law, development charges shall not be imposed on:
- a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
  - b) Non-profit Housing;
  - c) Affordable inclusionary residential units;
  - d) Affordable residential units; and
  - e) Attainable residential units.

## Redevelopment

### 3.10

- 1) If an existing building is demolished and replaced with a new building(s), a credit shall be given against the development charge otherwise payable pursuant to this By-law for the demolished building, the credit to be an amount equal to the development charge that would be applied to the demolished building if it were being developed as a new building with the use of the demolished building determined as its most recent legal use before the demolition, and the credit being calculated based on the applicable development charge for that use as of the date on which the development charge is payable for the new building(s) in accordance with Schedule "B" to this By-law.
- 2) If an existing building or a portion of an existing building is converted to another use, a credit shall be given against the development charge otherwise payable pursuant to this By-law for the converted building or



portion of building, the credit to be an amount equal to the development charge that would be applied to the converted building of the converted portion of building if it were being developed as a new building with the use of the building or portion of building determined as its most recent legal use before the conversion took place, and the credit being calculated based on the applicable development charge for that use as of the date on which the development charge is payable for the conversion of the building in accordance with Schedule "B" to this By-law.

- 3) Notwithstanding subsection 1), the credit described therein shall apply provided that a building permit is issued within two years of the date of issue of a permit for demolition or change of use or conversion permit.
- 4) In no case shall the credit described in subsections 1) and 2) exceed the total development charges payable for the new or converted building(s).

### **Timing and Calculation of Payment**

3.11 Subject to the provisions of this by-law, development charges shall be calculated, paid and collected at the rates as set out in Schedule "B" to this by-law.

- 1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- 2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3) Development charges for rental housing and institutional developments are due and payable in 6 equal instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.



- 4) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsection (1) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections (1) shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 5) Interest for the purposes of rule (3) and (4) shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 6) Notwithstanding Subsections (1), (2), and (3), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

## **Unpaid Charges**

- 3.12 If a development charge of any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- 3.13 Where any unpaid Development Charges are collected as taxes, the monies so collected shall be credited to a Development Charge reserve fund.

## **4. Headings for Reference Only**

The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

## **5. Severability**

If, for any reason, any provision, section, subsection or paragraph of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all of the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.



## **6. Date By-law in Force**

This by-law shall come into force and effect at 12:01 a.m. on October 8, 2024.

## **7. Additional Development Charges**

Additional development charges may be imposed pursuant to other By-laws.

## **8. Transfer of Credit**

As provided for in subsection 41(2) of the Act, a credit under any other by-law enacted by the Council, pursuant to the Act, may be used, subject to the discretion of the Council, against any Development Charge imposed by this By-law.

## **9. By-Law Registration**

A certified copy of this by-law may be registered on title to any land to which this by-law applies.

## **10. SCHEDULES TO THE BY-LAW**

The following schedules to this by-law form an integral part of this by-law:

Schedule A – Schedule of Designated Town-wide and Area-Specific Services

Schedule B - Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Schedule C –Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Schedule D - Schedule of Lands to Which Area-Specific Charges Apply – Services Related to a Highway

Schedule E - Schedule of Lands to Which Area-Specific Charges Apply – Wastewater Services

Schedule F - Schedule of Lands to Which Area-Specific Charges Apply – Water Services

Schedule G - Schedule of Lands to Which Area-Specific Charges Apply – Stormwater Services



**THIS By-law read a first time the 7<sup>th</sup> day of October, 2024.**

**THIS By-law read a second and third time and finally passed this 7<sup>th</sup> day of October, 2024.**

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**Mayor**

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**Clerk**



## **Schedule A**

### Schedule of Designated Town-wide and Area-Specific Services/Class of Services

#### Town-wide Services

1. Services Related to a Highway
2. Transit Services
3. Fire Protection Services
4. Parks and Recreation Service
5. Library Services
6. Growth-related Studies (Class of Service)
7. Water Services
8. Wastewater Services
9. Stormwater Services

#### Area-Specific Services

1. Services Related to a Highway
2. Wastewater Services
3. Water Services
4. Stormwater Services



**Schedule B**  
 Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$29,473</b>	<b>\$24,337</b>	<b>\$18,576</b>	<b>\$10,255</b>	<b>\$9,787</b>	<b>\$8.67</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$49,533</b>	<b>\$40,901</b>	<b>\$31,220</b>	<b>\$17,233</b>	<b>\$16,448</b>	<b>\$16.56</b>



### Schedule C

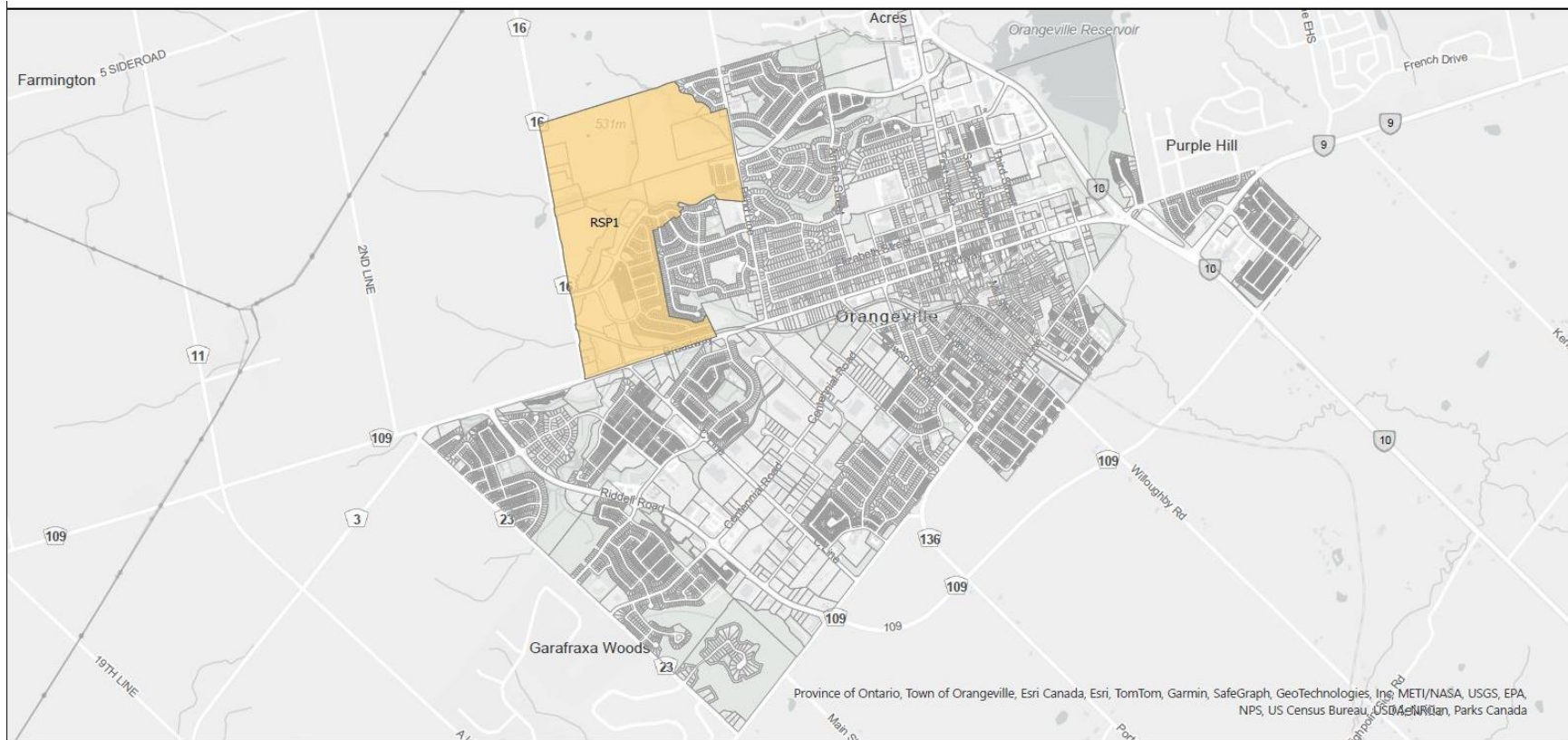
#### Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$14,803
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



## Schedule D

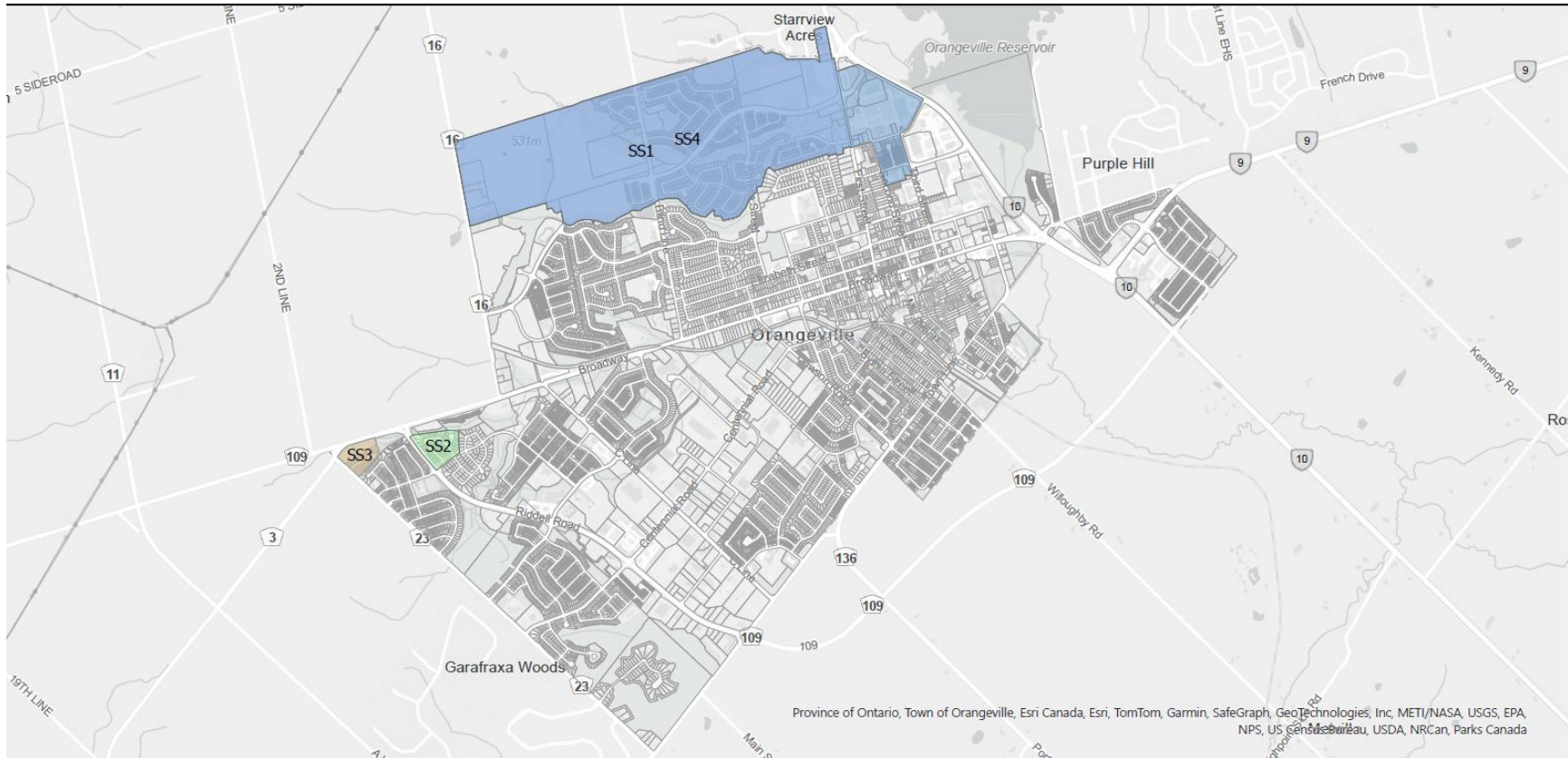
### Schedule of Lands to Which Area-Specific Charges Apply – Services Related to a Highway





## Schedule E

### Schedule of Lands to Which Area-Specific Charges Apply – Wastewater Services

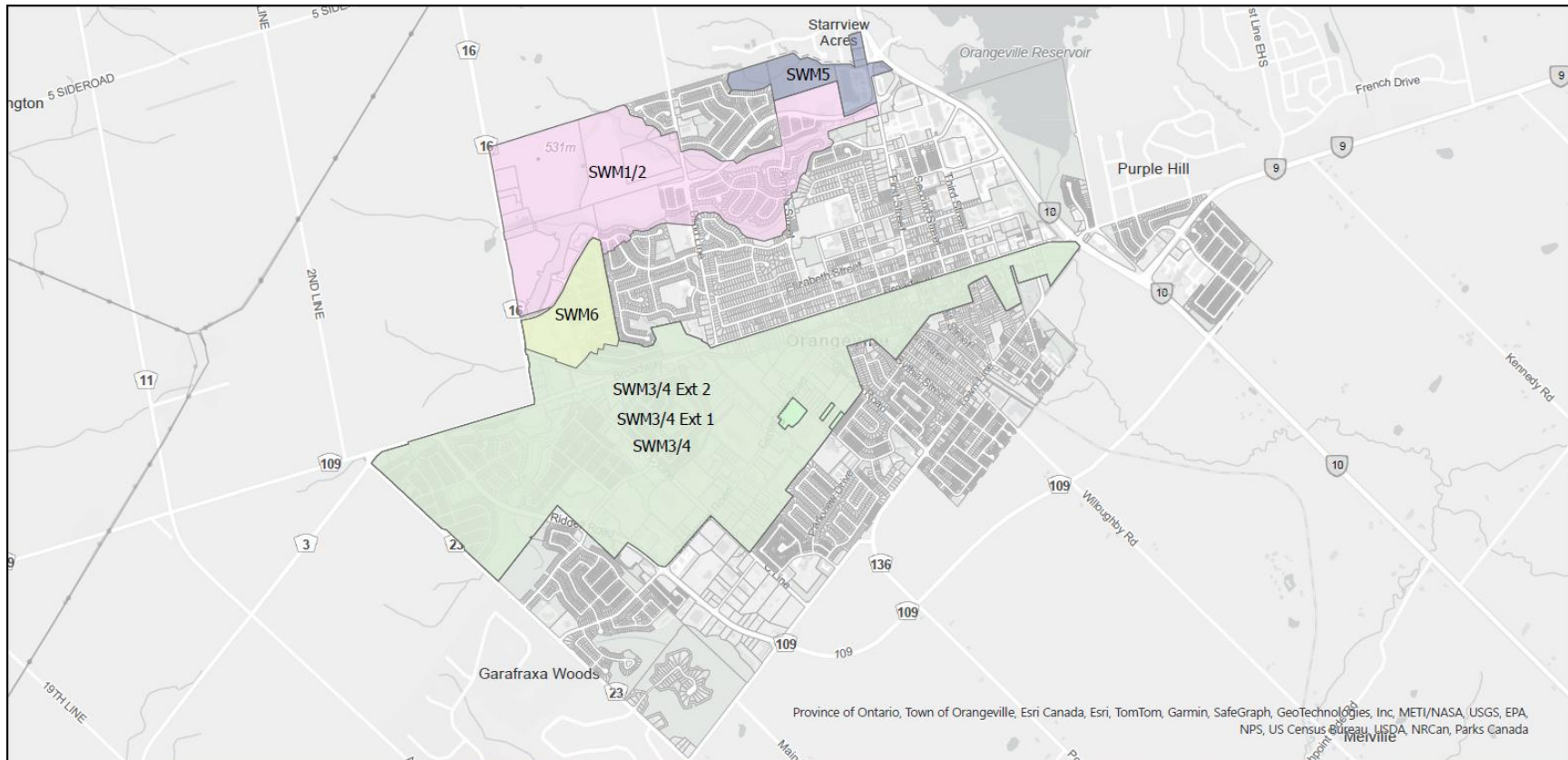






## Schedule G

### Schedule of Lands to Which Area-Specific Charges Apply – Stormwater Services





# Addendum No. 2 to 2024 Development Charges Background Study

Town of Orangeville

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For Public Circulation and Comment

November 6, 2024

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)



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# 1. Background

In accordance with the provisions of the *Development Charges Act, 1997*, as amended (D.C.A.), the Town of Orangeville (Town) undertook a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. Subsequent to the release of the D.C.B.S, an addendum report was released. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- August 8, 2024 – Release D.C.B.S. and draft by-law;
- September 12, 2024 – Release of Addendum to the D.C.B.S. and draft by-law;
- September 16, 2024 – Public Meeting of Council;
- October 7, 2024 – Passage of the Development Charges (D.C.) by-law;
- October 8, 2024 – Date of by-law enactment; and
- October 23, 2024 – Date Notice of by-law enactment was posted.

The purpose of this second addendum to the August 8, 2024 D.C.B.S., as amended, is to revise the calculation of the Services Related to a Highway Town-wide and Area Specific charges to correct for an error in the calculations.

# 2. Discussion

This section of the addendum report number 2 provides an explanation for the refinements noted above.

Subsequent to the passage of the 2024 D.C. by-law 2024-060, Town staff were reviewing a number of items contained in the D.C.B.S., as amended, based on a submission of questions from the development community. During the review of the questions, an error was discovered in the calculated rates for the Services Related to a Highway portion of both the Town-wide D.C.s and Area Specific D.C.s.

The August 8, 2024 D.C.B.S., as amended, provides for a Town-wide and area specific D.C. for Services Related to a Highway. One project, the Hansen Blvd. bridge project has an area specific share and a Town-wide share however, the percentage of the project that is related to the Town-wide component for oversizing was incorrectly calculated. This resulted in a calculated Town-wide rate that is higher than it should be and an area specific rate that is lower than it should be.



The area specific D.C. is in place to recover the cost of localized works that are required for specific developments. The Hansen Blvd. bridge project is mainly required to service specific developments; however, it is planned that the bridge be oversized to also provide added capacity for traffic needs that will benefit all growth in the Town. As such, the portion of this project that is related to oversizing the bridge is approximately 11%, versus 53% that was identified in the D.C.B.S. and the portion that benefits the specific developments to be recovered through the area specific D.C. is 89% versus 47% that was identified in the D.C.B.S.

The amended charges for Town-Wide services are reduced to \$48,933 from \$49,533 in the urban serviced area for a single and semi-detached dwelling. The non-residential charges in the urban serviced area are reduced to \$16.29 from \$16.56 per square of gross floor area (G.F.A.). The area specific roads charge increases to \$27,998 per net developable hectare from \$14,803. The revised Town-wide charges are presented in Table 1. The comparison of rates for the Town-wide charges for single and semi-detached dwellings is presented in Table 2 and for the Town-wide non-residential charges in Table 3. A comparison of the area specific charges is provided in Table 4 below.

**Table 1**  
**Town of Orangeville**  
**Amended Schedule of Town-Wide Development Charges**

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$48,933</b>	<b>\$40,405</b>	<b>\$30,842</b>	<b>\$17,024</b>	<b>\$16,249</b>	<b>\$16.29</b>



Table 2  
 Comparison of Prior, Calculated (August 8, 2024 D.C.B.S.),  
 Amended (September 12, 2024), and Amended (November 5, 2024)  
 D.C.s for Single and Semi-Detached Dwellings

Services/Class of Services	Current	Calculated as per August 8, 2024 D.C.B.S.	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
<b>Town-Wide Services/Class of Services:</b>				
Services Related to a Highway	5,908	9,620	9,620	9,020
Transit Services	220	1,282	1,282	1,282
Fire Protection Services	1,032	1,498	1,498	1,498
Policing Services	806	298	298	298
Parks and Recreation Services	6,322	11,951	11,951	11,951
Library Services	731	1,571	1,571	1,571
Growth-Related Studies	-	3,253	3,253	3,253
<b>Total Town-Wide Services/Class of Services</b>	<b>\$15,020</b>	<b>\$29,473</b>	<b>\$29,473</b>	<b>\$28,873</b>
<b>Town-wide Urban Services</b>				
Wastewater Services	8,983	8,688	8,688	8,688
Water Services	5,945	10,517	10,517	10,517
Stormwater Services	-	855	855	855
<b>Total Town-Wide Services</b>	<b>\$14,928</b>	<b>\$20,060</b>	<b>\$20,060</b>	<b>\$20,060</b>
<b>Grand Total - Urban Area</b>	<b>\$29,947</b>	<b>\$49,533</b>	<b>\$49,533</b>	<b>\$48,933</b>

Table 3  
 Comparison of Prior, Calculated (August 8, 2024 D.C.B.S.),  
 Amended (September 12, 2024), and Amended (November 5, 2024)  
 D.C.s for Square Foot of Non-Residential Gross Floor Area

Services/Class of Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
<b>Town-Wide Services/Class of Services:</b>				
Services Related to a Highway	2.45	3.32	4.19	3.92
Transit Services	0.10	0.56	0.56	0.56
Fire Protection Services	0.43	0.52	0.65	0.65
Policing Services	0.33	0.10	0.13	0.13
Parks and Recreation Services	1.64	1.68	1.68	1.68
Library Services	0.19	0.22	0.22	0.22
Growth-Related Studies	-	1.24	1.24	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$5.14</b>	<b>\$7.64</b>	<b>\$8.67</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>				
Wastewater Services	3.27	2.47	3.13	3.13
Water Services	2.16	2.98	3.79	3.79
Stormwater Services	-	0.77	0.97	0.97
<b>Grand Total - Rural Area</b>	<b>\$5.43</b>	<b>\$6.22</b>	<b>\$7.89</b>	<b>\$7.89</b>
<b>Grand Total - Urban Area</b>	<b>\$10.58</b>	<b>\$13.86</b>	<b>\$16.56</b>	<b>\$16.29</b>



Table 4  
 Comparison of Prior, Calculated (August 8, 2024 D.C.B.S.),  
 Amended (September 12, 2024), and Amended (November 5, 2024)  
 Area Specific Development Charges on a per Net Developable Hectare Basis

Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
<b>Roads and Related Services</b>			
Roads - RSP1	\$19,333	\$14,803	\$27,998
<b>Water Services</b>			
Water - WD-1	\$1,865	\$23,903	\$23,903
Water - WD-2	\$5,156	\$5,176	\$5,176
Water - WD-3	\$2,086	\$7,216	\$7,216
Water - WD-4	\$3,685	\$7,847	\$7,847
Water - WD-5	\$47,239	\$26,738	\$26,738
Water - WD-6	\$13,400	\$12,058	\$12,058
<b>Wastewater Services</b>			
Wastewater - SS1	\$5,874	\$6,713	\$6,713
Wastewater - SS3	\$16,028	\$12,701	\$12,701
Wastewater - SS4	\$5,078	\$5,689	\$5,689
<b>Stormwater Management Services</b>			
Stormwater Management - SWM1	\$5,002	\$12,222	\$12,222
Stormwater Management - SWM2	\$19,322	\$19,166	\$19,166
Stormwater Management - SWM3	\$18,605	\$21,727	\$21,727
Stormwater Management - SWM4	\$0	\$0	\$0
Stormwater Management - SWM5	\$0	\$0	\$0
Stormwater Management - SWM6	\$6,365	\$5,037	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$10,413	\$9,529	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$10,413	\$8,252	\$8,252

Note: The September 12, 2024 Addendum did not impact the area specific calculations

### 3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the August 8, 2024, D.C.B.S., as amended. Accordingly, the amended pages are appended to this report.



Page Reference	Description of Revisions
Executive Summary (pages iv to xi)	Updated to reflect the correction to Services Related to a Highway and the revised charges for Town-wide services/class of services and Area Specific Services.
1-2 and 1-3	Updated text to indicate that Figure 1-1 has not been refined related to the D.C. process required for the amendment process for this this addendum.
5-14 and 5-17	Updated to reflect the change in costs associated with the Town-wide portion of Services Related to a Highway and corresponding Table 5-7 as per the Addendum No. 2 report.
5- 24 and 5-26	Updated to reflect the change in costs associated with the Area Specific portion of Services Related to a Highway and corresponding Table 5-13 as per the Addendum No. 2 report.
6-2 to 6-5	Tables 6-2 through 6-5 updated to reflect the revised Town-Wide and Area Specific D.C. Calculations as per this Addendum No. 2 report.
C-3	Update to reflect the costs associate with works to be undertaken during the term of the by-law, by service.
G-26 & G-27	Revised Schedules “B” and “C” to the by-law to reflect the changes contained in Addendum No. 2 report.



## 4. Process for Adoption of the Amending Development Charges By-law

As the 2024 D.C. By-law 2024-060 was passed on October 7, 2024, a formal public process is required to amend By-law 2024-060 to correct the charges as provided herein. The D.C.A. requires the following:

- Making available to the public this Addendum Report No. 2 to the D.C.B.S., as amended;
- Notice of Public Meeting to Present the Public with the findings contained in Addendum Report No. 2 to the D.C.B.S., as amended (at least 21 clear calendar days from the date of making Addendum Report No. 2 available to the public).;
- A public Meeting of Council to be held to provide the public with the opportunity to question and make comment on the changes contained in Addendum Report No.2 to the D.C.B.S., as amended (not prior to 14 days from the date of making the addendum report available to the public);
- Council's consideration of the amending by-law (not before 60 days from the date of making the addendum report available to the public);
- Notice to be provided of passage of the Amending By-law (by 20 days after passage); and
- Town makes revised D.C. pamphlet available, where the amending by-law is not appealed, within 60 days after the amending by-law comes into force).

Based on the timelines identified above, Addendum No. 2 to the D.C.B.S., as amended, will be made available to the public on November, 5, 2024, the public meeting will take place on December 16, 2024, with a minimum of 21 days notice to be provided, and Council will consider passage of the amending by-law on January 27, 2025.

If approved, the changes provided herein will form part of the Town's 2024 D.C. Background Study, as amended and amend by-law 2024-060. Appendix B to this D.C. Addendum reports includes the draft amending D.C. By-law being presented for Council's consideration.

If Council is satisfied with the proposed changes to the 2024 D.C. Background Study and D.C. By-Law 2024-060, it is recommended that Council:



“Approve the Development Charges Addendum No. 2 Report dated November 5, 2024 subject to further annual review during the capital budget process”; and

“Approve the Amending Development Charge By-law as set out herein.”



# Appendix A

## Amended Pages



Table ES-1  
Town of Orangeville  
Summary of Anticipated Town-Wide D.C. Residential and  
Non-Residential Development

Measure	10 Year Mid-2024 to Mid-2033	Buildout Mid-2024 to Buildout
(Net) Population Increase	2,508	5,093
(Gross) Population Increase in New Households*	3,047	6,323
Residential Unit Increase	1,246	2,590
Non-Residential Employment Increase	421	772
Non-Residential Gross Floor Area Increase (sq.ft.)	360,700	686,300

\* Growth includes population in both permanent, seasonal, and institutional households.

5. Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-5 of the D.C. Background Study.

In total, gross capital costs of approximately \$210.43 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Town staff. A portion of these capital costs, \$18.42 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$85.69 million related to the portion of capital projects that will benefit the existing development, \$18.42 million related to anticipated grants, subsidies, and other contributions, and \$123,000 relates to the portion of capital costs that are related to D.C.-ineligible services.



The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$91.86 million, of which \$78.72 million is attributed to the forecast residential development and \$13.14 million allocated to the forecast non-residential development.

Table ES-2  
Town of Orangeville  
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$210,433,770
Less: benefit to existing development	\$85,691,849
Less: post planning period benefit	\$18,424,100
Less: costs associated with D.C.-ineligible services	\$123,000
Less: grants, subsidies, and other contributions	\$14,334,318
<b>Net costs to be recovered from D.C.s. over the term of the by-law</b>	<b>\$91,860,503</b>

- At present, the Town imposes D.C.s on both residential and non-residential developments on a Town-wide basis and area specific basis. The Town is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for September 16, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services/class of services are calculated based on a Town-wide 10-year forecast period:

- Transit Services;
- Parks and Recreation Services;
- Library Services; and



- Growth-related Studies (class of service).

The following services are calculated based on a Town-wide 2024 to buildout forecast period:

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

The services listed below are calculated based on an area-specific basis for the 2024 to buildout forecast period:

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

7. The calculated Town-wide D.C. for a single detached unit is \$48,933. The calculated Town-wide non-residential development charge is \$16.29 per sq.ft. of gross floor area (G.F.A.) Table ES-3 provides the calculated D.C.s for residential and non-residential developments for each service/class of services.
8. The area-specific D.C.s are shown in Table ES-4, for the respective charges related to services related to a highway, stormwater services, water services, and wastewater services. These charges, where applicable, are in addition to the Town-wide charges.



Table ES-3  
Town of Orangeville  
Calculated Schedule of Town-wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$48,933</b>	<b>\$40,405</b>	<b>\$30,842</b>	<b>\$17,024</b>	<b>\$16,249</b>	<b>\$16.29</b>



Table ES-4  
Town of Orangeville  
Calculated Schedule of Area-Specific Development Charges

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$27,998
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252

9. Tables ES-5 and ES-6 provide a comparison of the Town-wide D.C.s currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development, on a per sq.ft. of G.F.A., respectively. Further, Table ES-7 provides a comparison of the Area Specific Charges currently imposes, vs. the revised calculated rates contained herein.



Table ES-5  
Town of Orangeville  
Single Detached Residential Dwelling Unit Town-Wide D.C. Comparison

Services/Class of Services	Current	Calculated as per August 8, 2024 D.C.B.S.	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
<b>Town-Wide Services/Class of Services:</b>				
Services Related to a Highway	5,908	9,620	9,620	9,020
Transit Services	220	1,282	1,282	1,282
Fire Protection Services	1,032	1,498	1,498	1,498
Policing Services	806	298	298	298
Parks and Recreation Services	6,322	11,951	11,951	11,951
Library Services	731	1,571	1,571	1,571
Growth-Related Studies	-	3,253	3,253	3,253
<b>Total Town-Wide Services/Class of Services</b>	<b>\$15,020</b>	<b>\$29,473</b>	<b>\$29,473</b>	<b>\$28,873</b>
<b>Town-wide Urban Services</b>				
Wastewater Services	8,983	8,688	8,688	8,688
Water Services	5,945	10,517	10,517	10,517
Stormwater Services	-	855	855	855
<b>Total Town-Wide Services</b>	<b>\$14,928</b>	<b>\$20,060</b>	<b>\$20,060</b>	<b>\$20,060</b>
<b>Grand Total - Urban Area</b>	<b>\$29,947</b>	<b>\$49,533</b>	<b>\$49,533</b>	<b>\$48,933</b>



Table ES-6  
Town of Orangeville  
Non-Residential Town-Wide D.C. Comparison per sq.ft.  
of Gross Floor Area

Services/Class of Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
<b>Town-Wide Services/Class of Services:</b>				
Services Related to a Highway	2.45	3.32	4.19	3.92
Transit Services	0.10	0.56	0.56	0.56
Fire Protection Services	0.43	0.52	0.65	0.65
Policing Services	0.33	0.10	0.13	0.13
Parks and Recreation Services	1.64	1.68	1.68	1.68
Library Services	0.19	0.22	0.22	0.22
Growth-Related Studies	-	1.24	1.24	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$5.14</b>	<b>\$7.64</b>	<b>\$8.67</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>				
Wastewater Services	3.27	2.47	3.13	3.13
Water Services	2.16	2.98	3.79	3.79
Stormwater Services	-	0.77	0.97	0.97
<b>Grand Total - Rural Area</b>	<b>\$5.43</b>	<b>\$6.22</b>	<b>\$7.89</b>	<b>\$7.89</b>
<b>Grand Total - Urban Area</b>	<b>\$10.58</b>	<b>\$13.86</b>	<b>\$16.56</b>	<b>\$16.29</b>



Table ES-7  
Town of Orangeville  
Area Specific D.C. Comparison per Net Developable Hectare

Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
<b>Roads and Related Services</b>			
Roads - RSP1	\$19,333	\$14,803	\$27,998
<b>Water Services</b>			
Water - WD-1	\$1,865	\$23,903	\$23,903
Water - WD-2	\$5,156	\$5,176	\$5,176
Water - WD-3	\$2,086	\$7,216	\$7,216
Water - WD-4	\$3,685	\$7,847	\$7,847
Water - WD-5	\$47,239	\$26,738	\$26,738
Water - WD-6	\$13,400	\$12,058	\$12,058
<b>Wastewater Services</b>			
Wastewater - SS1	\$5,874	\$6,713	\$6,713
Wastewater - SS3	\$16,028	\$12,701	\$12,701
Wastewater - SS4	\$5,078	\$5,689	\$5,689
<b>Stormwater Management Services</b>			
Stormwater Management - SWM1	\$5,002	\$12,222	\$12,222
Stormwater Management - SWM2	\$19,322	\$19,166	\$19,166
Stormwater Management - SWM3	\$18,605	\$21,727	\$21,727
Stormwater Management - SWM4	\$0	\$0	\$0
Stormwater Management - SWM5	\$0	\$0	\$0
Stormwater Management - SWM6	\$6,365	\$5,037	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$10,413	\$9,529	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$10,413	\$8,252	\$8,252

Note: The September 12, 2024 Addendum did not impact the area specific calculations

10. Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law for each service, which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-law; and



public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on August 8, 2024.

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

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

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process. Note Figure 1-1 does not provide the timelines required for the D.C. amendment required as per Addendum No. 2 as it took place after the initial D.C. by-law Process, through its own public process.

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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to mid-2024
Public release of final D.C. Background study and proposed by-law	August 8, 2024
Public meeting advertisement placed in newspaper(s)	By 21 days prior to the Public Meeting
Public release of Addendum to the 2024 Development Charges Background Study	September 12, 2024
Public meeting of Council	September 16, 2024
Council considers adoption of background study and passage of by-law	October 7, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage



Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date
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### 1.3 Changes to the *Development Charges Act, 1997*

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Following the adoption of the Town’s existing D.C. by-laws, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 108: *More Homes, More Choice Act, 2019*;
- Bill 138: *Plan to Build Ontario Together Act, 2019*;
- Bill 197: *COVID-19 Economic Recovery Act, 2020*;
- Bill 213: *Better for People, Smarter for Business Act, 2020*;
- Bill 109: *More Homes for Everyone Act, 2022*;
- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*;
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*; and
- Bill 185: *Cutting Red Tape to Build More Homes, 2024*

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

#### 1.3.1 Bill 108: *More Homes, More Choice Act, 2019*

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

On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual instalments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act, 2022*, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.



## 5.3 Service Levels and Build-out Capital Costs for Town-wide D.C. Calculation

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This section evaluates the development-related capital requirements for Town services under a buildout planning period.

### 5.3.1 Services Related to a Highway

The Town's current inventory of roadways is measured in lane kilometers (km) and includes 87.54 km of collector roads and 9.43 km of arterial roads, for a total of 96.96 km. Additionally, the Town owns and maintains 16 bridges and culverts along with 137 km of sidewalks, 25 traffic signals, and 2,650 streetlights. Furthermore, 23,881 sq.ft. of roads operations facility space is owned and used by the Town for services related to a highway, along with approximately 67 vehicles and equipment items to service the road network. The total inventory of assets over the past 15 years results in an invested level of service of \$11,806 per capita. When applied to the buildout forecast population, a maximum D.C.-eligible cost of approximately \$60.12 million is applicable.

Table 5-7 provides the buildout capital program for services related to a highway. The capital program includes various capital project anticipated to take place during the forecast period such as oversizing and upgrades to existing roads to accommodate growth, additional traffic signals and vehicles, expansion to facilities such as the operations centre, and other road resurfacing programs, to service growth. As such, the total gross capital cost of the program and the existing Roads and Related D.C. reserve fund deficit totals approximately \$54.9 million over the forecast period. A deduction related to the benefit to the existing development has been applied for approximately \$26.46 million. Further, a deduction related to grants, subsidies and other contributions has been made for \$7.71 million.

As a result, the total D.C.-recoverable cost of approximately \$20.73 million has been included in the calculation of the charge. Of that, approximately \$18.03 million (87%) and \$2.70 million (13%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the buildout forecast period.



**Table 5-7  
Town of Orangeville  
Infrastructure Costs Included in the Development Charge Calculation  
For Services Related to a Highway – Town-wide**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
	<b>2024 to Buildout</b>										
1	Hansen Boulevard from First Street to Highway 10	2031	9,660,000	-	-	9,660,000	5,989,200	-	3,670,800	3,193,596	477,204
2	Hansen Blvd. Ext.– Collector Road - Blind Line to Cty Rd. 16, excl. bridge & appr. (Oversizing)	2025-2026	6,920,000	-	-	6,920,000	-	4,670,486	2,249,514	1,957,078	292,437
3	Hansen Blvd. Bridge at Creek Crossing-including appr. (Oversizing)	2024	3,282,000	-	-	3,282,000	-	2,924,000	358,000	311,460	46,540
4	Blind Line from Hansen to north corporate limit	2027-2028	1,118,660	-	-	1,118,660	923,200	-	195,460	170,050	25,410
5	Fourth Avenue and Third Street reconstruction-Alignment of Intersection (Oversizing)	2026	2,200,000	-	-	2,200,000	308,000	115,015	1,776,985	1,545,977	231,008
7	John Street at Townline – Upgrades to accommodate additional traffic from SAR	2024	615,000	-	-	615,000	307,500	-	307,500	267,525	39,975
8	Widen Townline south of Broadway	2024	750,000	-	-	750,000	618,900	-	131,100	114,057	17,043
10	Crane Truck	2026	180,000	-	-	180,000	-	-	180,000	156,600	23,400
11	Street Sweeper	2025	650,000	-	-	650,000	-	-	650,000	565,500	84,500
12	Traffic Signals at Hansen & Parkinson	2028	175,000	-	-	175,000	-	-	175,000	152,250	22,750
13	Traffic Signals at Hansen & Veteran's Way (CR 16)	2025-2027	1,700,000	-	-	1,700,000	-	-	1,700,000	1,479,000	221,000
14	3 Bay Expansion - Operations Centre	2024	2,680,000	-	-	2,680,000	-	-	2,680,000	2,331,600	348,400
15	County Road 16 and Hansen Road - Traffic Signals	2024	200,000	-	-	200,000	-	-	200,000	174,000	26,000
16	Noise Fence	2024-2033	1,947,000	-	-	1,947,000	1,460,300	-	486,700	423,429	63,271
17	Pedestrian Crossover - Broadway Wellington	2024	205,000	-	-	205,000	51,300	-	153,700	133,719	19,981
18	Pedestrian Crossover - First and Feed	2025	250,000	-	-	250,000	62,500	-	187,500	163,125	24,375
19	Provisions for Additional Pedestrian Crossovers	2025-2033	750,000	-	-	750,000	187,500	-	562,500	489,375	73,125
20	Road Resurfacing Program	2024-2033	12,200,000	-	-	12,200,000	10,438,600	-	1,761,400	1,532,418	228,982
21	Hansen Blvd, Blindline to Amelia - Upgrade	2026	857,000	-	-	857,000	733,300	-	123,700	107,619	16,081
22	C-Line Reconstruction, Century to Townline - Upgrade to urban standard, including sidewalks and bicycle lanes	2029-2030	2,788,000	-	-	2,788,000	2,385,500	-	402,500	350,175	52,325
23	4th Ave, Hwy #10 to 3rd St. - Widening/Reconstruction	2028	3,500,000	-	-	3,500,000	2,994,700	-	505,300	439,611	65,689
24	Reserve Fund Adjustment		2,275,557	-	-	2,275,557	-	-	2,275,557	1,979,735	295,822
	<b>Total</b>		<b>\$54,903,217</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,903,217</b>	<b>\$26,460,500</b>	<b>\$7,709,501</b>	<b>\$20,733,216</b>	<b>\$18,037,898</b>	<b>\$2,695,318</b>



## 5.5 Capital Costs for Area-Specific D.C. Calculation

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This section evaluates the development-related capital requirements for the area-specific services under the buildout forecast period of the respective benefitting lands. The benefitting lands, and the associated net developable areas subject to the various projects, on an area specific charges have been identified in Table 3-2. The anticipated development-related capital requirements for each of the four services, are consistent with the Town's 2009 and 2014 D.C. Background Studies. The area specific D.C.s are recovered on a per hectare basis of net developable lands that benefit from each of the projects.

### 5.5.1 Services Related to a Highway

The area-specific Services Related to a Highway capital program continues to identify the Hansen Blvd. bridge over Lower Monora Creek. The gross capital cost estimate of the local service program is approximately \$2.92 million, of which \$47,200 has been deducted to reflect the portion of the project that benefits to the existing population.

Table 5-13 provides the related capital program for the service on an area-specific basis and notes the benefitting lands that are subject to this charge (see Table 3-2 for a description and size of the benefitting land areas). The capital cost included in the D.C. calculations is approximately \$2.88 million.

### 5.5.2 Water Services

Six area specific water projects continue to be carried forward with revised costing to be recovered on an area specific basis from benefitting lands. While two of the projects are now complete, not all funding has been recovered from all benefitting lands. Table 5-14 provides the capital program with the updated gross capital cost estimate for projects totaling approximately \$3.82 million. A deduction related to the benefit to the existing community has been made of \$813,000, along with a deduction for the local service contributions in the amount of \$626,548 are anticipated. Therefore, approximately \$2.38 million has been included in the calculation. As noted, each capital project benefits various different developments, which have been summarized in Table 5-14 and described in Table 3-2.



**Table 5-13**  
**Town of Orangeville**  
**Infrastructure Costs Included in the Development Charge Calculation**  
**For Services Related to a Highway – Area-Specific**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Benefiting Areas	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total Potential D.C. Recoverable Cost
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024 to Buildout									
1	Hansen Blvd. Bridge over Lower Monora Creek (Remaining Growth-related portion)	RES3, RES4, RES6, RES7, RES8, RES9, RES13, COM9, IND15, IND16, IND17, INST1	2024	2,924,000	-	-	2,924,000	47,200	-	2,876,800
	<b>Total</b>			<b>\$2,924,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,924,000</b>	<b>\$47,200</b>	<b>\$0</b>	<b>\$2,876,800</b>



**Table 6-1**  
**Town of Orangeville**  
**Town-Wide D.C. Calculation for the Buildout Forecast Period**

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>				
1.1 Treatment plants & Sewers	17,372,605	2,147,176	8,688	3.13
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	21,030,460	2,599,270	10,517	3.79
3. <u>Stormwater Services</u>				
3.1 Stormwater Drainage and Control	1,710,000	665,000	855	0.97
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	18,037,898	2,695,318	9,020	3.92
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	2,996,455	447,746	1,498	0.65
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	595,160	88,932	298	0.13
<b>TOTAL</b>	<b>\$61,742,578</b>	<b>\$8,643,442</b>	<b>\$30,876</b>	<b>\$12.59</b>
D.C.-Eligible Capital Cost	\$61,742,578	\$8,643,442		
Buildout Gross Population/GFA Growth (sq.ft.)	6,323	686,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$9,764.76</b>	<b>\$12.59</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.162	\$30,876		
Other Multiples	2.611	\$25,496		
Apartments - 2 Bedrooms +	1.993	\$19,461		
Apartments - Bachelor and 1 Bedroom	1.100	\$10,741		
Special Care/Special Dwelling Units	1.050	\$10,253		

**Table 6-2**  
**Town of Orangeville**  
**Town-Wide D.C. Calculation for the 10-year Forecast Period**

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. <u>Transit Services</u>				
7.1 Transit facilities, vehicles and other infrastructure	1,235,825	201,181	1,282	0.56
8. <u>Parks and Recreation Services</u>				
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	11,515,837	606,097	11,951	1.68
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	1,514,108	79,690	1,571	0.22
10. Growth Studies	3,134,215	448,863	3,253	1.24
<b>TOTAL</b>	<b>\$17,399,985</b>	<b>\$1,335,830</b>	<b>\$18,057</b>	<b>\$3.70</b>
D.C.-Eligible Capital Cost	\$17,399,985	\$1,335,830		
10-Year Gross Population/GFA Growth (sq.ft.)	3,047	360,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,710.53</b>	<b>\$3.70</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.162	\$18,057		
Other Multiples	2.611	\$14,910		
Apartments - 2 Bedrooms +	1.993	\$11,381		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,282		
Special Care/Special Dwelling Units	1.050	\$5,996		



Table 6-3  
Town of Orangeville  
Calculated Schedule of Town-wide Development Charges  
by Service

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$48,933</b>	<b>\$40,405</b>	<b>\$30,842</b>	<b>\$17,024</b>	<b>\$16,249</b>	<b>\$16.29</b>



Table 6-4  
Town of Orangeville  
Area-Specific D.C. Calculation for the Buildout Forecast Period

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$27,998
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



**Table 6-5**  
**Town of Orangeville**  
**Gross Expenditure and Sources of Revenue Summary for Costs**  
**to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services**

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	25,103,052	0	7,585,571	0	0	15,323,972	2,193,509
2. Water Services							
2.1 Treatment, storage and distribution systems	49,704,600	0	21,492,125	2,478,922	0	22,358,995	3,374,558
3. Stormwater Services							
3.1 Stormwater Drainage and Control	18,360,831	0	12,292,900	126,600	0	3,812,200	2,129,131
4. Services Related to a Highway							
4.1 Roads and Related	55,551,660	0	26,507,700	7,709,501	0	17,590,438	3,744,021
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	30,366,300	0	10,939,400	3,667,650	12,672,100	2,685,821	401,330
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	154,071	0	81,600	0	3,900	59,657	8,914
7. Transit Services							
7.1 Transit facilities, vehicles and other infrastructure	2,421,706	0	984,700	0	0	1,235,825	201,181
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	22,755,886	0	4,635,853	250,000	5,748,100	11,515,837	606,097
9. Library Services							
9.1 Library facilities, materials and vehicles	1,459,565	0	98,400	18,365	0	1,275,660	67,140
10. Growth-Related Studies	4,556,100	123,000	1,073,600	83,280	0	2,865,802	410,418
<b>Total Expenditures &amp; Revenues</b>	<b>\$210,433,770</b>	<b>\$123,000</b>	<b>\$85,691,849</b>	<b>\$14,334,318</b>	<b>\$18,424,100</b>	<b>\$78,724,206</b>	<b>\$13,136,298</b>



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 Town 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-2**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Wastewater Services</b>				
1.1 Treatment plants & Sewers	20,524,981	101,597	785,738	887,335
<b>2. Water Services</b>				
2.1 Treatment, storage and distribution systems	28,553,175	1,031,829	778,924	1,810,754
<b>3. Stormwater Services</b>				
3.1 Stormwater Drainage and Control	7,081,931	79,218	-	79,218
<b>4. Services Related to a Highway</b>				
4.1 Roads and Related	31,319,517	459,456	1,103,698	1,563,154
<b>5. Fire Protection Services</b>				
5.1 Fire facilities, vehicles & equipment	19,783,951	60,400	933,417	993,817
<b>6. Policing Services</b>				
6.1 Facilities, vehicles and equipment, small equipment and gear	687,992	-	1,481,866	1,481,866
<b>7. Transit Services</b>				
7.1 Transit facilities, vehicles and other infrastructure	1,437,006	108,745	120,006	228,751
<b>8. Parks and Recreation Services</b>				
8.1 vehicles, and equipment	18,120,033	520,744	355,469	876,213
<b>9. Library Services</b>				
9.1 Library facilities, materials and vehicles	1,612,163	89,430	148,591	238,021
<b>10. Growth-Related Studies</b>	6,839,471	-	-	-
<b>Total</b>	<b>\$135,960,220</b>	<b>\$2,451,420</b>	<b>\$5,707,709</b>	<b>\$8,159,129</b>



## Schedule B

### Schedule of Residential and Non-Residential Development Charge Services for Town-wide Services and Class of Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$48,933</b>	<b>\$40,405</b>	<b>\$30,842</b>	<b>\$17,024</b>	<b>\$16,249</b>	<b>\$16.29</b>



### Schedule C

#### Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$27,998
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



# Appendix B

## Draft Amending By-law to By-law 2024-060



## The Corporation of the Town of Orangeville

### By-law Number 2024-XX

#### Being a by-law to Amend Development Charges By-law 2024-060

Whereas Council for the Town of Orangeville (the “Council”) enacted Town of Orangeville By-law 2024-060 - Development Charges By-law for the Town of Orangeville (“By-law 2024-060”), on October 7, 2024; and

Whereas a development charge addendum report, entitled “Town of Orangeville Addendum No. 2 to 2024 Development Charges Background Study” (the “Addendum No. 2 Report”) prepared by Watson & Associates Economists Ltd. (“Watson”) and dated November 6, 2024, has been completed in support of the proposed amendment; and

Whereas the Council has given notice of the proposed development charges by-law amendment and the Addendum No. 2 to the development charge background study, as amended, and held a public meeting on the 16th day of December, 2024 and has heard all persons who applied to be heard and considered all submissions in accordance with the Development Charges Act, 1997, and the regulations thereto; and

Whereas the Council has by Resolution determined in accordance with section 12 of the Development Charges Act, 1997, that no further public meetings were required; and;

Now therefore the Council of the Corporation of the Town of Orangeville hereby enacts as follows:

**1. By-law 2024-060 is hereby amended by:**

- a. Replacing Schedule B thereto and replacing it with “Schedule B” attached hereto; and
- b. Replacing Schedule C thereto and replacing it with “Schedule C” attached hereto.

This amending by-law shall come into effect on January 27, 2025.

Enacted and passed this 27th day of January, 2025.



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Lisa Post, Mayor

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Raylene Martell, Town Clerk



**SCHEDULE “B”**  
**Schedule of Residential and Non-residential Development Charge Services for Town-wide Services**

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Town-Wide Services/Class of Services:</b>						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
<b>Total Town-Wide Services/Class of Services</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>Town-Wide Urban Services</b>						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
<b>Total Urban Services</b>	<b>\$20,060</b>	<b>\$16,564</b>	<b>\$12,644</b>	<b>\$6,978</b>	<b>\$6,661</b>	<b>\$7.89</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>\$28,873</b>	<b>\$23,841</b>	<b>\$18,198</b>	<b>\$10,046</b>	<b>\$9,588</b>	<b>\$8.40</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$48,933</b>	<b>\$40,405</b>	<b>\$30,842</b>	<b>\$17,024</b>	<b>\$16,249</b>	<b>\$16.29</b>



**SCHEDULE “C”**  
**Schedule of Residential and Non-Residential Development Charges for Area-Specific Services**

Services	\$/Net Developable Hectare
<b>Roads and Related Services</b>	
Roads - RSP1	\$27,998
<b>Water Services</b>	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
<b>Wastewater Services</b>	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
<b>Stormwater Management Services</b>	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252