



Development Charges Background Study and Draft By-law

Township of Oro-Medonte

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Oro-Medonte required by the Development Charges Act, 1997 (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Township;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of the Smart Growth for Our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2019 to 2028), long-term (2019-2031), and for the area specific charges, urban long-term (2019 to urban-2031) periods.

Measure	10 Year	2031	Urban 2031
	2019-2028	2019-2031	2019-Urban 2031 - Horseshoe Valley
(Net) Population Increase	3,339	3,784	2,526
Residential Unit Increase	1,392	1,575	939
Non-Residential Gross Floor Area Increase (ft ²)	335,100	384,300	79,500

Source: Watson & Associates Economists Ltd. Forecast 2019



5. The Township of Oro-Medonte presently imposes D.C.s on residential and non-residential uses based upon By-law 2014-126. The Township is undertaking a D.C. public process and anticipates passing a new by-law. The mandatory public meeting has been set for September 16, 2019 with adoption of the by-law on October 23, 2019.
6. The Township's D.C.s currently in effect are \$7,081 for single detached dwelling units. Non-residential charges are \$2.31 per square foot. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services. The corresponding single detached unit charge for Township-wide services is \$12,628. The non-residential charge for Township-wide services is \$4.10 per square foot of building area. These rates are submitted to Council for its consideration.
7. In addition, water services have been examined as part of the study process, and are being included for consideration on an area-specific basis for Horseshoe Valley. The corresponding single detached unit charge for water services in Horseshoe Valley is \$4,611. The non-residential charge is \$2.65 per square foot of building area. These rates (presented in Schedule ES-2) are in addition to the Township-wide charges presented above and are submitted to Council for its consideration.
8. Within the Horseshoe Valley Settlement Area, other charges are also being included for water and wastewater services. These charges are currently contained within the Township's Fees & Charges By-law 2018-044 and as they are for newer infrastructure to service existing and future growth, have been included in this D.C. study. With respect to water, an additional charge of \$5,190.71 per unit is being imposed on undeveloped lots. For wastewater, a charge of \$9,555 per residential unit is being imposed on units within two specific developments of the Horseshoe Valley Settlement Area. These charges are discussed further in Chapter 5. These rates (presented in Schedule ES-3) are in addition to the Township-wide charges presented above and are submitted to Council for its consideration.
9. Within the Warminster Water Service Area, other charges are also being included for water upgrades. These charges are currently contained within the



Township's Cost Sharing Agreement By-law 2012-136 and are being included in this D.C. study in order to recover the infrastructure costs from new units. A charge of \$9,302.74 per residential unit is being imposed. This charge is discussed further in Chapter 5. These charges (presented in Schedule ES-3) are in addition to the Township-wide charges presented above and are submitted to Council for its consideration

10. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-6. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 15,146,596
Less:	
Benefit to existing development	\$ 3,854,645
Post planning period benefit	\$ 662,571
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 643,315
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 9,986,065

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, mandatory 10% deduction, and the grants, subsidies and other contributions), \$4.5 million (or an annual amount of \$0.90 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Township plans to spend \$15.15 million over the next five years, of which \$9.99 million (66%) is recoverable from D.C.s. Of this net amount, \$9.30 million is recoverable from residential development and \$0.68 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following service is calculated based on an urban long-term (2019-2031) forecast for the Horseshoe Valley area:

- Water Services.



The following services are calculated based on a long-term (2019-2031) forecast:

- Services Related to a Highway; and
- Fire Services.

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

- Outdoor Recreation Services;
- Indoor Recreation Services;
- Administration (Engineering Studies);
- Administration (Community Based Studies).

Additionally, specific developments within the Horseshoe Valley and Warmnister areas have also been included based on prior servicing agreements with respect to water and wastewater services.

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

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



Table ES-1
Summary of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services:						
Services Related to a Highway	6,047	4,907	3,541	2,474	2,231	2.32
Fire Protection Services	1,729	1,403	1,012	707	638	0.66
Outdoor Recreation Services	1,824	1,480	1,068	746	673	0.38
Indoor Recreation Services	2,378	1,930	1,392	973	877	0.49
Engineering Studies	398	323	233	163	147	0.15
Community Based Studies	252	205	148	103	93	0.10
Total Township-Wide Services	12,628	10,248	7,394	5,166	4,659	4.10



Table ES-2
Summary of Area Specific Development Charges for the Horseshoe Valley Settlement Area

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Area-Specific Services - Horseshoe Valley Settlement Area						
Water Services	4,611	3,742	2,700	1,886	1,701	2.65
Total Urban Services	4,611	3,742	2,700	1,886	1,701	2.65

Note: This charge is payable in addition to the Township-Wide Services



Table ES-3
Summary of Other Area Specific Development Charges

Service	RESIDENTIAL
	Per Unit
Area-Specific Additional Charge - Horseshoe Valley Settlement Area - Water Services	
New Well and Pump	5,191

Note: This charge is payable in addition to the Township-Wide Services

Service	RESIDENTIAL
	Per Unit
Area-Specific Additional Charge - for Development within:	
- Heights of Horseshoe Phase 2	
- Landscapes Phase 3 & 4	
Wastewater Services	9,555

Note: This charge is payable in addition to the Township-Wide Services

Service	RESIDENTIAL
	Per Unit
Area-Specific Additional Charge - Warminster Settlement Area	
Water Services	9,303

Note: This charge is payable in addition to the Township-Wide Services



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (s.10) and, accordingly, recommends new D.C.s and policies for the Township of Oro-Medonte.

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

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

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

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

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

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



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A., has been scheduled for September 16, 2019. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on August 23, 2019.

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

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

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



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

1. Data collection, staff review, engineering work, D.C. calculations and policy work	July to August 2019
2. Background study and proposed by-law available to public	August 23, 2019
3. Public meeting advertisement placed in newspaper(s)	No later than August 26, 2019
4. Public meeting of Council	September 16, 2019
5. Council considers adoption of background study and passage of by-law	October 23, 2019
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the D.C.A.: Smart Growth for Our Communities Act (Bill 73)

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

1.3.1 Area Rating

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

- 1) Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)



- 2) Section 10(2)c.1 of the D.C.A. requires that, “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

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

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality’s existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

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

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

This D.C. study is being provided to the public on August 23, 2019 to ensure the new requirements for release of the study is met.



1.3.4 Timing of Collection of D.C.s

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

1.3.5 Other Changes

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

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

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan.*" The Bill received Royal Assent on June 6, 2019, however, a number of schedules in the Bill do not come into force until the date of proclamation. As of the date of this report, no scheduled timeline for proclamation has been provided.

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

Changes to Eligible Services – the Bill will remove "Soft Services" from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the *Planning Act*. Eligible services which will remain under the D.C.A. are as follows:



- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be;
- Electrical power services;
- Policing services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1) of the D.C.A.;
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Ambulance services; and
- Other services as prescribed.

Waste Diversion and Ambulance Services – the Bill will remove the mandatory 10% deduction for these services.

Payment in Installments – the Bill proposes that Rental Housing and Commercial/Industrial/Institutional developments pay their development charges in six equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. Non-Profit Housing will pay their development charges in 21 equal annual installments. If payments are not made, interest may be charged (at a prescribed rate) and may be added to the property and collected as taxes.

When D.C. Amount is Determined – the Bill proposes that the D.C. amount for all developments proceeding by Site Plan or requiring a zoning amendment, shall be determined based on the D.C. rates in effect on the day of the application for Site Plan or zoning amendment. If the development is not proceeding via these planning



approvals then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

Soft Services to be Included in a new Community Benefit Charge under the *Planning Act* – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

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



Chapter 2

Current Township of Oro-Medonte Policy



2. Current Township of Oro-Medonte Policy

2.1 Schedule of Charges

The Township of Oro-Medonte presently imposes charges through By-law 2014-126 under the D.C.A. The by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect:

Table 2-1
Township of Oro-Medonte
Current D.C. Rates

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Services Related to a Highway	3,057	2,598	1,889	1,388	1.20
Fire Protection Services	1,005	854	621	456	0.42
Outdoor Recreation Services	1,277	1,085	788	580	0.27
Indoor Recreation Services	1,523	1,294	941	691	0.33
Administration	219	187	136	100	0.09
Total	7,081	6,018	4,375	3,215	2.31

Note: Township's Non-Residential D.C. has been deferred

2.2 Services Covered

The following services are covered under By-law 2014-126:

- Services Related to a Highway;
- Fire Protection Services;
- Outdoor Recreation Services;
- Indoor Recreation Services; and
- Administration.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance and are collected by the Township of Oro-Medonte Building Department.



2.4 Indexing

Rates may be indexed annually on January 1st of each year by the percentage change recorded in the average annual Non-Residential Building Construction Price Index produced by Statistics Canada.

2.5 Redevelopment Allowance

Where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) In the case of a residential building or structure, or in the case of a mixed use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C., according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) Provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 2014-126:

- Farm buildings;
- Places of worship exempt under Section 3 of the Assessment Act; and
- A public hospital under the Public Hospitals Act.



Chapter 3

Anticipated Development in the Township of Oro-Medonte



3. Anticipated Development in the Township of Oro-Medonte

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Oro-Medonte will be required to provide services, over a 10-year (late-2019 to late-2029) and a long-term (late-2019 to mid-2031) time horizon.

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

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

The D.C. growth forecast has been derived from the County of Simcoe Official Plan, adopted November 25, 2008 and proposed modifications January 22, 2013, as approved by the Ontario Municipal Board as of December 29, 2016 - File No. PL091167. It is acknowledged that the Township of Oro-Medonte is currently undertaking the Horseshoe Craighurst Corridor Water, Wastewater and Transportation Master Plan (H.C.C. Servicing Study), and that the number of units and population identified in the D.C. growth forecast does not reflect all of the forecast households assumed in the draft H.C.C. Servicing Study. Any subsequent updates to the D.C. Background Study growth forecast will be informed by the final H.C.C. Servicing Study. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township of Oro-Medonte over the forecast period, including:

- Township of Oro-Medonte Development Charges Background Study, Watson & Associates Economists Ltd., July 9, 2014;



- Simcoe County Residential Land Budget, Simcoe County Planning Department in consultation with Hemson Consulting Ltd., 2016;
- Simcoe County Employment Land Budget, Hemson Consulting Ltd., June 2017;
- 2006, 2011 and 2016 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2008 to 2019 July year-to-date period, received from the Township of Oro-Medonte;
- Residential supply opportunities (in the development process) as discussed with the Township of Oro-Medonte staff; and
- Discussions with planning staff regarding potential residential and non-residential development opportunities for the Township of Oro-Medonte.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's population is anticipated to reach approximately 25,760 by late-2029 and 26,210 by mid-2031, resulting in an increase of approximately 3,340 and 3,780 persons, respectively, over the 10-year and longer-term forecast periods.¹

¹ The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%.



Figure 3-1
Population and Household Forecast Model

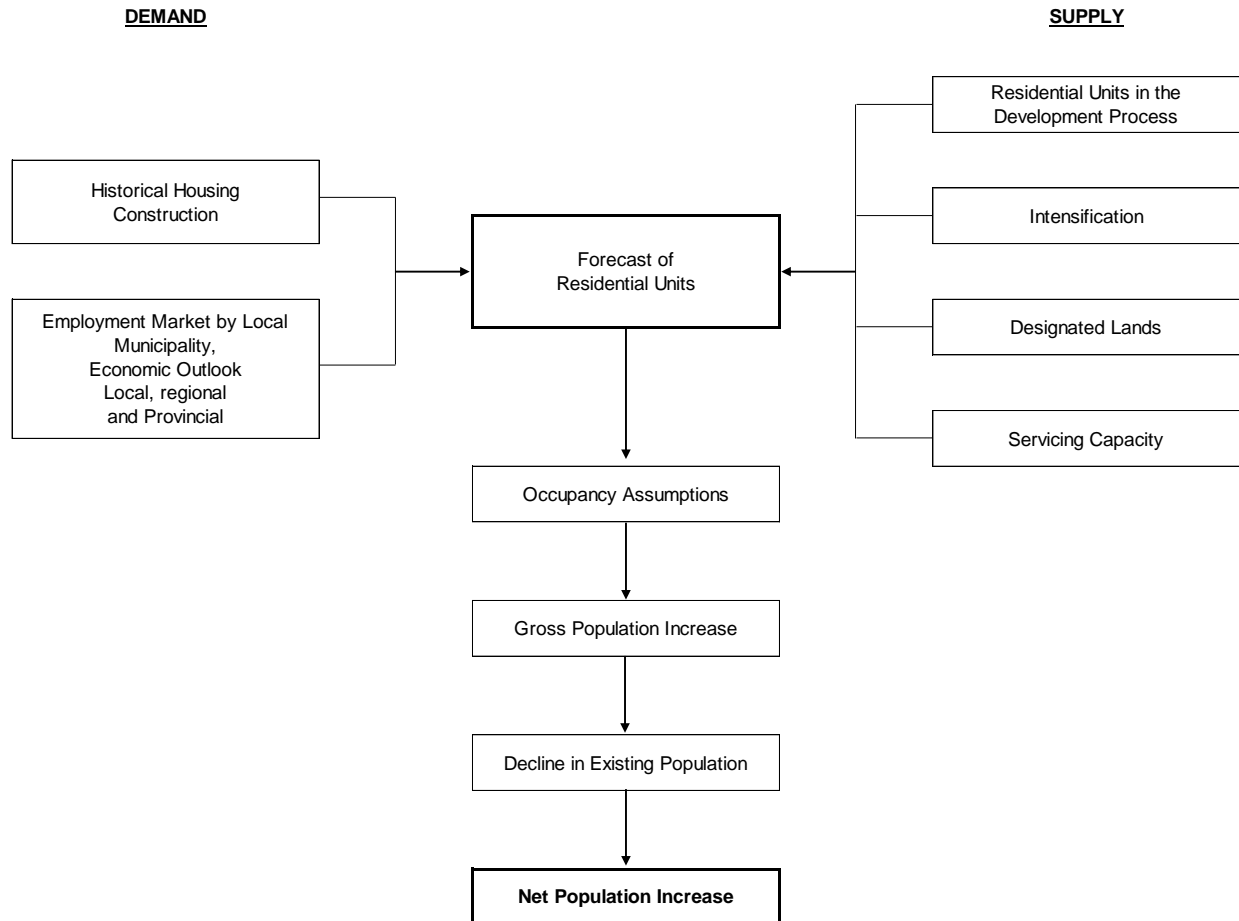




Table 3-1
Township of Oro-Medonte
Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	20,640	20,031	36	19,995	7,075	140	70	35	7,320	33	2.736
	Mid 2011	20,690	20,078	43	20,035	7,292	115	50	19	7,476	39	2.686
	Mid 2016	21,670	21,036	31	21,005	7,755	85	130	30	8,000	28	2.630
Forecast	Late 2019	23,100	22,421	33	22,388	8,285	113	153	30	8,581	30	2.613
	Late 2029	26,540	25,760	38	25,722	9,360	369	214	30	9,973	35	2.583
	Mid 2031	27,000	26,205	39	26,166	9,495	408	224	30	10,156	35	2.580
Incremental	Mid 2006 - Mid 2011	50	47	7	40	217	-25	-20	-16	156	6	
	Mid 2011 - Mid 2016	980	958	-12	970	463	-30	80	11	524	-11	
	Mid 2016 - Late 2019	1,430	1,385	2	1,383	530	28	23	0	581	2	
	Late 2019 - Late 2029	3,440	3,339	5	3,334	1,075	256	61	0	1,392	5	
	Late 2019 - Mid 2031	3,900	3,784	6	3,778	1,210	295	70	0	1,575	5	

Source: Watson & Associates Economists Ltd., 2019.

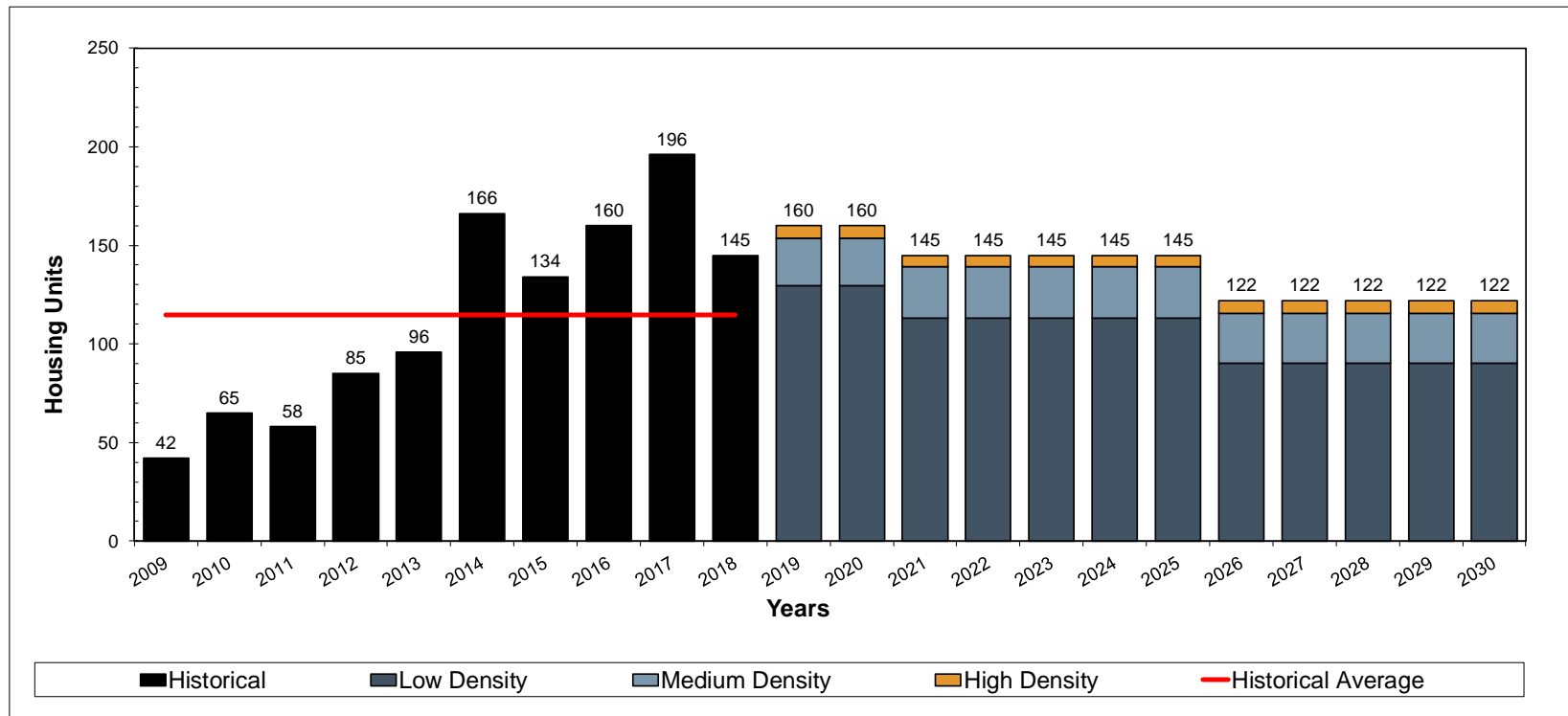
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of Oro-Medonte
Annual Housing Forecast



Source: Historical housing activity derived from Township of Oro-Medonte building permit data, 2009 to 2018, by Watson & Associates Economists Ltd., 2019

¹ Growth forecast represents calendar year.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications, and discussions with Township staff regarding anticipated development trends for Oro-Medonte.
- Based on the above indicators, the 2019 to 2031 household growth forecast is comprised of a unit mix of 77% low density (single detached and semi-detached), 19% medium density (multiples except apartments) and 4% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type and location of development for the Township of Oro-Medonte by urban area and the rural area.
- In accordance with forecast demand and available land supply, the percentage of forecast housing growth between 2019 and 2031 by development location is summarized below.



Development Location	Percentage of Housing Growth, 2019 to 2031
Horseshoe Valley (Water) ¹	60%
Warminster (Water)	6%
Remaining Partial Service Settlement Areas (Water) ^{1 2}	18%
Private Service Settlement Areas ³	1%
Total Settlement Areas	85%
Rural Partial Services (Water) ⁴	9%
Rural Private Services ⁵	4%
Rural No Services	2%
Total Rural Areas	15%
Township-Wide Total	100%

¹ Subject to change based on Horseshoe Craighurst Corridor Master Servicing Study.

² Includes settlement areas of Craighurst, Moonstone, Oro Station, Shanty Bay, Hawkestone and Sugarbush.

³ Includes settlement areas of Forest Home, Guthrie, East Oro, Edgar, Jarratt and Prices Corners.

⁴ Includes proposed Braestone development.

⁵ Includes proposed Edgar Centre development.

3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

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

- The number of housing units to be constructed in the Township of Oro-Medonte during the short- and long-term periods is presented on Figure 3-



2. Over the 2019 to 2031 forecast period, the Township is anticipated to average approximately 135 new housing units per year.

- Institutional population¹ is anticipated to grow modestly by approximately 6 persons between 2019 to 2031.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedules 7a summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data. Due to data limitations, medium and high density PPU's were derived from Simcoe County as outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted downward to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.982
 - Medium density: 2.420
 - High density²: 1.594

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

- Existing households for late-2019 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and June-2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2019 to 2031 forecast period is approximately 660.

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

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



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

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Township of Oro-Medonte is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 95 primary (2%);
 - 1,280 work at home employment (26%);
 - 1,548 industrial (32%);
 - 1,288 commercial/population related (26%); and
 - 695 institutional (14%).
- The 2016 employment by usual place of work, including work at home, is approximately 4,905. An additional 1,235 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).² The 2016 employment base, including N.F.P.O.W., totals approximately 6,140.
- Total employment, including work at home and N.F.P.O.W. for the Township of Oro-Medonte is anticipated to reach approximately 6,940 by late-2029 and 7,020 by 2031. This represents an employment increase of 560 for the 10-year forecast period and 630 for the longer-term forecast.
- 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

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

² 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 work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

- Total employment for the Township of Oro-Medonte (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 4,040 by late-2029 and 4,090 by mid-2031. This represents an employment increase of 330 and 380 over the 10-year and longer-term forecast periods, respectively.¹

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,500 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 695 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by approximately 335,100 sq.ft. over the 10-year forecast period and 384,300 sq.ft. over the longer-term forecast period.²
- In terms of percentage growth, the 2019 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 69%;
 - commercial/population-related – 23%; and
 - institutional – 8%.

¹ 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 4,040 by late-2029 and 4,090 by mid-2031.

² Forecast growth in institutional G.F.A. has been downwardly adjusted to account for institutional development associated with special care facilities



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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development for the Township of Oro-Medonte by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Non-Residential G.F.A., 2019 to 2031
Horseshoe Valley (Water) ¹	21%
Warminster (Water)	2%
Remaining Partial Service Settlement Areas (Water) ^{1 2}	11%
Private Service Settlement Areas ³	0%
Total Settlement Areas	34%
Rural Partial Services (Water) ⁴	0%
Rural Private Services ⁵	0%
Rural No Services	66%
Total Rural Areas	66%
Township-Wide Total	100%

¹ Subject to change based on Horseshoe Craighurst Corridor Master Servicing Study.

² Includes settlement areas of Craighurst, Moonstone, Oro Station, Shanty Bay, Hawkestone and Sugarbush.

³ Includes settlement areas of Forest Home, Guthrie, East Oro, Edgar, Jarratt and Prices Corners.

⁴ Includes proposed Braestone development.

⁵ Includes proposed Edgar Centre development.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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

4.3 Increase in the Need for Service

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



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

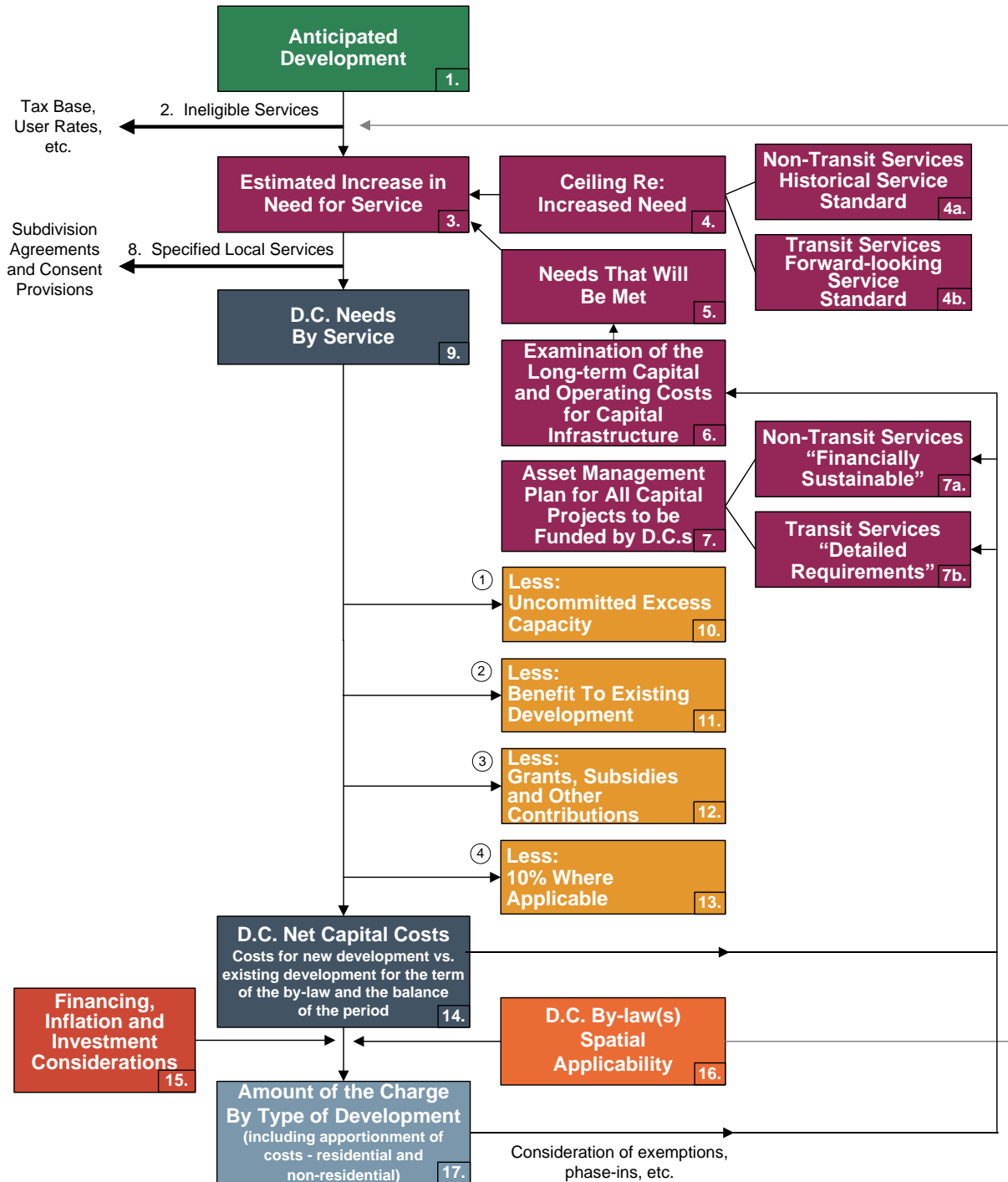




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

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

¹with 7+ year life time

*same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	n/a	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles ¹	90
	n/a	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

¹with 7+ year life time



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

¹with 7+ year life time



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

¹with a 7+ year life time

²same percentage as service component to which it pertains

4.4 Local Service Policy

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



4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.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 s.3). The capital program contained herein reflects the Township’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

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



service.” Subsection 17, paragraph 4, of the same Regulation indicates that “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

4.7 Existing Reserve Funds

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

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

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

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

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

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



Service	Totals
Services Related to a Highway	\$270,838
Fire Protection Services	\$554,593
Outdoor Recreation Services	\$898,749
Indoor Recreation Services	\$1,098,470
Adminstration Studies	(\$83,025)
Total	\$2,739,625

Note: Amounts in brackets are deficit balances.

4.8 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

4.8.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study...” O.Reg. 82.98 (s.4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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



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

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

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

4.8.2 Reduction for Uncommitted Excess Capacity

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

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

4.8.3 Reduction for Benefit to Existing Development

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

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



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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.8.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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



to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

4.8.5 The 10% Reduction

Paragraph 8 of s.s. (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

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

4.9 Municipal-wide vs. Area Rating

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

4.10 Allocation of Development

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

4.11 Asset Management

The new legislation now requires that a D.C. Background Study must include an Asset Management Plan (s. 10 (2)c.2). The asset management plan must deal with all assets



that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on the asset management planning. This examination has been included in Appendix F.

4.12 Transit

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

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2(3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized



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

The Township does not currently provide transit services. Therefore, the above calculations and reporting requirements are not required.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

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

5.2.1 Administration (Studies)

5.2.1.1 Engineering Studies

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

- Fire Master Plan;
- Roads Need Study;
- Engineering Standards Update;
- Township Drainage Study;



- Localized Drainage Study; and
- Development Charge studies.

The cost of these studies is \$727,300. An additional \$51,476 has been included in the calculations to account for the reserve fund deficit. After a deduction in the amount of \$192,500 for existing benefit, the net growth-related capital cost (after the mandatory 10% deduction) to be included in the D.C. is \$576,276.

These costs have been allocated 91% residential and 9% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service Administration Studies - Engineering Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 91%	Non-Residential Share 9%
1	Development Charge Study	2019	40,000	-		40,000	-		40,000	4,000	36,000	32,760	3,240
2	Development Charge Update Study	2021	20,000	-		20,000	-		20,000	2,000	18,000	16,380	1,620
3	Development Charge Study	2024	40,000	-		40,000	-		40,000	4,000	36,000	32,760	3,240
4	Fire Master Plan Upgrade	2019	17,300	-		17,300	-		17,300	-	17,300	15,743	1,557
5	Roads Need Study	2019	105,000	-		105,000	78,750		26,250	-	26,250	23,888	2,363
6	Engineering Standards Update	2020	50,000	-		50,000	-		50,000	-	50,000	45,500	4,500
7	Township Drainage Study	2021	105,000	-		105,000	26,250		78,750	-	78,750	71,663	7,088
8	Localized Drainage Study	2022-2027	350,000	-		350,000	87,500		262,500	-	262,500	238,875	23,625
9	Reserve Fund Adjustment	Reserve	51,476	-		51,476	-		51,476	-	51,476	46,843	4,633
	Total		778,776	-	-	778,776	192,500	-	586,276	10,000	576,276	524,411	51,865



5.2.1.2 *Community Based Studies*

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

- Parkland and Recreation Master Plan;
- Official Plan Review and Zoning Update;
- Community Planning Study;
- Provision for Other Planning Studies; and
- Accommodations Review.

The cost of these studies is \$487,700, with an additional \$31,550 included in the D.C. calculation to account for the existing reserve fund deficit. After a deduction in the amount of \$117,500 for existing benefit, the net growth-related capital cost (after the mandatory 10% deduction) to be included in the D.C. is \$364,730.

These costs have been allocated 91% residential and 9% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte

Service: Administration Studies - Community Based Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2019-2028											91%	9%
1	Parkland and Recreation Master Plan	2020	140,000	-		140,000	35,000		105,000	10,500	94,500	85,995	8,505
2	Official Plan Review and Zoning Update	2019	150,000	-		150,000	37,500		112,500	11,250	101,250	92,138	9,113
3	Official Plan Review Update and Community Planning Study	2022-2024	100,000	-		100,000	25,000		75,000	7,500	67,500	61,425	6,075
4	Provision for Other Planning Studies	2019	57,700	-		57,700	-		57,700	5,770	51,930	47,256	4,674
5	Accommodations Review	2020	40,000	-		40,000	20,000		20,000	2,000	18,000	16,380	1,620
6	Reserve Fund Adjustment	Reserve	31,550	-		31,550	-		31,550	-	31,550	28,710	2,839
	Total		519,250	-	-	519,250	117,500	-	401,750	37,020	364,730	331,904	32,826



5.2.2 Outdoor Recreation Services

The Township currently has 335 acres of parkland within its jurisdiction. This parkland consists of various sized parks, wharfs, as well as undeveloped parkland. The Township has sustained the current level of service over the historical 10-year period (2009-2018), with an average of 16.2 acres of parkland, 1,477 linear metres of trails, and 2.4 parkland amenities items per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playgrounds, tennis courts, etc.), and park trails, the level of service provided is approximately \$859 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$2,865,964.

In addition to parkland, the Township operates and maintains a total of 5 parks-related vehicles and equipment. The historical 10-year average level of service is \$14 per capita and provides a D.C.-eligible amount of \$46,679.

Therefore, the total D.C.-eligible for outdoor recreation is \$2,912,643.

Based on the projected growth over the 10-year forecast period, the Township has identified \$6,389,700 in future growth capital costs for parkland development. These projects include the development of additional parks, trails, sports fields, outdoor equipment, and vehicles. After deductions of \$2,418,768 for post period benefit, \$163,050 for benefit to existing development, \$898,749 for the reserve fund balance, and the mandatory 10% deduction, the net amount of \$2,528,345 has been included in the D.C.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service: Parkland Development and Park Vehicles

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028											95%	5%	
	Parkland Development												
1	Sports Field Development - Guthrie	2024-2026	3,732,000	2,328,768		1,403,232	-		1,403,232	140,323	1,262,909	1,199,763	63,145
2	Lohuaru Trail Extension	2022	75,000	-		75,000	-		75,000	7,500	67,500	64,125	3,375
3	Shelswell Park Improvements	2021	210,000	-		210,000	52,500		157,500	15,750	141,750	134,663	7,088
4	Playground equipment - Braestone	2020	57,700	-		57,700	-		57,700	5,770	51,930	49,334	2,597
5	Craighurst Park Development	2024	650,000	-		650,000	-		650,000	65,000	585,000	555,750	29,250
6	Pickelball Courts (2) - Horseshoe Valley	2021	110,000	-		110,000	-		110,000	11,000	99,000	94,050	4,950
7	Horseshoe Valley Park - Additional development	2021	250,000	-		250,000	-		250,000	25,000	225,000	213,750	11,250
8	Danny McHugh Park - Phase 2	2020-2022	335,000	-		335,000	110,550		224,450	22,445	202,005	191,905	10,100
9	Bayview Memorial Park - Phase 2	2019-2022	490,000	-		490,000	-		490,000	49,000	441,000	418,950	22,050
10	Moonstone Park Development	2026	150,000	90,000		60,000	-		60,000	6,000	54,000	51,300	2,700
	Park Vehicles												
11	Multi-purpose parks vehicle	2019	65,000	-		65,000	-		65,000	6,500	58,500	55,575	2,925
12	Tractor	2019	65,000	-		65,000	-		65,000	6,500	58,500	55,575	2,925
13	Tractor Attachments	2020	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
14	Pick-up Truck + Plow	2022	65,000	-		65,000	-		65,000	6,500	58,500	55,575	2,925
15	Chipper	2023	85,000	-		85,000	-		85,000	8,500	76,500	72,675	3,825
16	Reserve Fund Adjustment	Reserve	-	-		-	898,749		(898,749)	-	(898,749)	(853,811)	(44,937)
	Total		6,389,700	2,418,768	-	3,970,932	1,061,799	-	2,909,133	380,788	2,528,345	2,401,928	126,417



5.2.3 Indoor Recreation Facilities

With respect to recreation facilities, the Township provides a total of 79,746 sq.ft. of space. The average historical level of service for the previous ten years has been approximately 3.6 sq.ft. of space per capita or an investment of \$1,117 per capita. Based on this service standard, the Township would be eligible to collect \$3,731,199 from D.C.s for facility space.

The Township has identified \$6,975,000 in additional facility space over the forecast period. In addition to this facility space, \$361,389 of growth-related debt principal and discounted interest has been included in the D.C. calculation. Deductions of \$329,600 have been made for post period benefit and \$2,163,950 for benefit to existing development. A further deduction in the amount of \$1,098,470 has also been made to account for the existing reserve fund balance. After the mandatory 10% deduction, the net cost of \$3,296,224 has been included in the D.C.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service Indoor Recreation Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non- Residential Share
												95%	5%
	2019-2028												
1	Central Community Centre	2019-2022	5,000,000	-		5,000,000	1,666,700		3,333,300	333,330	2,999,970	2,849,972	149,999
2	Moonstone Community Centre	2024-2026	975,000	329,600		645,400	497,250		148,150	14,815	133,335	126,668	6,667
3	Provision for Additional Administrative Space	2022	1,000,000	-		1,000,000	-		1,000,000	100,000	900,000	855,000	45,000
4	Arena Growth-Related Debenture - Principal	2019-2024	347,772	-		347,772	-		347,772	-	347,772	330,384	17,389
5	Arena Growth-Related Debenture - Discounted Interest	2019-2024	13,617	-		13,617	-		13,617	-	13,617	12,936	681
6	Reserve Fund Adjustment	Reserve	-	-		-	1,098,470		(1,098,470)	-	(1,098,470)	(1,043,547)	(54,924)
	Total		7,336,389	329,600	-	7,006,789	3,262,420	-	3,744,369	448,145	3,296,224	3,131,412	164,811



5.3 Service Levels and Long-Term (2019-2031) Capital Costs for Oro-Medonte's D.C. Calculation

This section evaluates the development-related capital requirements for those services with long-term (2019-2031) capital costs.

5.3.1 Services Related to a Highway

Roads

The Township of Oro-Medonte currently owns and maintains 409 km of roadways and 50 bridges. This provides an average level of investment of \$29,611 per capita, resulting in a D.C.-eligible recovery amount of \$112.05 million over the 13-year forecast period.

With respect to future needs, the identified roads and bridges program was reviewed with staff and totals \$26,432,951. This includes sidewalk enhancements, road upgrades, intersection upgrades, bridge widenings, as well as growth-related debenture payments for principal and discounted interest. A deduction of \$10,701,576 has been made to account for the benefit to growth beyond the long-term (2019-2031) forecast period, along with a deduction of \$7,890,850 for benefit to existing development. A further deduction in the amount of \$270,838 has been made to recognize the existing reserve fund balance, which provides a net D.C. eligible amount of \$7,569,688 to be recovered over the long-term (2019-2031) forecast period.

Public Works Facilities

The Township operates its Public Works out of 44,585 sq.ft. of building area, in addition to 122 acres of resource land, providing for a 10-year per capita average level of service of 2.1 sq.ft./capita or \$648/capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the long-term (2019-2031) forecast period of \$2,453,394.

The Township has identified the need for additional facility space and storage with a gross capital cost of \$6,225,000. A deduction of \$4,930,000 has been made to account



for the benefit to development beyond the forecast period. This results in a net D.C.-eligible amount of \$1,295,000 to be included in the D.C. calculations.

Public Works Vehicles and Equipment

The Public Works Department has a variety of vehicles and major equipment totalling \$7.87 million. This inventory provides for a per capita standard of \$309. Over the forecast period, the D.C. eligible amount for vehicles and equipment is \$1,169,332.

Additional vehicles and equipment such as snow plows, pickup trucks, excavators, and other equipment have been identified for inclusion in the D.C. The total gross capital cost of these items totals \$1,815,000. A deduction of \$313,500 has been made to account for post period benefit and \$475,000 for benefit to existing development. The resulting D.C.-recoverable cost to be included in the calculations for vehicles and equipment is \$1,026,500.

The residential/non-residential allocation for all services related to a highway is 91% residential and 9% non-residential based on the incremental growth in population to employment, for the long-term (2019-2031) year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service: Roads and Bridges

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
Craighurst											
1	Sidewalk Enhancements	2024-2026	1,500,000	487,500		1,012,500	525,000		487,500	443,625	43,875
Warminster											
2	Sidewalk - Hwy 12 to Homire Subdivision (1,200 m)	2021	355,000	-		355,000	266,250		88,750	80,763	7,988
3	Sidewalk from Preston to Hwy 12 (300m)	2021	175,000	-		175,000	131,250		43,750	39,813	3,938
4	Road Upgrade - Warminster S/R - Hwy 12 to Line 12	2022-2024	325,000	-		325,000	243,750		81,250	73,938	7,313
5	Road Upgrade - Hwy 12 to Townline	2022-2024	315,000	-		315,000	236,250		78,750	71,663	7,088
6	Turnaround - End of Burnet Street	2023	75,000	-		75,000	-		75,000	68,250	6,750
Horseshoe Valley											
7	Intersection Upgrades - Line 4 and Highland Dr - taper lane	2023	200,000	87,100		112,900	70,000		42,900	39,039	3,861
8	Intersection Upgrades - Line 3 and Highland Dr - taper lane	2025	200,000	87,100		112,900	70,000		42,900	39,039	3,861
9	Upgrade 3rd Line - Hwy 11 to 15/16	2027	600,000	261,300		338,700	210,000		128,700	117,117	11,583
10	Upgrade 3rd Line - 15/16 to OBR	2026	600,000	261,300		338,700	210,000		128,700	117,117	11,583
11	Upgrade 3rd Line - Old Barrie Road to Horseshoe	2025	600,000	261,300		338,700	210,000		128,700	117,117	11,583
12	Line 4 N - HVR to Old Barrie Road	2028	1,731,000	753,851		977,150	605,850		371,300	337,883	33,417
13	Line 9 Braestone - HVR South to end of road	2021	550,000	276,375		273,625	137,500		136,125	123,874	12,251
14	Line 5 - HVR to Bass Lake (open)	2029	5,500,000	2,763,750		2,736,250	1,375,000		1,361,250	1,238,738	122,513
15	Bass Lake Side Road - 8 to 9	2025	1,100,000	184,250		915,750	825,000		90,750	82,583	8,168
16	Sidewalk from HVR to Highland	2023	500,000	217,750		282,250	175,000		107,250	97,598	9,653



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service: Roads and Bridges

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
	Moonstone			-							
17	Additional Sidewalks	2020-2029	500,000	-		500,000	400,000		100,000	91,000	9,000
	Other			-							
18	Road Upgrade - 15/16 Sideroad - Hwy 11 to Line 3	2020-2023	5,000,000	2,010,000		2,990,000	2,000,000		990,000	900,900	89,100
19	Provision for Bridge widenings	2019-2031	6,000,000	3,000,000		3,000,000	-		3,000,000	2,730,000	270,000
20	Provision for Roadside Safety Upgrade	2019-2031	400,000	50,000		350,000	200,000		150,000	136,500	13,500
21	Debentures Payments (Principal)	2019-2021	200,945	-		200,945	-		200,945	182,859	18,085
22	Debentures Payments (Discounted Interest)	2019-2021	6,007	-		6,007	-		6,007	5,466	541
23	Reserve Fund Adjustment	Reserve	-	-		-	270,838		(270,838)	(246,463)	(24,375)
	Total		26,432,951	10,701,576	-	15,731,376	8,161,688	-	7,569,688	6,888,416	681,272



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
 Service: Depots and Domes

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	Cover-alls for Small Crescent	2020	550,000	-		550,000	-		550,000	500,500	49,500
2	Additional Facility Space - North Yard	2030	1,700,000	1,700,000		-	-		-	-	-
3	Additional Facility Space + Land - South Yard	2025-2026	3,400,000	3,230,000		170,000	-		170,000	154,700	15,300
4	Material Storage - North Yard	2025	575,000	-		575,000	-		575,000	523,250	51,750
	Total		6,225,000	4,930,000	-	1,295,000	-	-	1,295,000	1,178,450	116,550



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service: Roads and Related Vehicles

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	Tandem Snow Plow and Sander	2020	325,000	-		325,000	-		325,000	295,750	29,250
2	Tandem Snow Plow and Sander	2025	325,000	162,500		162,500	-		162,500	147,875	14,625
3	Pickup Trucks (3)	2020-2025	120,000	60,000		60,000	-		60,000	54,600	5,400
4	Mechanic Vehicle	2023	55,000	-		55,000	27,500		27,500	25,025	2,475
5	Slip-in Water Tanks (4)	2019-2031	120,000	36,000		84,000	60,000		24,000	21,840	2,160
6	Steamer	2021	30,000	-		30,000	-		30,000	27,300	2,700
7	Sidewalk Machine	2024	150,000	-		150,000	-		150,000	136,500	13,500
8	Spray Patcher (2)	2021-2026	220,000	55,000		165,000	110,000		55,000	50,050	4,950
9	Excavator	2022	320,000	-		320,000	240,000		80,000	72,800	7,200
10	Traffic Management Equipment	2020-2024	150,000	-		150,000	37,500		112,500	102,375	10,125
	Total		1,815,000	313,500	-	1,501,500	475,000	-	1,026,500	934,115	92,385



5.3.2 Fire Services

The Township of Oro-Medonte's Fire Department currently operates out of 22,260 sq.ft. of facility space, providing for a per capita average level of service of 1.04 sq.ft. per capita or \$338 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$1,278,160 for fire facilities.

The fire department has a current inventory of 24 vehicles and equipment consisting of pumpers, tankers, rescues, vans, and other support vehicles. The total D.C.-eligible amount calculated for fire vehicles and equipment over the forecast period is \$1,355,845.

The fire department also maintains small equipment and gear totalling 399 items for its firefighters. This results in a calculated average level of service for the historical 10-year period of \$99 per capita, providing for a D.C.-eligible amount over the forecast period of \$373,897 for small equipment and gear.

Therefore, the total D.C.-eligible amount over the forecast period for fire services is \$3,007,902.

Based on the growth forecast to 2031, the Township has identified \$4,011,000 in growth related capital. These projects include a new station, station expansions, and additional vehicles and equipment. A deduction of \$627,860 has been made to account for benefit existing development. A further reduction equal to \$554,593 to recognize the reserve fund balance has also been applied. Therefore, the net amount to be included in the D.C. is \$2,828,547.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 91% being allocated to residential development and 9% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Oro-Medonte
Service: Fire Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non- Residential Share 9%
	Facilities										
1	Shanty Bay Fire Station #1	2019-2020	1,856,000	-		1,856,000	575,360		1,280,640	1,165,382	115,258
2	Horseshoe Valley Station 3 expansion	2020	550,000	-		550,000	-		550,000	500,500	49,500
3	Training Centre - Fire HQ	2020	80,000	-		80,000	-		80,000	72,800	7,200
4	Dry Hydrant Installation	2020-2023	30,000	-		30,000	15,000		15,000	13,650	1,350
5	Diesel Exhaust Extraction - Station 6	2020	45,000	-		45,000	22,500		22,500	20,475	2,025
6	Diesel Exhaust Extraction - Station 5	2020	30,000	-		30,000	15,000		15,000	13,650	1,350
	Vehicles										
7	Rapid Response vehicle	2020-2024	175,000	-		175,000	-		175,000	159,250	15,750
8	Additional Pick-up	2020	45,000	-		45,000	-		45,000	40,950	4,050
9	Provision for Additional Pumper	2024-2031	560,000	-		560,000	-		560,000	509,600	50,400
10	Provision for Additional Tanker	2024-2031	250,000	-		250,000	-		250,000	227,500	22,500
11	Waterboat	2021	20,000	-		20,000	-		20,000	18,200	1,800
	Equipment										
12	Provision for Fire Equipment	2021-2031	370,000	-		370,000	-		370,000	336,700	33,300
13	Reserve Fund Adjustment	Reserve	-	-		-	554,593		(554,593)	(504,680)	(49,913)
	Total		4,011,000	0	0	4,011,000	1,182,453	0	2,828,547	2,573,978	254,569



5.4 Horseshoe Valley Area Specific Urban Long-Term (2019-2031) Capital Costs for Oro-Medonte's D.C. Calculation

This section evaluates the development-related capital requirements for those services with urban long-term (2019-2031) capital costs within the area of Horseshoe Valley.

5.4.1 *Water Services*

The Township's water services within the Horseshoe Valley settlement area are currently serviced through a combination of municipal-owned infrastructure and through a private company, Skyline. Through discussions with staff, the Township is adding water storage capacity to service the forecasted growth within the area.

The gross capital costs being included for recovery in the D.C. is \$7,906,118. Of this amount, \$5,906,118 is related to the 20-year debenture (principal and discounted interest) issued by the Township to finance these works. A deduction of \$1,771,835 is being applied to reflect the benefit of the capacity upgrades towards existing customers. As well, deductions in the amount of \$1,920,000 for post period benefit is being allocated to recognize the benefit of the additional storage expansion to future growth within the area. Therefore, the net growth-related amount of \$4,214,283 is being included in the D.C. calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period within Horseshoe Valley, resulting in 95% being allocated to residential development and 5% being allocated to non-residential development.



5.5 Special Area Charges

At present, there are three special area charges in effect which provide for the specific recovery of works within the Horseshoe Valley and Warminster Water Service Areas. These charges are currently imposed through the Municipal Act, 2001 and are contained within the Township's Fees and Charges By-law (2018-044) and Cost Sharing Agreement By-law (2012-136). With respect to new undeveloped lots, it would be appropriate to provide the same charges through the D.C. by-law. Therefore, these charges are being incorporated as part of the D.C. process in order to impose similar charges on new units.

5.5.1 Water Charges – Horseshoe Valley Settlement Area

Within the Horseshoe Valley Settlement Area, the Horseshoe Highlands Drinking Water System that services the Horseshoe Valley Settlement Area required capital upgrades prior to future units on undeveloped lots can be serviced by this municipal water system. The upgrades included the construction of a new well and pump, pursuant to an Environmental Certificate of Approval and a Permit to Take Water, as well as all studies, approvals and processes to allow the construction of the wells and pumps.

This fee is a flat rate of \$5,190.71 per unit and shall be payable prior to building permit issuance. A map of the Horseshoe Valley Settlement Area is provided in the draft D.C. by-law in Appendix G to this study.

5.5.2 Water Charges – Warminster Water Service Area

Within the Warminster Water Service Area, the Township upgraded the water system in order to maintain sufficient capacity to service new development. These upgrades included items such as a well, well house, fire pump, and reservoir. There is a current agreement between the Township and developers for financing and sharing the costs of the water system upgrades (by-law 2012-136).

Through this agreement, it was determined that the charge of \$9,302,74 per unit shall be imposed for development within specific lots of Warminster. A map of the Warminster Water Service Area is provided in the draft D.C. by-law in Appendix G to this study.



5.5.3 Wastewater Charges – Specific Development within the Horseshoe Valley Settlement Area

Within the Horseshoe Valley Settlement Area, the developments of Heights of Horseshoe Phase 2 (known as Horseshoe Bluffs) and Landscapes Phases 3 & 4 (formerly Horseshoe Ridge/Horseshoe Valley Lands) are subject to an access fee (from the Township's Fees & Charges By-law 2018-044) in order to receive wastewater services from a private utility (Skyline). Similar to the above, the current charges for this access is being included as part of the D.C. by-law in order to impose the fee on new units.

This fee is a flat rate of \$9,555 per unit and shall be payable prior to building permit issuance. A map of the affected developments within the Horseshoe Valley Settlement Area is provided in the draft D.C. by-law in Appendix G to this study.



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed area-specific D.C. to be imposed on anticipated development in the Horseshoe Valley Settlement Area for water services over the urban long-term (2019-2031) planning horizon. Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for fire services and services related to a highway over the long-term (2019-2031) planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for all other services over a 10-year planning horizon

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, large apartments (2 or more bedrooms.), small apartment (1 bedroom or less), multiples, and special care/special dwellings). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedules 4 and 5) to calculate the charge in Tables 6-1, 6-2, and 6-3.

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

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



Table 6-1
Township of Oro-Medonte
Development Charge Calculations
Horseshoe Valley Area Specific Services (2019-2031)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Water Services</u>				
1.1 Treatment, storage and distribution systems	4,003,568	210,714	4,611	2.65
	4,003,568	210,714	4,611	2.65
TOTAL	\$4,003,568	\$210,714	\$4,611	2.65
D.C.-Eligible Capital Cost	\$4,003,568	\$210,714		
2031 Urban Gross Population/GFA Growth (sq.ft.)	2,589	79,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,546.38	\$2.65		
<u>By Residential Unit Type</u>				
	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.982	\$4,611		
Apartments - 2 Bedrooms +	1.746	\$2,700		
Apartments - Bachelor and 1 Bedroom	1.220	\$1,887		
Other Multiples	2.420	\$3,742		
Special Care/Special Dwelling Units	1.100	\$1,701		



Table 6-2
Township of Oro-Medonte
Development Charge Calculations
Township-Wide Services (2019-2031)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
2. <u>Services Related to a Highway</u>				
2.1 Roads	6,888,416	681,272	4,627	1.78
2.2 Depots and Domes	1,178,450	116,550	792	0.30
2.3 PW Rolling Stock	934,115	92,385	628	0.24
	9,000,981	890,207	6,047	2.32
3. <u>Fire Protection Services</u>				
3.1 Fire facilities, vehicles & equipment	2,573,978	254,569	1,729	0.66
	2,573,978	254,569	1,729	0.66
TOTAL	\$11,574,958	\$1,144,776	\$7,776	\$2.98
D.C.-Eligible Capital Cost	\$11,574,958	\$1,144,776		
2031 Gross Population/GFA Growth (sq.ft.)	4,439	384,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,607.56	\$2.98		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.982	\$7,776		
Apartments - 2 Bedrooms +	1.746	\$4,553		
Apartments - Bachelor and 1 Bedroom	1.220	\$3,181		
Other Multiples	2.420	\$6,310		
Special Care/Special Dwelling Units	1.100	\$2,868		



Table 6-3
Township of Oro-Medonte
Development Charge Calculations
Township-Wide Services (10-Year)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Outdoor Recreation Services</u>				
4.1 Parkland development, amenities & trails	2,401,928	126,417	1,824	0.38
	2,401,928	126,417	1,824	0.38
5. <u>Indoor Recreation Services</u>				
5.1 Recreation facilities	3,131,412	164,811	2,378	0.49
	3,131,412	164,811	2,378	0.49
6. <u>Administration</u>				
6.1 Engineering Studies	524,411	51,865	398	0.15
6.2 Community Based Studies	331,904	32,826	252	0.10
TOTAL	\$6,389,655	\$375,919	\$4,852	\$1.12
D.C.-Eligible Capital Cost	\$6,389,655	\$375,919		
10-Year Gross Population/GFA Growth (sq.ft.)	3,927	335,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,627.11	\$1.12		
<u>By Residential Unit Type</u>				
	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.982	\$4,852		
Apartments - 2 Bedrooms +	1.746	\$2,841		
Apartments - Bachelor and 1 Bedroom	1.220	\$1,985		
Other Multiples	2.420	\$3,938		
Special Care/Special Dwelling Units	1.100	\$1,790		



Table 6-4
Township of Oro-Medonte
Development Charge Calculations
Total Township-wide D.C. Eligible Cost

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Township-wide Services Long Term (2019-2031)	11,574,958	1,144,776	7,776	2.98
Township-wide Services 10 Year	6,389,655	375,919	4,852	1.12
TOTAL	17,964,613	1,520,695	12,628	4.10



Table 6-5
Township of Oro-Medonte
Development Charge Calculations
Total Area Specific D.C. Eligible Cost

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Area Specific Urban Services - Horseshoe Valley	4,003,568	210,714	4,611	2.65
TOTAL	4,003,568	210,714	4,611	2.65



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

Service	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	Legislated Reduction		Residential	Non-Residential
1. Water Services 1.1 Treatment, storage and distribution systems	0	0	0	0	0	0	0	0
2. Services Related to a Highway 2.1 Roads 2.2 Depots and Domes 2.3 PW Rolling Stock	1,855,000 550,000 1,078,654	0 0 0	780,000 0 373,702	0 0 0	0 0 0	581,225 0 81,346	449,335 500,500 567,481	44,440 49,500 56,125
3. Fire Protection Services 3.1 Fire facilities, vehicles & equipment	2,896,909	0	627,860	0	0	0	2,064,835	204,214
4. Outdoor Recreation Services 4.1 Parkland development, amenities & trails	1,857,700	0	163,050	0	169,465	0	1,448,926	76,259
5. Indoor Recreation Services 5.1 Recreation facilities	6,000,000	0	1,666,700	0	433,330	0	3,704,972	194,999
6. Administration 6.1 Engineering Studies 6.2 Community Based Studies	453,967 454,367	0 0	134,167 109,167	0 0	6,000 34,520	0 0	285,558 282,719	28,242 27,961
Total Expenditures & Revenues	\$15,146,596	\$0	\$3,854,645	\$0	\$643,315	\$662,571	\$9,304,325	\$681,740

Note: Debentures are not included in the above table



Chapter 7

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



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

7.1 Introduction

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

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

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

s.s.5(6) establishes the following restrictions on the rules:

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

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

The rules provided are based on the Township’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services (except water and wastewater); and
- the Township uses an area-specific D.C. calculation for water and wastewater services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b) the approval of a minor variance under section 45 of the Planning Act;
- c) a conveyance of land to which a by-law passed under section 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 50 of the Condominium Act; or
- g) the issuing of a building permit under the Building Code Act in relation to a building or structure.



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for Administration (studies), the costs have been based on a population vs. employment growth ratio (91%/9%) for residential and non-residential, respectively, over the 10-year forecast period;
 - for Indoor Recreation and Outdoor Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - for Services Related to a Highway and Fire Protection services, a 91% residential/9% non-residential allocation has been made based on population vs. employment growth to the long-term (2019-2031) forecast period; and
 - for Water services, a 95% residential/5% non-residential allocation has been made based on population vs. employment growth to the urban long-term (2019-2031) forecast period within Horseshoe Valley.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

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



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

The demolition 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 five (5) years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- Farm buildings;
- Places of worship exempt under Section 3 of the Assessment Act; and
- A public hospital under the Public Hospitals Act.

7.3.5 Phasing in

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

7.3.6 Timing of Collection

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



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

7.3.7 Indexing

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

7.3.8 The Applicable Areas

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

- All Township-wide Services – the full residential and non-residential charge will be imposed on all lands within the Township;
- Area Specific Water Services – the full residential and non-residential charge will be imposed in the Horseshoe Valley Settlement Area or Warminster Water Service areas; and
- Area Specific Wastewater Services – the full residential charge will be imposed on select developments within the Horseshoe Valley settlement area.

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



7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently reserved in four separate reserve funds: Services Related to a Highway, Fire Protection services, Parks and Recreation, and Administration. It is recommended to separate the Parks and Recreation reserve into Outdoor Recreation and Indoor Recreation. Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

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

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

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

7.4.4 Area Rating

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

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



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

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

1. All Township services, with the exception of water and wastewater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4(4) of O. Reg. 82/98 provides that "...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area specific approach. For example, if all services were now built (and funded) within area A (which is 75% built out) and this was funded with some revenues from areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B & C. The development charges would be lower in Area A (as all services are now funded) and higher in B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.
3. Many services which are provided (roads, parks, 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 Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).



For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform municipal-wide basis (except for water and wastewater) and an area specific charge for water and wastewater.

7.5 Other Recommendations

It is recommended that Council:

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

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

“Continue the D.C. approach to calculate the charges on a uniform township-wide basis for all services (except water and wastewater);”

“Establish the D.C. approach to calculate the charges on an area specific basis in Horseshoe Valley and Warminster for water services;”

“Establish the D.C. approach to calculate the charges on an area specific basis for select developments in Horseshoe Valley for wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated August 23, 2019, subject to further annual review during the capital budget process;”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

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

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

The sections which follow overview the requirements in each case.

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

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

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



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

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.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 s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

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

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

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



Appendices



Appendix A

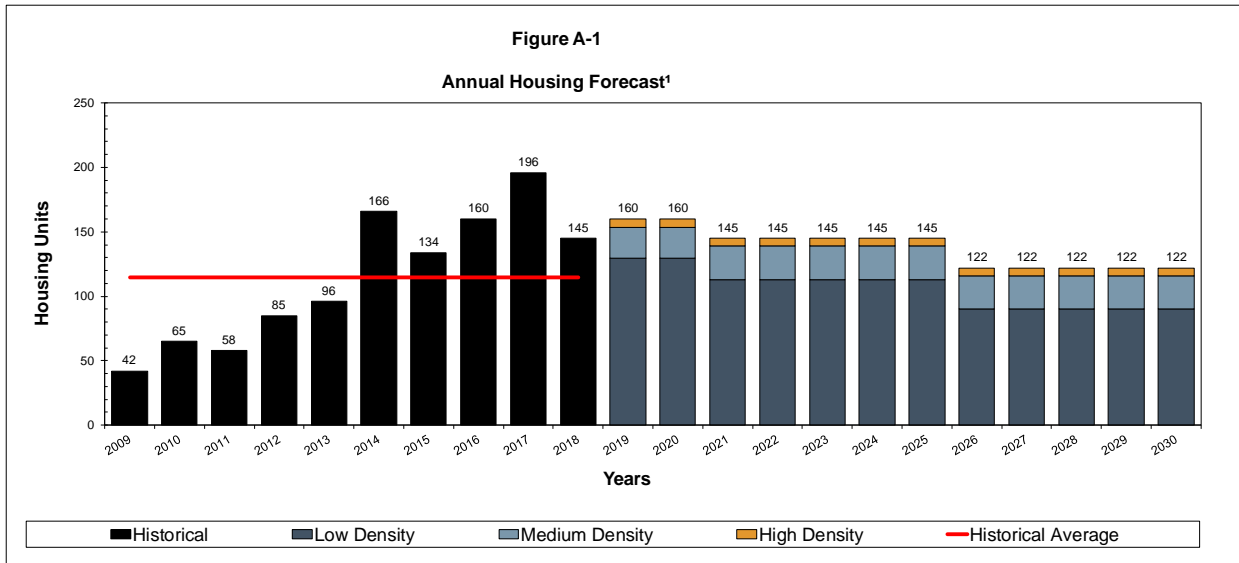
Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Oro-Medonte Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2006	20,640	20,031	36	19,995	7,075	140	70	35	7,320	33	2.736
	Mid 2011	20,690	20,078	43	20,035	7,292	115	50	19	7,476	39	2.686
	Mid 2016	21,670	21,036	31	21,005	7,755	85	130	30	8,000	28	2.630
Forecast	Late 2019	23,100	22,421	33	22,388	8,285	113	153	30	8,581	30	2.613
	Late 2029	26,540	25,760	38	25,722	9,360	369	214	30	9,973	35	2.583
	Mid 2031	27,000	26,205	39	26,166	9,495	408	224	30	10,156	35	2.580
Incremental	Mid 2006 - Mid 2011	50	47	7	40	217	-25	-20	-16	156	6	
	Mid 2011 - Mid 2016	980	958	-12	970	463	-30	80	11	524	-11	
	Mid 2016 - Late 2019	1,430	1,385	2	1,383	530	28	23	0	581	2	
	Late 2019 - Late 2029	3,440	3,339	5	3,334	1,075	256	61	0	1,392	5	
	Late 2019 - Mid 2031	3,900	3,784	6	3,778	1,210	295	70	0	1,575	5	

Source: Watson & Associates Economists Ltd., 2019.
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.
² Includes townhouses and apartments in duplexes.
³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Historical housing activity derived from Township of Oro-Medonte building permit data, 2009 to 2018, by Watson & Associates Economists Ltd., 2019
¹ Growth forecast represents calendar year.



Schedule 2
Township of Oro-Medonte
Estimate of the Anticipated Amount, Type and Location of Residential Development for which Development
Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Horseshoe Valley (Water) ³	2019 - 2029	589	179	61	829	2,288	-56	2,232	0	2,232
	2019 - 2031	663	206	70	940	2,589	-62	2,526	0	2,526
Warminster (Water)	2019 - 2029	89	0	0	89	266	-24	243	0	243
	2019 - 2031	100	0	0	100	299	-26	273	0	273
Remaining Partial Service Settlement Areas (Water) ^{3,4}	2019 - 2029	175	77	0	252	708	-130	579	5	584
	2019 - 2031	197	88	0	286	802	-144	658	6	664
Private Service Settlement Areas ⁵	2019 - 2029	18	0	0	18	54	-41	13	0	13
	2019 - 2031	21	0	0	21	61	-46	15	0	15
Total Settlement Areas	2019 - 2029	872	256	61	1,189	3,317	-250	3,066	5	3,071
	2019 - 2031	981	295	70	1,346	3,751	-279	3,473	6	3,479
Rural Partial Services (Water) ⁶	2019 - 2029	121	0	0	121	361	-38	323	0	323
	2019 - 2031	136	0	0	136	406	-42	364	0	364
Rural Private Services ⁷	2019 - 2029	56	0	0	56	167	-150	17	0	17
	2019 - 2031	63	0	0	63	188	-165	23	0	23
Rural No Services	2019 - 2029	26	0	0	26	78	-188	-110	0	-110
	2019 - 2031	30	0	0	30	89	-211	-123	0	-123
Total Rural Area	2019 - 2029	203	0	0	203	606	-338	268	0	268
	2019 - 2031	229	0	0	229	682	-376	306	0	306
Township of Oro-Medonte	2019 - 2029	1,075	256	61	1,392	3,922	-588	3,334	5	3,339
	2019 - 2031	1,210	295	70	1,575	4,433	-655	3,778	6	3,784

Source: Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.

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

³ Subject to change based on Horseshoe Craighurst Corridor Master Servicing Study.

⁴ Includes settlement areas of Craighurst, Moonstone, Oro Station, Shanty Bay, Hawkestone and Sugarbush.

⁵ Includes settlement areas of Forest Home, Guthrie, East Oro, Edgar, Jarratt and Prices Corners.

⁶ Includes proposed Braestone development.

⁷ Includes proposed Edgar Centre development.

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



Schedule 3
Township of Oro-Medonte
Current Year Growth Forecast
Mid 2016 to Late 2019

		Population
Mid 2016 Population		21,036
Occupants of New Housing Units, Mid 2016 to Late 2019	<i>Units (2)</i>	581
	<i>multiplied by P.P.U. (3)</i>	2,809
	<i>gross population increase</i>	1,632
Occupants of New Equivalent Institutional Units, Mid 2016 to Late 2019	<i>Units</i>	2
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	2
Decline in Housing Unit Occupancy, Mid 2016 to Late 2019	<i>Units (4)</i>	8,000
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.031
	<i>total decline in population</i>	-249
Population Estimate to Late 2019		22,421
<i>Net Population Increase, Mid 2016 to Late 2019</i>		1,385

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.882	91%	2.628
<i>Multiples (6)</i>	2.407	5%	0.116
<i>Apartments (7)</i>	1.627	4%	0.065
Total		100%	2.809

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

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

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



Schedule 4
Township of Oro-Medonte
10-Year Growth Forecast
Late 2019 to Late 2029

		Population
Late 2019 Population		22,421
Occupants of New Housing Units, Late 2019 to Late 2029	<i>Units (2)</i>	1,392
	<i>multiplied by P.P.U. (3)</i>	2,818
	<i>gross population increase</i>	3,922
Occupants of New Equivalent Institutional Units, Late 2019 to Late 2029	<i>Units</i>	5
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	5
Decline in Housing Unit Occupancy, Late 2019 to Late 2029	<i>Units (4)</i>	8,581
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,069
	<i>total decline in population</i>	-588
Population Estimate to Late 2029		25,760
<i>Net Population Increase, Late 2019 to Late 2029</i>		3,339

(1) Late 2019 Population based on:

2016 Population (21,036) + Mid 2016 to Late 2019 estimated housing units to beginning of forecast period (581 x 2.809 = 1,632) + (2 x 1.1 = 2) + (8,000 x -0.031 = -249) = 22,421

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.982	77%	2.303
<i>Multiples (6)</i>	2.420	18%	0.445
<i>Apartments (7)</i>	1.594	4%	0.070
<i>one bedroom or less</i>	1.220		
<i>two bedrooms or more</i>	1.746		
Total		100%	2.818

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

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

(4) Late 2019 households based upon 2016 Census (8,000 units) + Mid 2016 to Late 2019 unit estimate (581 units) = 8,581 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
Township of Oro-Medonte
Long Term Growth Forecast
Late 2019 to Mid 2031

		Population
Late 2019 Population		22,421
Occupants of New Housing Units, 2019 to 2031	<i>Units (2)</i>	1,575
	<i>multiplied by P.P.U. (3)</i>	2,815
	<i>gross population increase</i>	4,433
Occupants of New Equivalent Institutional Units, 2019 to 2031	<i>Units</i>	5
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	6
Decline in Housing Unit Occupancy, 2019 to 2031	<i>Units (4)</i>	8,581
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.076
	<i>total decline in population</i>	-655
Population Estimate to 2031		26,205
<i>Net Population Increase, 2019 to 2031</i>		<i>3,784</i>

(1) Late 2019 Population based on:

2016 Population (21,036) + Mid 2016 to Late 2019 estimated housing units to beginning of forecast period (581 x 2.809 = 1,632) + (2 x 1.1 = 2) + (8,000 x -0.031 = -249) = 22,421

(2) Late 2019 Population based on:

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.982	77%	2.291
<i>Multiples (6)</i>	2.420	19%	0.453
<i>Apartments (7)</i>	1.594	4%	0.071
<i>one bedroom or less</i>	1.220		
<i>two bedrooms or more</i>	1.746		
Total		100%	2.815

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

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

(4) Late 2019 households based upon 2016 Census (8,000 units) + Mid 2016 to Late 2019 unit estimate (581 units) = 8,581 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Township of Oro-Medonte
Historical Residential Building Permits
Years 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2009	42	0	0	42
2010	65	0	0	65
2011	58	0	0	58
2012	85	0	0	85
2013	96	0	0	96
Sub-total	346	0	0	346
Average (2009 - 2013)	69	0	0	69
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014	90	9	67	166
2015	110	24	0	134
2016	160	0	0	160
2017	175	1	20	196
2018	130	15	0	145
Sub-total	665	49	87	801
Average (2014 - 2018)	133	10	17	160
% Breakdown	83.0%	6.1%	10.9%	100.0%
2009 - 2018				
Total	1,011	49	87	1,147
Average	101	5	9	115
% Breakdown	88.1%	4.3%	7.6%	100.0%

Source: Historical housing activity derived from Township of Oro-Medonte building permit data, 2009 to 2018, by Watson & Associates Economists Ltd., 2019

¹ Includes townhouses and apartments in duplexes.

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



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

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Forecast ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.154	2.865	-	2.882		
6-10	-	-	-	3.032	4.500	3.241		
11-15	-	-	2.000	2.872	3.720	2.961	3.028	2.982
16-20	-	-	-	2.780	3.500	2.832		
20-25	-	-	1.500	2.464	3.625	2.554		
25-35	-	-	1.789	2.688	3.793	2.594		
35+	-	1.895	1.785	2.596	3.654	2.495		
Total	-	1.720	1.797	2.688	3.788	2.650		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.154	2.904	-	2.770
6-10	-	-	-	3.016	4.429	3.225
11-15	-	-	2.000	2.872	3.720	2.954
16-20	-	-	-	2.780	3.500	2.818
20-25	-	-	1.615	2.476	3.625	2.566
25-35	-	-	1.789	2.703	3.828	2.600
35+	-	1.692	1.780	2.592	3.509	2.466
Total	-	1.595	1.804	2.691	3.736	2.628

¹ PPU has been forecasted based on 2001 to 2016 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
Simcoe County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						15 Year Average	15 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.857	1.884	2.572	-	2.407		
6-10	-	1.083	1.696	2.625	-	2.414		
11-15	-	1.520	1.923	2.611	4.278	2.474	2.432	2.420
16-20	-	1.600	2.000	2.638	3.273	2.466		
20-25	-	1.314	1.778	2.735	4.429	2.404		
25-35	-	1.340	1.798	2.520	3.186	2.317		
35+	-	1.326	1.948	2.717	3.250	2.350		
Total	-	1.375	1.880	2.636	3.544	2.393		

Age of Dwelling	Apartments ²						15 Year Average	15 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.277	1.647	2.138	-	1.627		
6-10	-	1.216	1.608	1.930	-	1.558		
11-15	-	1.203	1.606	2.432	-	1.635	1.607	1.594
16-20	-	1.208	1.787	2.304	-	1.723		
20-25	-	1.191	1.714	2.429	-	1.636		
25-35	-	1.170	1.676	2.561	-	1.607		
35+	1.243	1.201	1.781	2.603	3.059	1.624		
Total	1.298	1.201	1.724	2.445	3.000	1.623		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.440	1.824	3.014	4.478	2.841
6-10	-	1.296	1.788	2.960	3.949	2.774
11-15	-	1.363	1.842	2.941	4.120	2.864
16-20	-	1.380	1.847	2.880	3.895	2.782
20-25	-	1.297	1.763	2.753	3.786	2.594
25-35	-	1.239	1.757	2.757	3.610	2.557
35+	1.140	1.282	1.823	2.607	3.568	2.345
Total	1.200	1.294	1.811	2.774	3.815	2.567

¹ Includes townhouses and apartments in duplexes.

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

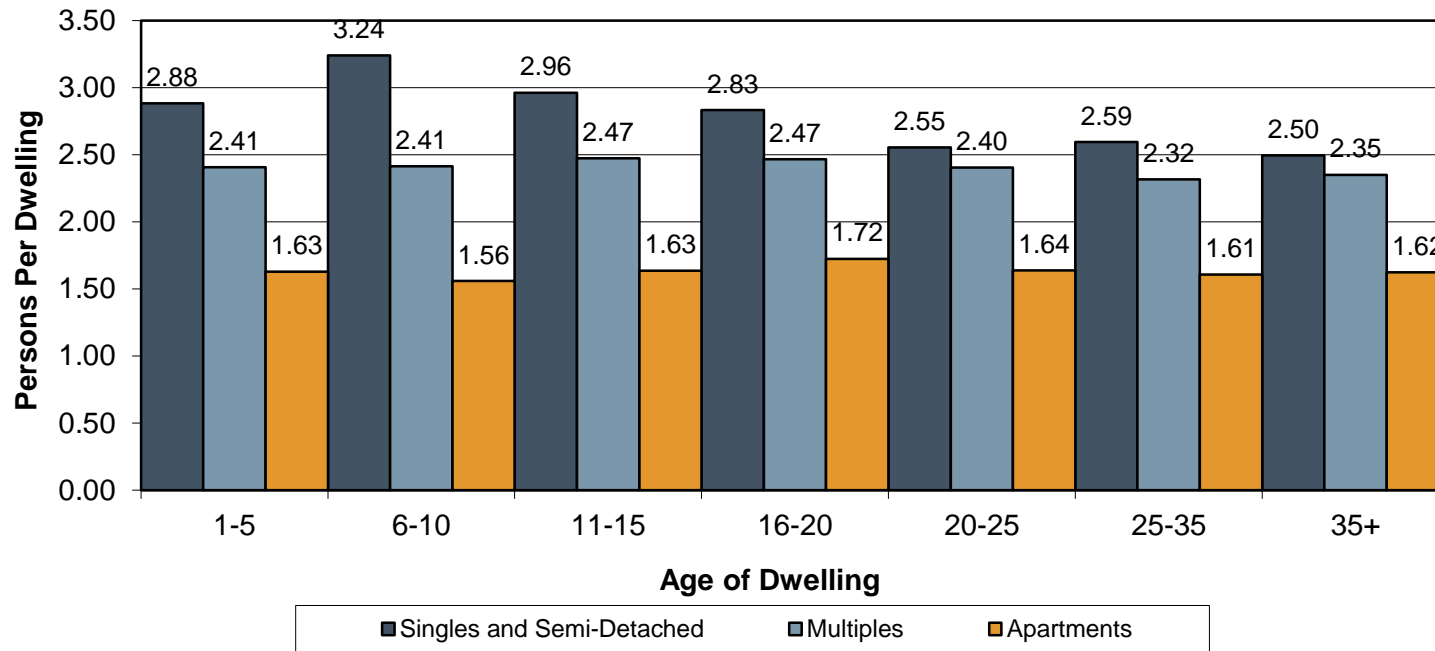
³ PPU has been forecasted based on 2001 to 2016 historical trends.

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

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



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



Multiple and Apartment P.P.U.s are based on Simcoe County.



Schedule 9a
Township of Oro-Medonte
Employment Forecast, 2019 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	20,031	0.003	0.063	0.051	0.063	0.018	0.198	0.058	0.256	70	1,260	1,018	1,258	360	3,965	1,169	5,134	2,705
Mid 2011	20,078	0.005	0.057	0.054	0.052	0.018	0.186	0.064	0.250	100	1,145	1,090	1,045	355	3,735	1,280	5,015	2,590
Mid 2016	21,036	0.005	0.061	0.074	0.061	0.033	0.233	0.059	0.292	95	1,280	1,548	1,288	695	4,905	1,236	6,141	3,625
Late 2019	22,421	0.004	0.061	0.069	0.058	0.034	0.226	0.059	0.285	82	1,364	1,554	1,305	766	5,070	1,317	6,387	3,706
Late 2029	25,760	0.003	0.057	0.066	0.056	0.031	0.214	0.056	0.270	82	1,464	1,707	1,448	807	5,508	1,436	6,944	4,044
Mid 2031	26,205	0.003	0.056	0.066	0.056	0.031	0.213	0.055	0.268	82	1,479	1,731	1,464	813	5,569	1,451	7,020	4,090
Incremental Change																		
Mid 2006 - Mid 2011	47	0.001	-0.006	0.003	-0.011	0.000	-0.012	0.005	-0.007	30	-115	73	-213	-5	-230	111	-119	-115
Mid 2011 - Mid 2016	958	-0.0005	0.0038	0.0193	0.0092	0.0154	0.0471	-0.0050	0.0422	-5	135	458	243	340	1,170	-44	1,126	1,035
Mid 2016 - Late 2019	1,385	-0.0009	0.0000	-0.0043	-0.0030	0.0011	-0.0070	0.0000	-0.0070	-13	84	6	18	71	165	81	246	81
Late 2019 - Late 2029	3,339	-0.0005	-0.0040	-0.0030	-0.0020	-0.0028	-0.0123	-0.0030	-0.0153	0	100	153	143	41	438	119	557	338
Late 2019 - Mid 2031	3,784	-0.0005	-0.0044	-0.0032	-0.0024	-0.0031	-0.0136	-0.0034	-0.0170	0	115	177	159	47	499	134	633	384
Annual Average																		
Mid 2006 - Mid 2011	9	0.00030	-0.00117	0.00070	-0.00215	-0.00006	-0.00238	0.00108	-0.00131	6	-23	15	-43	-1	-46	22	-24	-23
Mid 2011 - Mid 2016	192	-0.0001	0.0008	0.0039	0.0018	0.0031	0.0094	-0.0010	0.0084	-1	27	92	49	68	234	-9	225	207
Mid 2016 - Late 2019	462	-0.0003	0.0000	-0.0014	-0.0010	0.0004	-0.0023	0.0000	-0.0023	-4	28	2	6	24	55	27	82	27
Late 2019 - Late 2029	334	-0.00005	-0.00040	-0.00030	-0.00020	-0.00028	-0.00123	-0.00030	-0.00153	0	10	15	14	4	44	12	56	34
Late 2019 - Mid 2031	329	-0.00005	-0.00038	-0.00028	-0.00020	-0.00027	-0.00118	-0.00030	-0.00148	0	10	15	14	4	43	12	55	33

Source: Watson & Associates Economists Ltd., 2019.

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

Note: The 2031 employment forecast has been adjusted upwards from the County of Simcoe Official Plan taking into account the 2016 Census.



Schedule 9b
Township of Oro-Medonte
Employment and Gross Floor Area (G.F.A.) Forecast, 2019 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ²	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	20,031	70	1,018	1,258	360	2,705				
Mid 2011	20,078	100	1,090	1,045	355	2,590				
Mid 2016	21,036	95	1,548	1,288	695	3,625				
Late 2019	22,421	82	1,554	1,305	765	3,705				
Late 2029	25,760	82	1,707	1,448	803	4,040				
Mid 2031	26,205	82	1,731	1,464	809	4,086				
Incremental Change										
Mid 2006 - Mid 2011	47	30	73	-213	-5	-115				
Mid 2011 - Mid 2016	958	-5	458	243	340	1,035				
Mid 2016 - Late 2019	1,385	-13	6	18	70	80	9,200	9,700	50,100	69,000
Late 2019 - Late 2029	3,339	0	153	143	38	335	230,000	78,600	26,500	335,100
Late 2019 - Mid 2031	3,784	0	177	159	44	381	266,000	87,400	30,900	384,300
Annual Average										
Mid 2006 - Mid 2011	9	6	15	-43	-1	-23				
Mid 2011 - Mid 2016	192	-1	92	49	68	207				
Mid 2016 - Late 2019	462	-4	2	6	23	27	3,067	3,233	16,700	23,000
Late 2019 - Late 2029	334	0	15	14	4	33	23,000	7,860	2,650	33,510
Late 2019 - Mid 2031	329	0	15	14	4	33	23,130	7,600	2,687	33,417

Source: Watson & Associates Economists Ltd., 2019.

¹ Square Foot Per Employee Assumptions
 Industrial 1,500
 Commercial/ Population Related 550
 Institutional 695

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

* Reflects Late 2019 to Mid 2031 forecast period

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



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

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non- Residential G.F.A. S.F.	Employment Increase ²
Horseshoe Valley (Water) ³	2019 - 2029	-	51,700	19,300	71,000	122
	2019 - 2031	-	57,200	22,300	79,500	136
Warminster (Water)	2019 - 2029	-	5,000	2,100	7,100	12
	2019 - 2031	-	5,500	2,100	7,600	13
Remaining Partial Service Settlement Areas (Water) ^{3 4}	2019 - 2029	22,500	11,000	2,800	36,300	39
	2019 - 2031	27,000	12,100	3,500	42,600	45
Private Service Settlement Areas ⁵	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
Total Settlement Areas	2019 - 2029	22,500	67,700	24,200	114,400	173
	2019 - 2031	27,000	74,800	27,900	129,700	194
Rural Partial Services (Water) ⁶	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
Rural Private Services ⁷	2019 - 2029	-	-	-	-	-
	2019 - 2031	-	-	-	-	-
Rural No Services	2019 - 2029	207,500	10,900	2,300	220,700	162
	2019 - 2031	239,000	12,600	3,000	254,600	187
Total Rural Area	2019 - 2029	207,500	10,900	2,300	220,700	162
	2019 - 2031	239,000	12,600	3,000	254,600	187
Township of Oro-Medonte	2019 - 2029	230,000	78,600	26,500	335,100	335
	2019 - 2031	266,000	87,400	30,900	384,300	381

Source: Watson & Associates Economists Ltd., 2019.

¹ Square feet per employee assumptions:

Industrial	1,500
Commercial	550
Institutional	695

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

³ Subject to change based on Horseshoe Craighurst Corridor Master Servicing Study.

⁴ Includes settlement areas of Craighurst, Moonstone, Oro Station, Shanty Bay, Hawkestone and Sugarbush.

⁵ Includes settlement areas of Forest Home, Guthrie, East Oro, Edgar, Jarratt and Prices Corners.

⁶ Includes proposed Braestone development.

⁷ Includes proposed Edgar Centre development.

*Reflects Late 2019 to Mid 2031 forecast period



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

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	221	0	0	221	495	175	0	669	229	26	0	255	945	200	0	1,145
2008	469	81	0	549	23,011	34	0	23,045	618	206	0	824	24,097	321	0	24,419
2009	2,202	0	0	2,202	294	119	0	412	0	81	0	81	2,496	200	0	2,696
2010	788	0	2,007	2,795	1,352	245	0	1,598	0	20	0	20	2,141	265	2,007	4,413
2012	2,869	115	0	2,983	2	678	0	680	338	122	536	996	3,208	914	536	4,659
2013	14,652	0	0	14,652	4,557	651	1,186	6,394	555	5	0	561	19,765	656	1,186	21,607
2014	1,959	219	0	2,178	766	3,186	4,747	8,699	93	8	0	101	2,817	3,413	4,747	10,977
2015	1,605	109	0	1,714	63	3,968	0	4,032	70	154	0	224	1,739	4,231	0	5,970
2016	2,098	12	0	2,110	20	764	0	784	4	132	0	137	2,122	908	0	3,031
Subtotal	29,847	733	2,422	33,001	30,714	10,994	6,368	48,077	1,913	1,572	1,113	4,597	62,474	13,299	9,902	85,675
Percent of Total	90%	2%	7%	100%	64%	23%	13%	100%	42%	34%	24%	100%	73%	16%	12%	100%
Average	2,985	122	1,211	3,300	3,071	1,099	2,123	4,808	239	157	556	460	6,247	1,330	1,980	8,568
2007 - 2011 Period Total				9,364				27,488				2,579				39,431
2007 - 2011 Average				1,873				5,498				516				7,886
% Breakdown				23.7%				69.7%				6.5%				100.0%
2012 - 2016 Period Total				23,637				20,588				2,018				46,244
2012 - 2016 Average				4,727				4,118				404				9,249
% Breakdown				51.1%				44.5%				4.4%				100.0%
2007 - 2016 Period Total				33,001				48,077				4,597				85,675
2007 - 2016 Average				3,300				4,808				460				8,568
% Breakdown				38.5%				56.1%				5.4%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



Schedule 11
Township of Oro-Medonte
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
<u>Primary Industry Employment</u>							
11	<i>Agriculture, forestry, fishing and hunting</i>	210	210	280	0	70	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	0	30	15	30	-15	
Sub-total		210	240	295	30	55	
<u>Industrial and Other Employment</u>							
22	<i>Utilities</i>	20	75	40	55	-35	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	300	230	360	-70	130	
31-33	<i>Manufacturing</i>	730	635	885	-95	250	
41	<i>Wholesale trade</i>	175	130	295	-45	165	
48-49	<i>Transportation and warehousing</i>	65	190	160	125	-30	
56	<i>Administrative and support</i>	115	88	98	-28	10	
Sub-total		1,405	1,348	1,838	-58	490	
<u>Population Related Employment</u>							
44-45	<i>Retail trade</i>	420	290	435	-130	145	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	45	65	50	20	-15	
52	<i>Finance and insurance</i>	25	50	50	25	0	
53	<i>Real estate and rental and leasing</i>	55	120	120	65	0	
54	<i>Professional, scientific and technical services</i>	265	280	335	15	55	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	115	88	98	-28	10	
71	<i>Arts, entertainment and recreation</i>	305	235	205	-70	-30	
72	<i>Accommodation and food services</i>	405	410	355	5	-55	
81	<i>Other services (except public administration)</i>	200	120	275	-80	155	
Sub-total		1,835	1,658	1,923	-178	265	
<u>Institutional</u>							
61	<i>Educational services</i>	225	160	210	-65	50	
62	<i>Health care and social assistance</i>	165	160	215	-5	55	
91	<i>Public administration</i>	125	170	425	45	255	
Sub-total		515	490	850	-25	360	
Total Employment		3,965	3,735	4,905	-230	1,170	
Population		20,031	20,078	21,036	47	958	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.07	0.07	0.09	0.00	0.02	
Population Related Employment		0.09	0.08	0.09	-0.01	0.01	
Institutional Employment		0.03	0.02	0.04	0.00	0.02	
Primary Industry Employment		0.01	0.01	0.01	0.00	0.00	
Total		0.20	0.19	0.23	-0.01	0.05	

Source: Statistics Canada Employment by Place of Work

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



Appendix B

Level of Service



**APPENDIX B - LEVEL OF SERVICE CEILING
TOWNSHIP OF ORO-MEDONTE**

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Services Related to a Highway	Roads and Bridges	\$29,610.50	0.0223	km of roadways and number of bridges	1,327,825	per lane km	112,046,132
	Depots and Domes	\$648.36	2.0999	ft ² of building area	309	per sq.ft.	2,453,394
	Roads and Related Vehicles	\$309.02	0.0017	No. of vehicles and equipment	181,776	per vehicle	1,169,332
Fire Protection Services	Fire Facilities	\$337.78	1.0393	ft ² of building area	325	per sq.ft.	1,278,160
	Fire Vehicles	\$358.31	0.0012	No. of vehicles	298,592	per vehicle	1,355,845
	Fire Small Equipment and Gear	\$98.81	0.0189	No. of equipment and gear	5,228	per Firefighter	373,897
Outdoor Recreation	Parkland Development and Park Vehicles	\$369.15	0.0162	Acres of Parkland	22,787	per acre	1,232,592
	Parkland Amenities	\$308.57	0.0024	No. of parkland amenities	128,571	per amenity	1,030,315
	Parkland Trails	\$180.61	1.4778	Linear Metres of Paths and Trails	122	per lin m.	603,057
	Parks Vehicles and Equipment	\$13.98	0.0002	No. of vehicles and equipment	69,900	per vehicle	46,679
Indoor Recreation	Indoor Recreation Facilities	\$1,117.46	3.5629	ft ² of building area	314	per sq.ft.	3,731,199



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Roads and Bridges
Unit Measure: km of roadways and number of bridges

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Asphalt	240	248	256	264	272	279	287	295	303	310	\$1,494,000
Gravel	83	74	65	57	48	40	31	22	14	7	\$1,069,000
Surface Treated	86	87	88	88	89	90	91	92	92	92	\$1,194,000
Bridges (number of bridges)	50	50	50	50	50	50	50	50	50	50	\$900,000
Total	459	459	459	459	459	459	459	459	459	459	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.023	0.023	0.023	0.023	0.023	0.022	0.022	0.022	0.021	0.021

10 Year Average	2009-2018
Quantity Standard	0.0223
Quality Standard	\$1,327,825
Service Standard	\$29,611

D.C. Amount (before deductions)	2031
Forecast Population	3,784
\$ per Capita	\$29,611
Eligible Amount	\$112,046,132



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Depots and Domes
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Yard - (cement block, poured concrete, insulated & covered with steel, flat roof)	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	\$200	\$313
South Yard - similar to North yard, except addition (1995) 2/3 of existing size -steel frame gurdur & clad inside & out) -insulated & heated, floor drains. Exterior Hoist	12,465	12,465	12,465	12,465	12,465	12,465	12,465	12,465	12,465	12,465	\$225	\$266
Sand Storage Building 1 - square storage	10,797	10,797	10,797	10,797	10,797	10,797	10,797	10,797	10,797	10,797	\$46	\$58
Sand Storage Building 2	10,645	10,645	10,645	10,645	10,645	10,645	10,645	10,645	10,645	10,645	\$46	\$58
North Yard - Storage Building (steel)	-	-	-	-	3,200	3,200	3,200	3,200	3,200	3,200	\$18	\$20
Aggregate Resource Land (Acres)	122	122	122	122	122	122	122	122	122	122	\$52,315	\$52,315
Total	41,507	41,507	41,507	41,507	44,707	44,707	44,707	44,707	44,707	44,707		

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	2.0638	2.0690	2.0673	2.0602	2.2032	2.1842	2.1532	2.1253	2.0876	2.0440

10 Year Average	2009-2018
Quantity Standard	2.1058
Quality Standard	\$308
Service Standard	\$648

D.C. Amount (before deductions)	2031
Forecast Population	3,784
\$ per Capita	\$648
Eligible Amount	\$2,453,394



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Excavator	1	1	1	1	-	-	-	-	-	-	\$342,100
1/2 ton pickups	8	9	9	9	9	9	9	-	-	-	\$28,900
Grader	3	2	2	2	2	2	2	-	-	-	\$317,400
Loaders	2	2	2	2	2	2	2	-	-	-	\$223,900
Excavator	1	1	1	1	-	-	-	-	-	-	\$342,100
Tractor Backhoe	1	1	1	1	2	2	2	-	-	-	\$126,900
Utility Tractor	1	1	1	1	1	1	1	-	-	-	\$93,200
Bull dozer	1	1	1	1	1	1	1	-	-	-	\$144,300
Street Sweeper	2	2	2	2	2	2	2	-	-	-	\$230,800
Tandem Plow/ Sand Truck	11	12	12	11	11	11	11	-	-	-	\$242,400
Single Axle Plow /Sand Truck	2	2	2	2	2	2	2	-	-	-	\$219,300
FORD/COF	-	-	-	-	-	-	-	1	1	1	\$38,000
Sterling	-	-	-	-	-	-	-	1	1	1	\$325,000
Chev	-	-	-	-	-	-	-	1	1	1	\$38,000
FORD/COF	-	-	-	-	-	-	-	1	1	1	\$38,000
Sterling	-	-	-	-	-	-	-	1	1	1	\$325,000
1998 Caterpillar Loader	-	-	-	-	-	-	-	1	1	1	\$325,000
Freightliner	-	-	-	-	-	-	-	-	1	1	\$100,000
CHEV/SIL	-	-	-	-	-	-	-	1	1	1	\$40,000
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000
2008 Elgin Pelican Sweeper	-	-	-	-	-	-	-	1	1	1	\$229,000
International	-	-	-	-	-	-	-	1	1	1	\$325,000
Western Star	-	-	-	-	-	-	-	1	1	1	\$325,000
White/FRHT	-	-	-	-	-	-	-	1	1	1	\$320,000
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
2007 Caterpillar Grader	-	-	-	-	-	-	-	1	1	1	\$185,000
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000
2011 Caterpillar Backhoe	-	-	-	-	-	-	-	1	1	1	\$123,900
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000
2007 Caterpillar Grader	-	-	-	-	-	-	-	1	1	1	\$185,000
Western Star	-	-	-	-	-	-	-	1	1	1	\$325,000
1999 Caterpillar Wheel Loader	-	-	-	-	-	-	-	1	1	1	\$325,000
2013 Caterpillar Backhoe	-	-	-	-	-	-	-	1	1	1	\$115,900
JCTR TAG	-	-	-	-	-	-	-	-	1	1	\$20,000
RING 550	-	-	-	-	-	-	-	1	1	1	\$88,400
FALCON	-	-	-	-	-	-	-	1	1	1	\$44,000
Flail Boom Mower	-	-	-	-	-	-	-	1	1	1	\$65,400
2014 Vermeer Brush Chipper	-	-	-	-	-	-	-	1	1	1	\$40,200
2014 Global Sweeper	-	-	-	-	-	-	-	1	1	1	\$229,000
2000 John Deere Bulldozer	-	-	-	-	-	-	-	1	1	1	\$110,000
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000
CHEV	-	-	-	-	-	-	-	1	1	1	\$38,000
CHEV	-	-	-	-	-	-	-	1	1	1	\$38,000
CHEV	-	-	-	-	-	-	-	1	1	1	\$38,000
New Holland Tractor/Loader	-	-	-	-	-	-	-	1	1	1	\$225,000
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000
Freightliner	-	-	-	-	-	-	-	1	1	1	\$325,000
CHEV	-	-	-	-	-	-	-	-	1	1	\$34,000
FORD SRW	-	-	-	-	-	-	-	1	1	1	\$40,000
HDEI HOEOP	-	-	-	-	-	-	-	-	1	1	\$45,000
Western Star	-	-	-	-	-	-	-	-	1	1	\$325,000
Western Star	-	-	-	-	-	-	-	-	1	1	\$325,000
Bobcat	-	-	-	-	-	-	-	-	1	1	\$56,500



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
2015 Bobcat Snowblower	-	-	-	-	-	-	-	-	1	1	\$7,000
2017 Bobcat Sweeper	-	-	-	-	-	-	-	-	1	1	\$6,300
Excavator (Contract)	-	-	-	-	0.4	0.4	0.4	0.4	0.4	0.4	\$320,000
Total	33	34	34	33	32	32	32	35	44	44	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.0016	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016	0.0017	0.0021	0.0020

10 Year Average	2009-2018
Quantity Standard	0.0017
Quality Standard	\$181,776
Service Standard	\$309

D.C. Amount (before deductions)	2031
Forecast Population	3,784
\$ per Capita	\$309
Eligible Amount	\$1,169,332



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station #1 Shanty Bay	1,763	1,763	1,763	1,763	1,763	1,763	1,763	1,763	1,763	1,763	\$275	\$325
Station #2 Hawkestone - 4 Bays	3,793	3,793	3,793	3,793	3,793	3,793	3,793	3,793	3,793	3,793	\$275	\$325
Station #3 Horseshoe Valley - 4 Bays (HQ)	7,680	7,680	7,680	7,680	7,680	7,680	7,680	7,680	7,680	7,680	\$275	\$325
Station #4 Rugby	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	1,813	\$275	\$325
Station #5 Warminster	2,211	2,211	2,211	2,211	2,211	2,211	2,211	2,211	2,211	3,141	\$275	\$325
Station #6 Moonstone	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	4,070	\$275	\$325
Total	21,330	21,330	21,330	21,330	21,330	21,330	21,330	21,330	21,330	22,260		

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	1.0606	1.0632	1.0623	1.0587	1.0511	1.0421	1.0273	1.0140	0.9960	1.0177

10 Year Average	2009-2018
Quantity Standard	1.0393
Quality Standard	\$325
Service Standard	\$338

D.C. Amount (before deductions)	2031
Forecast Population	3,784
\$ per Capita	\$338
Eligible Amount	\$1,278,160



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Pumper #1	Stn. 1	1	1	1	1	1	1	1	1	1	1	\$560,000
Tanker #1	Stn. 1	1	1	1	1	1	1	1	1	1	1	\$250,000
Pumper #2	Stn. 2	1	1	1	1	1	1	1	1	1	1	\$560,000
Rescue #1	Stn. 2	1	1	1	1	1	1	1	1	1	1	\$290,000
Tanker #2	Stn. 2	1	1	1	1	1	1	1	1	1	1	\$250,000
UTV Polaris	Stn. 3	1	1	1	1	1	1	1	1	1	1	\$10,000
UTV Trailer	Stn. 3	1	1	1	1	1	1	1	1	1	1	\$1,800
Ladder	Stn. 3	1	-	-	-	-	-	-	-	-	-	\$12,500
Aerial Truck	Stn. 3	-	1	1	1	1	1	1	1	1	1	\$1,200,000
Pumper #3	Stn. 3	1	1	1	1	1	1	1	1	1	1	\$560,000
Pumper #6 (reserve)	Stn. 3	1	1	-	-	-	-	-	-	-	-	\$560,000
Tanker #3	Stn. 3	1	1	1	-	-	-	-	-	-	-	\$250,000
Tanker #3 (reserve)	Stn. 3	1	1	1	1	1	1	1	1	1	1	\$250,000
Unit #1 - Pickup Truck	Stn. 3	1	1	1	1	1	1	1	1	1	1	\$45,000
Unit #2 - 4x4 Truck	Stn. 3	1	-	-	-	-	-	-	-	-	-	\$45,000
Unit #2 - pickup truck	Stn. 3	-	1	1	1	1	1	1	1	1	1	\$45,000
Unit #3 - Crew Cab Truck	Stn. 3	1	1	1	1	1	1	1	1	1	1	\$45,000
Unit #4 - pickup truck	Stn. 3	-	-	-	-	1	1	1	1	1	1	\$45,000
Pumper #4	Stn. 4	1	1	1	1	1	1	1	1	1	1	\$560,000
Tanker #4	Stn. 4	1	1	1	1	1	1	1	1	1	1	\$250,000
Pumper #5	Stn. 5	1	1	1	1	1	1	1	1	1	1	\$560,000
Re-Hab Van	Stn. 5	1	1	1	1	1	1	1	1	1	1	\$40,000
Tanker #5	Stn. 5	1	1	1	1	1	1	1	1	1	1	\$250,000
Pumper #6	Stn. 6	1	1	1	1	1	1	1	1	1	1	\$560,000
Rescue #2	Stn. 6	1	1	1	1	1	1	1	1	1	1	\$290,000
Rescue truck - reserve		-	1	1	1	1	1	1	1	1	1	\$290,000



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Tanker #6 Strn. 6	1	1	1	1	1	1	1	1	1	1	\$250,000
Airboat Strn. 2	1	1	1	1	1	1	1	1	1	1	\$200,000
Total	24	25	24	23	24	24	24	24	24	24	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.0012	0.0012	0.0012	0.0011	0.0012	0.0012	0.0012	0.0011	0.0011	0.0011

10 Year Average	2009-2018
Quantity Standard	0.0012
Quality Standard	\$298,592
Service Standard	\$358

D.C. Amount (before deductions)	2031
Forecast Population	3,784
\$ per Capita	\$358
Eligible Amount	\$1,355,845



**Township of Oro-Medonte
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
# of Equipped Firefighters	142	142	142	142	142	142	142	142	142	142	\$7,000
Defibrilators	6	6	6	6	6	6	6	6	6	10	\$4,000
Trainer Defibrilator	1	1	1	1	1	1	1	1	1	2	\$1,800
Auto Extrication Equipment	3	3	3	3	3	3	3	3	3	3	\$50,000
Thermal Image Camera	2	2	2	2	2	2	2	2	2	2	\$24,900
Self Contained Breathing Apparatus	79	79	79	79	79	79	79	60	60	60	\$7,200
Spare Air Cylinders	81	81	81	81	81	81	81	99	99	99	\$1,000
Air Monitoring Equip/Calibration Tool	8	8	8	8	8	12	12	12	12	12	\$4,000
Other Items	4	4	4	4	4	4	4	4	4	4	\$5,000
Portable Radios	48	52	56	60	64	64	64	64	64	64	\$2,100
FLIR night camera			1	1	1	1	1	1	1	1	\$17,300
Total	374	378	383	387	391	395	395	394	394	399	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.019	0.019	0.019	0.019	0.019	0.019	0.019	0.019	0.018	0.018

10 Year Average	2009-2018
Quantity Standard	0.0189
Quality Standard	\$5,228
Service Standard	\$99

D.C. Amount (before deductions)	2031
Forecast Population	3,784
\$ per Capita	\$99
Eligible Amount	\$373,897



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Bayview Memorial Park	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$115,000
Arbourwood Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$23,000
Barillia Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$23,000
Brewis Park	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$23,000
Craighurst Park	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	\$23,000
Lloyd W. Scott Park	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$23,000
EL Crawford Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$23,000
Emily Park	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	2.8	\$23,000
Guthrie Regional Park	75.0	87.0	87.0	87.0	87.0	87.0	87.0	87.0	87.0	87.0	\$23,000
Guthrie Soccer fields	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$23,000
Harbourwood Park	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$23,000
Hawkestone Community Hall Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$23,000
Hawkestone Park	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	\$23,000
Hawkestone Wharf	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$23,000
Line 4 Park	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	14.0	\$92,000
Line 9 Boat Launch	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$23,000
Lions Ball Diamonds	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$23,000
Moons Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$23,000
Pods Lane Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$23,000
Price Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$23,000
Procee Circle	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$23,000
Ramey Memorial Park	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	\$23,000
Ravines of Medonte Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$23,000
Richlieu Park	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	\$23,000
Shanty Bay Ball Diamonds	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	\$23,000
Shanty Bay Wharf	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$23,000
Shelswell Park	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	\$23,000
Simoro Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$23,000
South Side Bass Lake Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$23,000
Sweetwater Park	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$69,000



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Vasey Park	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	\$23,000
Warminster Park	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	\$23,000
Undeveloped Parkland	121.0	121.0	121.0	121.0	121.0	121.0	121.0	121.0	121.0	121.0	\$4,500
Total	323	335	335	335	335	335	335	335	335	335	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.016	0.017	0.017	0.017	0.017	0.016	0.016	0.016	0.016	0.015

10 Year Average	2009-2018
Quantity Standard	0.0162
Quality Standard	\$22,787
Service Standard	\$369

D.C. Amount (before deductions)	10 Year
Forecast Population	3,339
\$ per Capita	\$369
Eligible Amount	\$1,232,592



**Township of Oro-Medonte
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Baseball Diamonds											
Vasey Ball Diamonds - lit	1	1	1	1	1	1	1	1	1	1	\$323,400
Vasey Ball Diamonds - unlit	1	1	1	1	1	1	1	1	1	1	\$174,100
Warminster Ball Diamond - unlit	1	1	1	1	1	1	1	1	1	1	\$174,100
Lion Ball Diamonds - lit	2	2	2	2	2	2	2	2	2	2	\$323,400
Shanty Bay Diamonds - unlit	1	1	1	1	1	1	1	1	1	1	\$174,100
Craighurst Ball Diamonds - unlit	1	1	1	1	1	1	1	1	1	1	\$174,100
Soccer Pitches											
Ramey Memorial Park	1	1	1	1	1	1	1	1	1	1	\$112,000
Guthrie Soccer Field	1	1	1	1	1	1	1	1	1	1	\$112,000
Warminster Park	1	1	1	1	1	1	1	1	1	1	\$112,000
Richlieu Park	4	4	4	4	4	4	4	4	4	4	\$112,000
Playgrounds											
Procee Circle Park	1	1	1	1	1	1	1	1	1	1	\$60,000
El Crawford Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Pods Lane Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Bayview Memorial Park	1	1	1	1	1	1	1	1	1	1	\$160,000
Vasey Park	1	1	1	1	1	1	1	1	1	1	\$25,000
Sweetwater Park	1	1	1	1	1	1	1	1	1	1	\$75,000
Price Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Shelswell Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Arbourwood Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Ramey Memorial Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Hawkestone Park	-	-	-	1	1	1	1	1	1	1	\$48,000
Line 4 Park	-	-	1	1	1	1	1	1	1	1	\$70,000
Danny McHugh Park	1	1	1	1	1	1	1	1	1	1	\$60,000
Multi Purpose Sport Courts											
Ramey Memorial Park (lit)	1	1	1	1	1	1	1	1	1	1	\$150,000
Shanty Bay Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Hawkestone Park	1	1	1	1	1	1	1	1	1	1	\$75,000
Shelswell Park (lit)	1	1	1	1	1	1	1	1	1	1	\$125,000



**Township of Oro-Medonte
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Sweetwater Park (lit)	1	1	1	1	1	1	1	1	1	1	\$125,000
Line 4 park (lit)	-	1	1	1	1	1	1	1	1	1	\$150,000
Ravines of Medonte (lit)	1	1	1	1	1	1	1	1	1	1	\$150,000
Danny McHugh Park	-	-	-	-	-	-	-	-	-	1	\$150,000
Outdoor Fitness Equipment											
Line 4 Park	1	1	1	1	1	1	1	1	1	1	\$20,000
Tennis Courts											
Barillia Park	1	1	1	1	1	1	1	1	1	1	\$45,000
Line 4 Park	-	2	2	2	2	2	2	2	2	2	\$110,000
Pavillions											
Vasey Park	2	2	2	2	2	2	2	2	2	2	\$50,000
Bayview Memorial Park-large	1	1	1	1	1	1	1	1	1	1	\$300,000
Bayview Memorial Park-small	2	2	2	2	2	2	1	1	1	1	\$58,000
Line 4 Park	-	-	-	-	1	1	1	1	1	1	\$68,000
Ramey Park	-	-	-	-	-	-	-	-	-	1	\$68,000
Sweetwater Park	-	-	-	-	-	-	-	1	1	1	\$68,000
Docks											
Shanty Bay Wharf	1	1	1	1	1	1	1	1	1	1	\$400,000
Shanty Bay Dock	1	1	1	1	1	1	1	1	1	1	\$140,000
Carthew Bay	1	1	1	1	1	1	1	1	1	1	\$99,000
Line 9	1	1	1	1	1	1	1	1	1	1	\$240,000
Hawkestone Wharf	1	1	1	1	1	1	1	1	1	1	\$500,000
Beach Volleyball											
Bayview Memorial	-	-	-	-	-	1	1	1	1	1	\$5,000
Sweetwater Park	-	-	-	-	-	-	1	1	1	1	\$5,000
Total	43	46	47	48	49	50	50	51	51	53	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.0021	0.0023	0.0023	0.0024	0.0024	0.0024	0.0024	0.0024	0.0024	0.0024

10 Year Average	2009-2018
Quantity Standard	0.0024
Quality Standard	\$128,571
Service Standard	\$309

D.C. Amount (before deductions)	10 Year
Forecast Population	3,339
\$ per Capita	\$309
Eligible Amount	\$1,030,315



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/ Linear Metre)
Rail Trail	28,000	28,000	29,200	29,200	29,200	29,200	29,200	29,200	29,200	29,200	\$123
Lohurau Trail	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$50
Walkways											
Line 4	-	-	600	600	600	600	600	600	600	600	\$200
Memorial (including bridge)	-	-	-	-	-	-	-	-	-	250	\$640
Total	29,000	29,000	30,800	30,800	30,800	30,800	30,800	30,800	30,800	31,050	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	1.44	1.45	1.53	1.53	1.52	1.50	1.48	1.46	1.44	1.42

10 Year Average	2009-2018
Quantity Standard	1.4778
Quality Standard	\$122
Service Standard	\$181

D.C. Amount (before deductions)	10 Year
Forecast Population	3,339
\$ per Capita	\$181
Eligible Amount	\$603,057



**Township of Oro-Medonte
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Light Duty Vehicles	4	4	4	4	4	4	4	4	4	4	\$42,000
2005 Olympia Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$120,000
Total	5	5	5	5	5	5	5	5	5	5	

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

10 Year Average	2009-2018
Quantity Standard	0.0002
Quality Standard	\$69,900
Service Standard	\$14

D.C. Amount (before deductions)	10 Year
Forecast Population	3,339
\$ per Capita	\$14
Eligible Amount	\$46,679



**Township of Oro-Medonte
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Carley Community Hall	700	700	700	700	700	700	700	700	700	700	\$250	\$283
Craighurst Community Hall	1,025	1,025	1,025	1,025	-	-	-	-	-	-	\$250	\$283
Eady Community Hall	1,876	1,876	1,876	1,876	1,876	1,876	1,876	1,876	1,876	1,876	\$250	\$283
Edgar Community Hall	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$250	\$283
Hawkestone Community Hall	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	\$250	\$283
Jarratt Community Hall	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	\$250	\$283
Old Town Hall	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	1,988	\$250	\$283
Oro-Medonte Community Arena	32,150	32,150	32,150	32,150	32,150	42,500	42,500	42,500	42,500	42,500	\$300	\$338
Oro-Medonte Community Arena Banquet Hall	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	\$250	\$283
Warminster Community Hall	700	700	-	-	-	-	-	-	-	-	\$250	\$283
OPP Sub-Station - Horseshoe Valley	3,750	3,750	1,425	1,425	1,425	745	745	745	745	745	\$250	\$283
Nurse practioner/health clinic expansion	-	-	2,325	2,325	2,325	6,119	6,119	6,119	6,119	6,119	\$300	\$338
Non-General Administration Offices	16,903	16,903	16,903	16,903	16,903	16,903	16,903	16,903	16,903	16,903	\$250	\$283
Total	68,007	68,007	67,307	67,307	66,282	79,746	79,746	79,746	79,746	79,746		

Population	20,112	20,061	20,078	20,147	20,292	20,468	20,763	21,036	21,415	21,872
Per Capita Standard	3.3814	3.3900	3.3523	3.3408	3.2664	3.8961	3.8408	3.7909	3.7238	3.6460

10 Year Average	2009-2018
Quantity Standard	3.5629
Quality Standard	\$314
Service Standard	\$1,117

D.C. Amount (before deductions)	10 Year
Forecast Population	3,339
\$ per Capita	\$1,117
Eligible Amount	\$3,731,199



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of Oro-Medonte Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2018 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Roads and Bridges	40	0.01656
Public Works Vehicles	15	0.05783
Facilities	40	0.01656
Fire Vehicles	20	0.05783
Equipment	10	0.09133
Parkland	40	0.01656

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Township



program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

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

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Water Services				
1.1 Treatment, storage and distribution systems	6,134,283	108,011	-	108,011
2. Services Related to a Highway				
2.1 Roads	18,271,263	990,208	1,967,175	2,957,383
2.2 Depots and Domes	6,225,000	336,183	670,214	1,006,397
2.3 PW Rolling Stock	1,340,000	120,726	144,271	264,997
3. Fire Protection Services				
3.1 Fire facilities, vehicles & equipment	2,828,547	211,572	1,376,061	1,587,633
4. Outdoor Recreation Services				
4.1 Parkland development, amenities & trails	5,327,901	348,186	418,847	767,033
5. Indoor Recreation Services				
5.1 Recreation facilities	4,073,969	259,821	1,402,135	1,661,956
6. Administration				
6.1 Engineering Studies	586,276		-	-
6.2 Community Based Studies	401,750		-	-
Total	45,188,988	2,374,707	5,978,703	8,353,410



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

- a municipality shall establish a reserve fund for each service to which the D.C. by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.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); and
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (s.37).

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

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

- opening balance;
- closing balance;



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

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

D.2 D.C. Reserve Fund Application

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

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

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



Figure 1
Annual Treasurer's Statement of D.C. Funds

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

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Attachment 1

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					
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Fire	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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

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



Attachment 2

Statement of Credit Holder Transactions

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

Township of Oro-Medonte

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

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area. Please refer to the Township's Development Engineering Policies, Process and Design Standards document available on the Township's website for specific details.

Services Related to a Highway

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

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any



vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

Local and Collector Roads (including land)

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.

Arterial Roads

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s.5(1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.'s.
- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan or other municipal documents.



- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.'s.

Traffic Control Systems, Signals and Intersection Improvements

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

Streetlights

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



Transportation Related Pedestrian and Cycling Facilities

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

Noise Abatement Measures

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

Stormwater Management

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such



as landscaping and perimeter fencing: direct developer responsibility under s.59 of D.C.A. (as a local service).

- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.'s.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.'s consistent with the D.C.A., s.5(1).
- e. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- f. Note: refer to the Township's Development Engineering Policies, Process and Design Standards document available on the Township's website for specific details.

Parkland Development

Recreational Trails

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

Parkland

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide underground services if required (stormwater, water, sanitary sewers), electrical connections, grading, maintenance, and a parkland development plan, as defined in the Township's Development Engineering Policies, Process and Design Standards document available on the Township's website.



- b. Program facilities, amenities, and furniture, within parkland: are included in D.C.'s or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.) as defined in the Township's Development Engineering Policies, Process and Design Standards document.

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

- a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
 - pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
 - Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

Natural Heritage System (N.H.S.)

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.

Direct developer responsibility as a local service provision including but not limited to the following:

- a. Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.



- c. All works to be in conformance with the Municipality’s “Restoration Framework” for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports related to the Secondary Plan that development occurs in.

Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Township’s Development Engineering Policies, Process and Design Standards.
- b. All infrastructure assets shall be conveyed in accordance with the Township’s Development Engineering Policies, Process and Design Standards.
- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Township’s Development Engineering Policies, Process and Design Standards.

Underground Services (Stormwater, Water and Sanitary Sewers)

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

As further defined in the Township’s Development Engineering Policies, Process and Design Standards document available on the Township’s website, the costs of the following items shall be direct developer responsibilities as a local service:

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;



- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development; if external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;
- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments;

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

- a. water, reservoir and/or sanitary pumping stations not required for the individual development;
- b. water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas; and
- c. wastewater treatment plants and transmission mains associated with municipal service areas.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the D.C.A. (new section 10(2) (c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

The asset management plan shall,

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

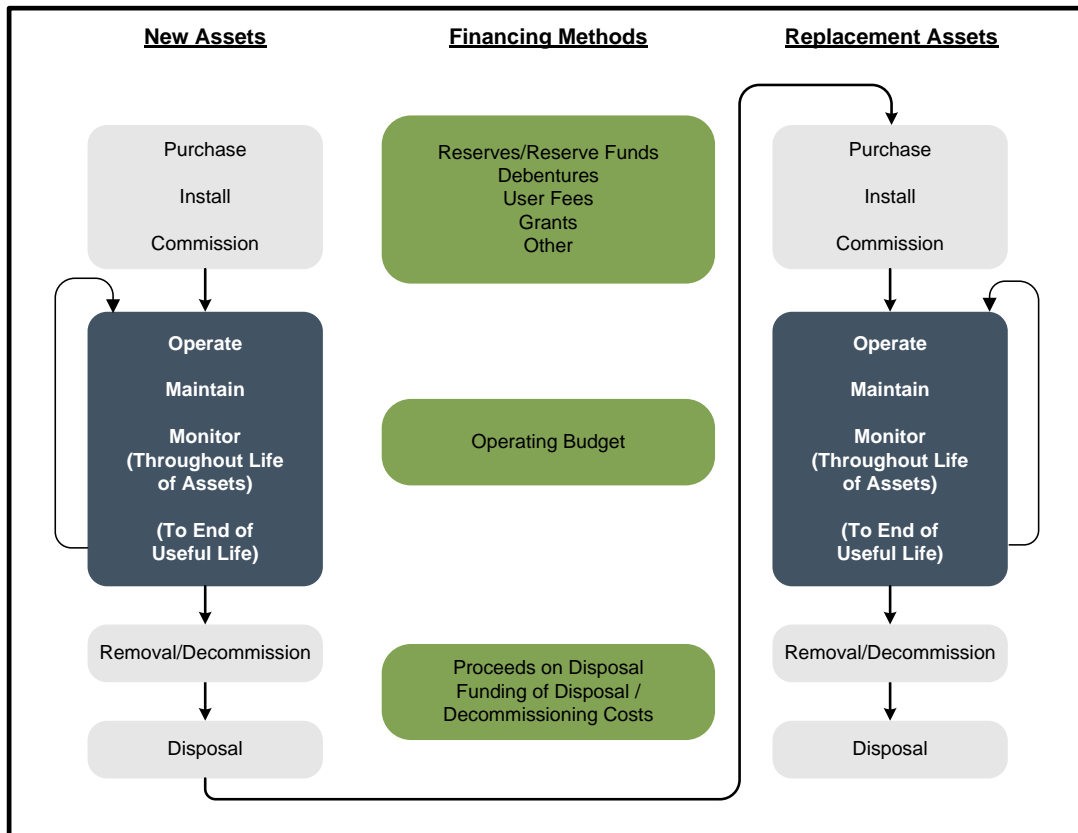
In regard to the above, section 8 of the Regulations was amended to include subsections (2), (3) and (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the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

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

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete asset management plans, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these asset management plans (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 asset management plan (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).

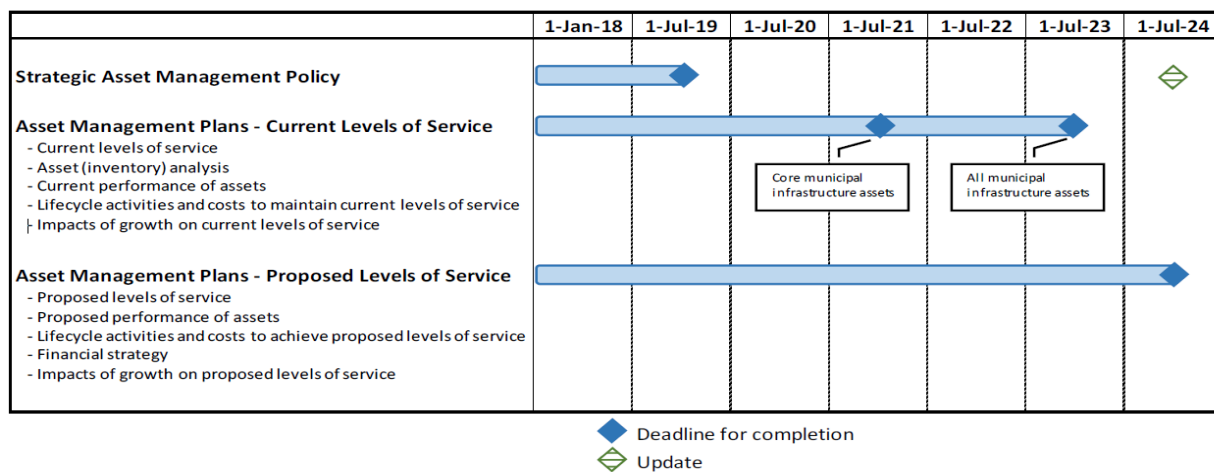


Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

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.

The above provides for the general approach to be considered by Ontario municipalities. Currently, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. However, on June 4, 2015, the Province passed the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) which, over time, will require municipalities to undertake and implement asset management plans for all infrastructure they own. On December 27, 2017, the Province of Ontario released Ontario Regulation 588/17 under I.J.P.A. which has 3 phases that municipalities must meet:

Figure G-2
Timeline of I.J.P.A. Requirements



Every municipality in Ontario will have to prepare a strategic asset management policy by July 1, 2019. Municipalities will be required to review their strategic asset management policies at least every five years and make updates as necessary. The subsequent phases are as follows:

- Phase 1 – Asset Management Plan (by July 1, 2021):



- For core assets – Municipalities must have the following:
 - Inventory of assets;
 - Current levels of service measured by standard metrics; and
 - Costs to maintain levels of service.
- Phase 2 – Asset Management Plan (by July 1, 2023):
 - Same steps as Phase 1 but for all assets.
- Phase 3 – Asset Management Plan (by July 1, 2024):
 - Builds on Phase 1 and 2 by adding:
 - Proposed levels of service; and
 - Lifecycle management and Financial strategy.

Once the requirements of I.J.P.A. are implemented, the requirement for an asset management plan in the D.C. process will be removed.

Commensurate with the above, the Township prepared an Asset Management Plan in 2016 for its existing assets however, 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 2019 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Township's Asset Management Plan, the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.



3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$9.75 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$3.37 million. This amount, totalled with the existing operating revenues of \$28.36 million, provide annual revenues of \$31.73 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

	2031 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	893,992
Annual Debt Payment on Post Period Capital ²	1,516,773
Lifecycle:	
Sub-Total - Annual Lifecycle	\$2,885,006
Incremental Operating Costs (for D.C. Services)	\$5,978,703
Total Expenditures	\$9,757,701
Revenue (Annualized)	
Total Existing Revenue ³	\$28,356,065
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$3,370,865
Total Revenues	\$31,726,930

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



The Corporation of the Township of Oro-Medonte

By-Law No. 2019-XXX

**A By-Law for the Imposition of Development Charges
and Repeal By-Law No. 2014-126**

Whereas the *Development Charges Act, 1997c. 27* (hereinafter called "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 need for services;

And Whereas a development charges background study has been completed in accordance with the Act;

And Whereas the Council of the Township of Oro-Medonte has given notice and held a public meeting on the 16th day of September, 2019 in accordance with the Act and the regulations thereto;

Now Therefore the Council of The Township of Oro-Medonte enacts as follows:

1.0 Definitions

1.1 In this by-law,

"**Act**" means the *Development Charges Act, S.O. 1997, c. 27*, as amended, or any successor thereto;

"**Accessory use**" means where used to describe a use, building, or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

"**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 a stacked townhouse;



"Back-to-back townhouse" means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Building Code Act" means the *Building Code Act*, R.S.O. 1992, c.23, as amended, or any successor thereto;

"Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment, other than computer equipment, and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.-44; and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);



(f) to complete the development charge background study under Section 10 of the Act; and

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

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

"Commercial" means any non-residential development not defined under "institutional" or "industrial";

"Council" means the Council of The Corporation of the Township of Oro-Medonte;

"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;

"Development charge" means a charge imposed pursuant to this Bylaw;

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

"Existing industrial building" means a building or buildings existing on a site in the Township of Oro-Medonte on the day this by-law comes into effect or the first building or buildings constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990 c. P.13, as amended, (the "Planning Ad) subsequent to this by-law coming into effect for which full development charges were paid, and is used for or in connection with

- (i) the production, compounding, processing, packaging, crating, bottling, packing or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings;



- (ii) research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;
- (iii) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site; or
- (iv) office or administrative purposes, if they are,
 - (1) carried out with respect to manufacturing or warehousing; and
 - (2) in or attached to the building or structure used for such manufacturing or warehousing;

"Farm Building" means a building or structure actually used as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to a bona fide farming operation, but excluding a residential use and marijuana facilities.

"Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;

"Gross floor area" means the total floor 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 other dwelling units or other portion of a building;

In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for any of the following:



- (i) A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
- (ii) Loading facilities above or below grade;
- (iii) A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

"Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

"Institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious groups for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;

"Local board" has the same definition as defined in the Development Charges Act, S.O. 1997 c.27, as amended;

"Local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41,51 or 53 of the Planning Act R.S.O. 1990, c. P.13, as amended or any successor thereto;

"Marijuana facilities" means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19;



"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;

"Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings but includes a back-to-back townhouse;

"Municipality" means The Corporation of the Township of Oro-Medonte;

"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 and includes all commercial, industrial and institutional uses;

"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;

"Regulation" means any regulation made pursuant to the Act;

"Residential use" means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;

"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;

"Services" (or **"service"**) means those services set out in Schedule "B" to this By-law;

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

"Single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes;



“Special care facilities” means lands, buildings or structures used or designed or intended for uses for the purpose of providing supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general statute, and excludes the special care/special dwelling portions of the building;

“Special care/special dwelling” means a residential portion of special care facilities containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:

- i. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
- ii. Which may or may not have exclusive sanitary and/or culinary facilities;
- iii. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- iv. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels.

“Stacked townhouse dwelling” means 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 or floor.

2.0 Designation of Services

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

- (a) Services Related to a Highway
- (b) Fire Protection Services
- (c) Outdoor Recreation Services
- (d) Indoor Community Services



- (e) Administration – Engineering Services
- (f) Administration – Community Based Services
- (g) Water Services
- (h) Wastewater Services

2.2 Components of the services designated in Subsection 2.1 are described in *Schedule "A"*.

3.0 Application of By-Law Rules

- 3.1 Development charges shall be payable in the amounts set out in this by-law where:
- a) the lands are located in the area described in Subsection 3.2; and
 - b) the development of the lands requires any of the approvals set out in Subsection 3.4 a).

Area to Which By-Law Applies

3.2 Subject to Subsection 3.3, this by-law applies to all lands in the geographic area of the Township.

Exemptions

- 3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:
- a) any Municipality or a "local board" thereof;
 - b) a "Board of Education";
 - c) an enlargement of the gross floor area of an existing industrial building in accordance with Section 4 of the Act;
 - d) the issuance of a building permit in accordance with Section 2(3) of the Act;
 - e) farm buildings as defined herein;



- f) a place of worship exempt under Section 3 of the Assessment Act; or
- g) a public hospital under the Public Hospitals Act.

Approvals for Development

- 3.4 a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
- (i) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*,
 - (v) a consent under Section 53 of the *Planning Act*,
 - (vi) the approval of a description under Section 9 of the Condominium Act, 1998, S.O. 1998, c.19; or
 - (vii) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- c) Despite Subsection 3.4(b), if two or more of the actions described in Subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



Rules with Respect to an Industrial Expansion Exemption:

3.5.1 Notwithstanding 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 is determined in accordance with the following:

- (i) Subject to subsection 3.5.1 (iii), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
 - 1. the gross floor area of the existing industrial building, or
 - 2. the gross floor area of the existing industrial building before the first enlargement for which:
 - a) an exemption from the payment of development charges was granted, or
 - b) a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is zero;
- (ii) Subject to subsection 3.5.1 (iii), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:
 - 1. the gross floor area of the existing industrial building, or
 - 2. the gross floor area of the existing industrial building before the first enlargement for which:
 - a) an exemption from the payment of development charges was granted, or
 - b) a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection,



- (iii) 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:
 - 1. determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 - 2. divide the amount determined under subsection (A) by the amount of the enlargement
- (iv) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 3.5.1 (ii), the cumulative gross floor area of any previous enlargements for which:
 - 1. an exemption from the payment of development charges was granted, or
 - 2. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.
- (v) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.

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

Amount of Charges

Residential

3.6.1 The development charges described in *Schedules "B", "C", "D", "E", and "F"* to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and



calculated with respect to each of the services according to the type of residential use.

Non-Residential Uses

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

Reduction of Development Charges Where Redevelopment

3.8 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Subsection 3.6 and 3.7 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- b) provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges



- 3.9 Development charges imposed under this section are payable upon issuance of a building permit with respect to each dwelling unit, building or structure.

4.0 Payment by Services

- 4.1 Despite the payments required under Subsection 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

5.0 Indexing

- 5.1 Development charges imposed pursuant to this by-law may be adjusted annually, without amendment to this by-law, commencing on January 1, 2020 and each January 1 annually thereafter, in accordance with the Act. The amount of the adjustment shall be determined by the annual change in Statistics Canada's Non-residential Billing Construction Price Index.

6.0 Schedules

- 6.1 The following schedules to this by-law form an integral part thereof:

<i>Schedule "A"</i>	Components of Services Designated in Subsection 2.1
<i>Schedule "B"</i>	Residential and Non-Residential Development Charges - Township-wide – Hard Services
<i>Schedule "C"</i>	Residential and Non-Residential Development Charges - Township-wide – Soft Services
<i>Schedule "D"</i>	Residential and Non-Residential Development Charges – Area Specific – Horseshoe Valley Settlement Area
<i>Schedule "D-1"</i>	Map of the Area Specific Horseshoe Valley Settlement Area
<i>Schedule "E"</i>	Development Charges – Area Specific – Select Developments of Horseshoe Valley Settlement Area
<i>Schedule "E-1"</i>	Map of the Select Developments within the Horseshoe Valley Settlement Area



Schedule "F" Development Charges – Area Specific – Warminster Water Service Area

Schedule "F-1" Map of the Area Specific Warminster Water Service Area

7.0 Date By-Law in Force

7.1 This by-law shall come into force upon passage.

8.0 Date By-Law Expires

8.1 This by-law will expire as of 5 years from the date of passage, unless it is repealed at an earlier date.

9.0 Repeal

9.1 Upon the coming into force of this by-law, By-Law No. 2014-126 of the Township of Oro-Medonte is hereby repealed.

By-Law Read a First, Second and Third time, and Passed this xx day of October, 2019.

The Corporation of the Township of Oro-Medonte

Mayor

Clerk



SCHEDULE "A"
SUMMARY OF DEVELOPMENT CHARGE SERVICES

Township-Wide Services

- (a) Services Related to a Highway
- (b) Fire Protection Services
- (c) Outdoor Recreation Services
- (d) Indoor Recreation Services
- (e) General Government – Engineering Studies
- (f) General Government – Community Based Studies

Area Specific Services – Horseshoe Valley Settlement Area

- (a) Water Services
- (b) Wastewater Services

Area Specific Services – Warminster Water Service Area

- (a) Water Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES – HARD SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services:						
Services Related to a Highway	6,047	3,541	2,474	4,907	2,231	2.32
Fire Protection Services	1,729	1,012	707	1,403	638	0.66
Engineering Studies	398	233	163	323	147	0.15
Total Township-wide Services	8,174	4,786	3,344	6,633	3,016	3.13



SCHEDULE "C"
SCHEDULE OF DEVELOPMENT CHARGES – SOFT SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services:						
Outdoor Recreation Services	1,824	1,068	746	1,480	673	0.38
Indoor Recreation Services	2,378	1,392	973	1,930	877	0.49
Community Based Studies	252	148	103	205	93	0.10
Total Township-wide Services	4,454	2,608	1,822	3,615	1,643	0.97



SCHEDULE "D"
SCHEDULE OF AREA SPECIFIC DEVELOPMENT CHARGES – HORSESHOE VALLEY SETTLEMENT AREA

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Area-Specific Services - Horseshoe Valley Settlement Area						
Water Services	4,611	3,742	2,700	1,886	1,701	2.65
Total Urban Services	4,611	3,742	2,700	1,886	1,701	2.65

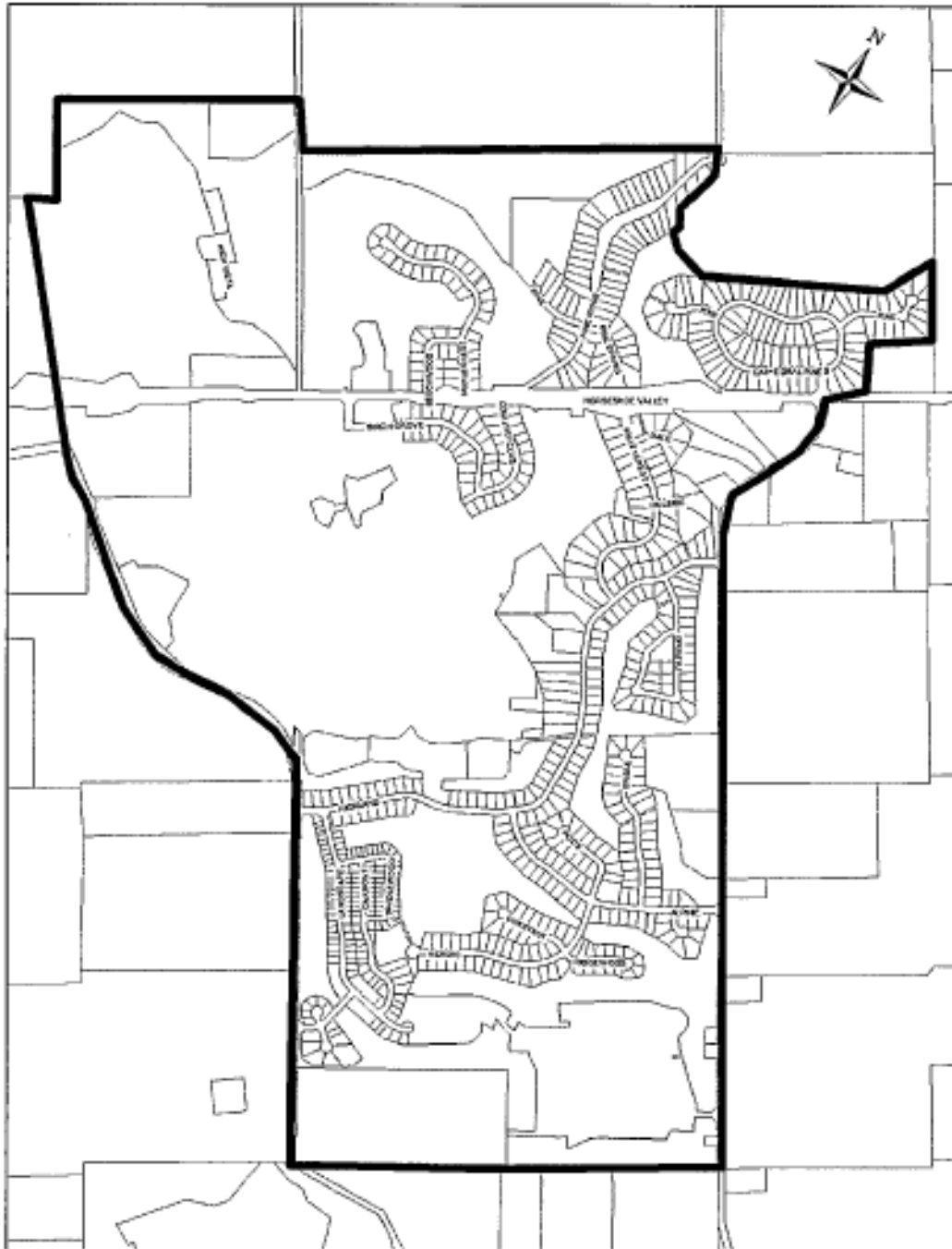
Note: This charge is payable in addition to the Township-Wide Services (Hard and Soft Services)

Service	RESIDENTIAL
	Per Unit
Area-Specific Additional Charge - Horseshoe Valley Settlement Area - Water Services	
New Well and Pump	5,191

Note: This charge is payable in addition to the Township-Wide Services (Hard and Soft Services)



SCHEDULE "D-1"
MAP OF THE HORSESHOE VALLEY SETTLEMENT AREA





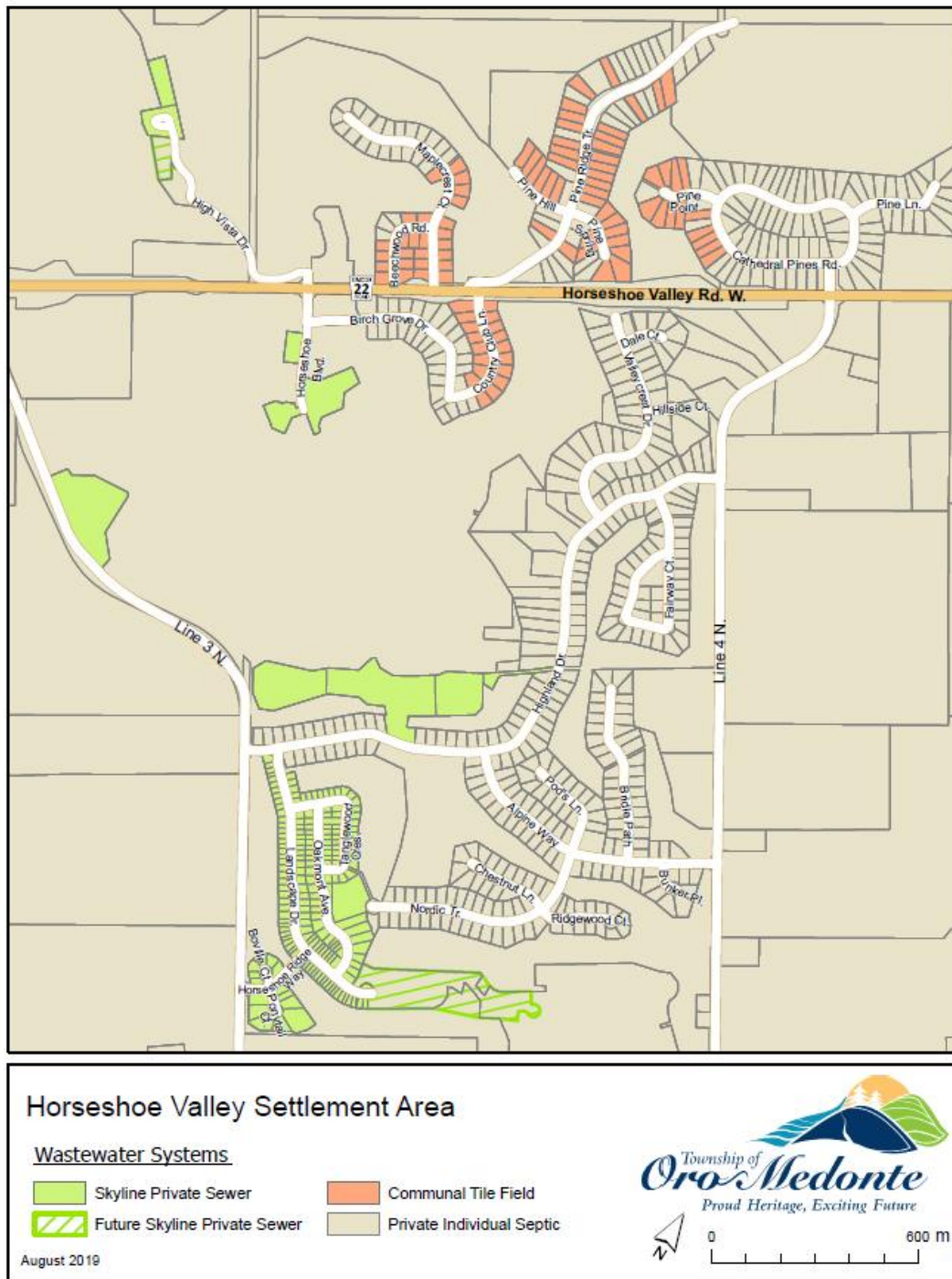
SCHEDULE "E"
SCHEDULE OF AREA SPECIFIC DEVELOPMENT CHARGES – HORSESHOE VALLEY SETTLEMENT AREA

Service	RESIDENTIAL
	Per Unit
Area-Specific Additional Charge - for Development within: - Heights of Horseshoe Phase 2 - Landscapes Phase 3 & 4 Wastewater Services	9,555

Note: This charge is payable in addition to the Township-Wide Services (Hard and Soft Services) and Horseshoe Valley Area Specific Charges in Schedule D



SCHEDULE "E-1"
MAP OF THE NOTED DEVELOPMENTS WITHIN THE HORSESHOE VALLEY
SETTLEMENT AREA





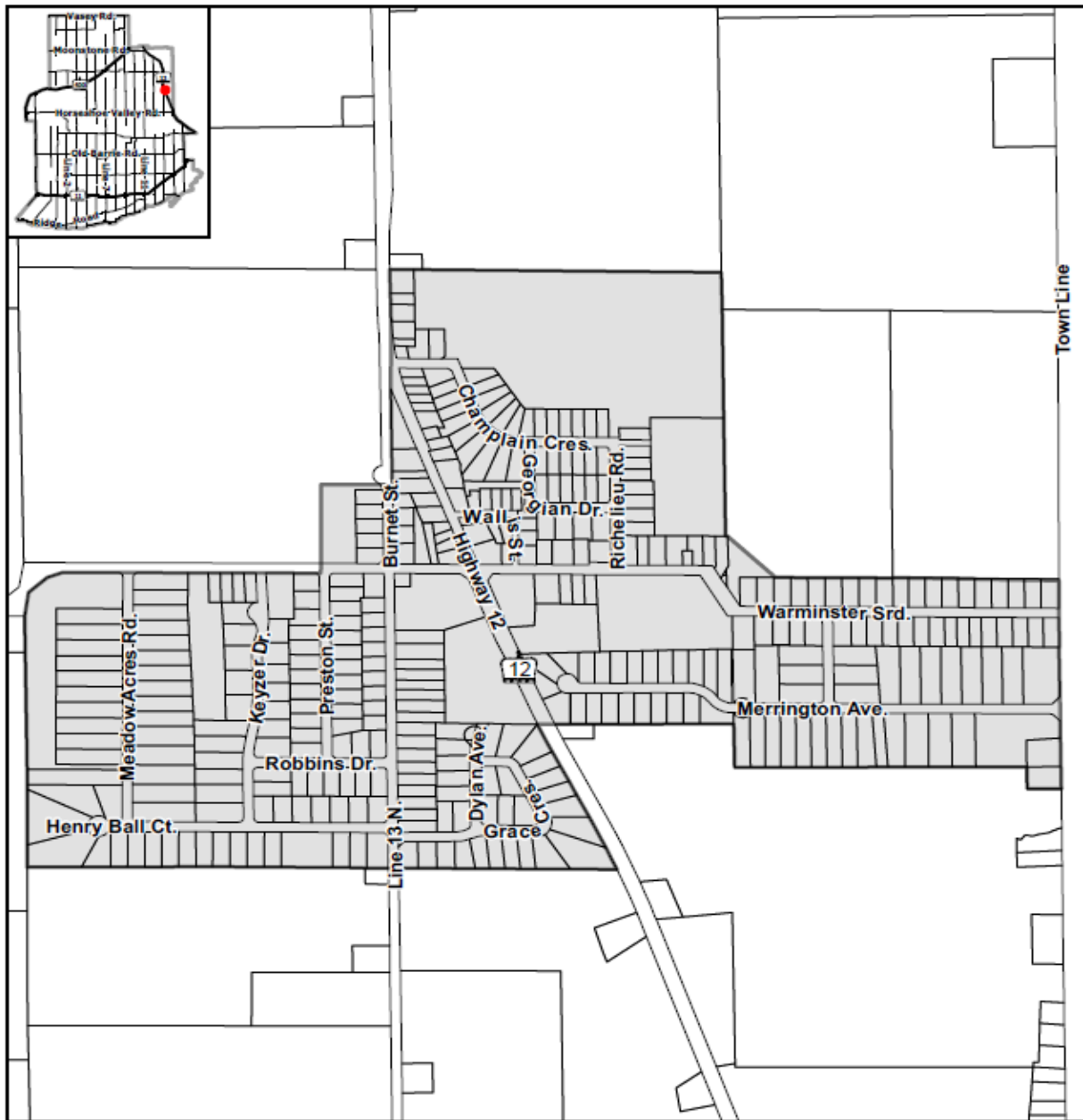
SCHEDULE "F"
SCHEDULE OF AREA SPECIFIC DEVELOPMENT CHARGES – WARMINSTER
WATER SERVICE AREA

Service	RESIDENTIAL
	Per Unit
Area-Specific Additional Charge - Warminster Water Service Area Water Services	9,303

Note: This charge is payable in addition to the Township-Wide Services (Hard and Soft Services)



SCHEDULE "F-1"
MAP OF THE WARMINSTER WATER SERVICE AREA



Warminster Water Service Area

August 2019

