



2026 Development Charges Background Study

Township of Southgate

Final Report

September 24, 2026

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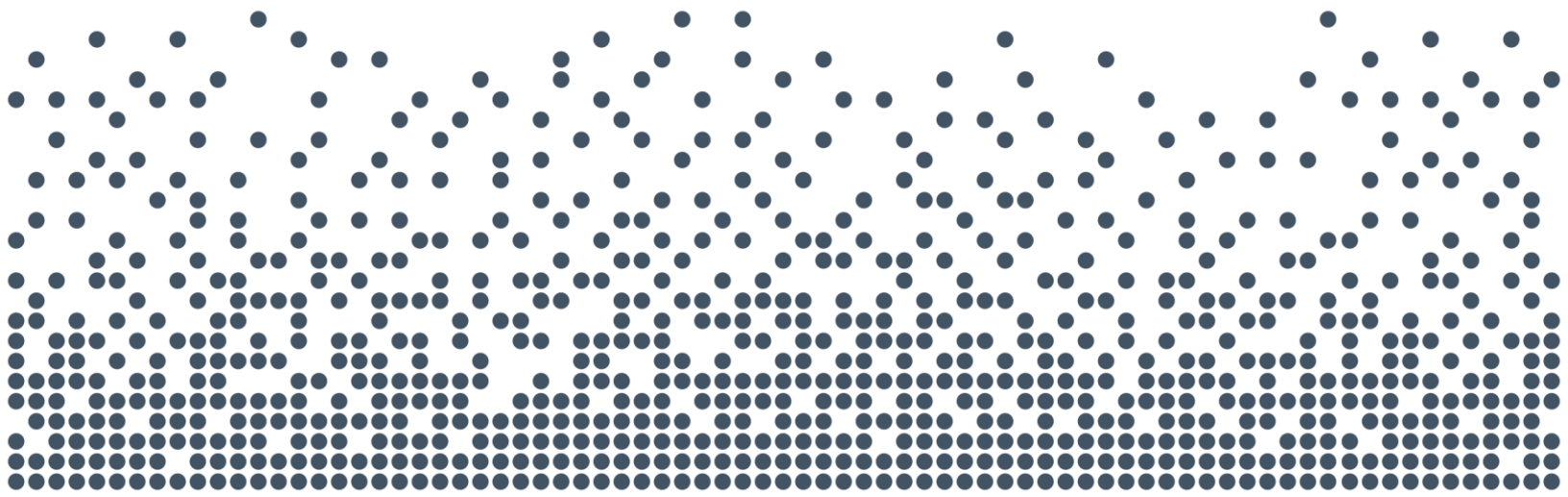
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
B.T.E.	Benefit to existing
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
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 Southgate required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - **Chapter 1 – Introduction:** Outlines the purpose of the study, the legislative process, and recent changes to the D.C.A.
 - **Chapter 2 – Current D.C. Policies:** Summarizes the Township’s existing D.C. by-law, rates, and policy framework.
 - **Chapter 3 – Anticipated Development:** Reviews expected residential and non-residential growth that drives infrastructure needs.
 - **Chapter 4 – Approach to the Calculation:** Explains the legislated methodology used to estimate the increase in service needs and to calculate eligible capital costs.
 - **Chapter 5 – D.C.-Eligible Cost Analysis:** Provides the development-related capital programs over the buildout periods for all eligible services.
 - **Chapter 6 – Development Charge Calculation:** Presents the resulting D.C. rates for each development type and class of service.
 - **Chapter 7 – Policy Recommendations and By-law Rules:** Sets out the recommended rules governing calculation, collection, exemptions, indexing, and application.
 - **Chapter 8 – Asset Management Plan:** Demonstrates that the assets funded through D.C.s are financially sustainable over their lifecycle.
 - **Chapter 9 – By-law Implementation:** Reviews the mandatory public process, appeal mechanisms, and administrative requirements associated with adopting the new D.C. by-law.
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 and a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.



- 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs are divided by the growth to provide the D.C.
3. Several changes to the D.C.A. have occurred since the passage of the Township's last D.C. Background Study. These changes include additional mandatory exemptions, discounts, and limitations on imposing D.C.s. Further discussion is provided in Chapter 1, and a detailed summary of the changes is provided in Appendix E.
4. The growth forecast utilized in the background study forecasts population, housing, and non-residential employment and floor area for the 10-year (2026 to 2036) and buildout (2026 to buildout) forecast periods. Tables ES-1 and ES-2 summarize the residential and non-residential development.



Table ES-1
Summary of Residential Development in the Township of Southgate

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
Dundalk	2026 - 2036	620	222	44	886	2,398	-370	2,028
	2026 - Buildout ^[3]	1,888	679	160	2,727	7,349	-1,408	5,940
Rural Area	2026 - 2036	150	0	0	150	468	-167	301
	2026 - Buildout ^[3]	308	0	0	308	960	-637	324
Township of Southgate	2026 - 2036	770	222	44	1,036	2,866	-537	2,329
	2026 - Buildout ^[3]	2,196	679	160	3,035	8,309	-2,045	6,264

^[1] Includes townhouses and apartments in duplexes.

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

^[3] Buildout growth forecast assumes the Dundalk urban area is built-out.

Source: Watson & Associates Economists Ltd



Table ES-2
Summary of Non-Residential Development in the Township of Southgate

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^{[1],[3]}	Total Non-Residential G.F.A. S.F.	Employment Increase ^[4]
Dundalk	2026 - 2036		178,100	128,000	84,300	390,400	476
	2026 - Buildout ^[5]		1,171,700	212,000	104,600	1,488,300	1,448
Rural Area	2026 - 2036	51,000	416,300	12,500	-	479,800	192
	2026 - Buildout ^[5]	135,000	777,000	25,500	-	937,500	376
Township of Southgate	2026 - 2036	51,000	594,400	140,500	84,300	870,200	668
	2026 - Buildout ^[5]	135,000	1,948,700	237,500	104,600	2,425,800	1,824

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,650
<i>Industrial – Dundalk</i>	<i>1,300</i>
<i>Industrial – Rural Area</i>	<i>2,775</i>
Commercial/Population-Related	500
Institutional	850

^[2] Primary industry includes agriculture and resource related employment.

^[3] Institutional square feet per employee varies by growth period due to the development of a secondary school in the 2026 to 2036 growth forecast period.

^[4] Employment Increase does not include No Fixed Place of Work.

^[5] Buildout growth forecast assumes the Dundalk urban area is built-out.

*Reflects Mid-2026 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd



5. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge.

The following services and classes of service are calculated based on a buildout forecast:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Waste Diversion Services;
- Library Services;
- Land Acquisition;
- Stormwater Services,
- Water Services; and
- Wastewater Services.

A summary of the total growth-related costs is provided below in Table ES-3.

Table ES-3
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	89,589,000
Less: Benefit to Existing Development (inclusive of reserve fund surpluses)	26,505,000
Less: Other Deductions	405,000
Less: Post Period Benefit Deductions	0
Less: Grants, Subsidies and Other Deductions	4,188,000
Net Costs to be Recovered from Development Charges	60,594,000

Based on the above table, the total growth-related costs are \$89.6 million over the forecast periods of which \$60.6 million (68%) is recoverable from D.C.s. Of the net \$60.6 million included in the calculation, \$50.4 million is recoverable from residential development and \$10.2 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this



recovery further. This suggests that non-D.C. costs over the forecast period will total \$29.0 million.

6. Chapter 6 includes a calculation of charges based on the anticipated development summarized in Tables ES-1 and ES-2 and the future identified needs presented in Table ES-3. Charges have been provided on a Township-wide basis and urban serviced area for water, wastewater and stormwater.

The schedule of charges is presented in Table ES-4. Comparisons of calculated single detached charges and non-residential charges to current are presented in Table ES-5 and Table ES-6.

Table ES-4
Calculated Schedule of Charges
(2026\$)

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)	Wind Turbines	Solar Farm (per 500 kW)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	3,650	2,092	2,011	1,357	1.20	3,650	3,650
Fire Protection Services	1,655	949	912	615	0.54	1,655	1,655
Parks and Recreation Services	4,905	2,811	2,703	1,823	0.28	-	-
Library Services	1,272	729	701	473	0.07	-	-
Waste Diversion	51	29	28	19	0.02	-	-
Growth Studies	94	54	52	35	0.10	94	94
Land Acquisition	114	65	63	42	0.04	114	114
Total Municipal Wide Services/Class of Services	11,741	6,729	6,470	4,364	2.25	5,513	5,513
Urban Services							
Stormwater Drainage and Control Services	722	414	398	268	0.29	-	-
Wastewater Services	-	-	-	-	-	-	-
Water Services	7,490	4,293	4,127	2,784	2.96	-	-
Total Urban Services	8,212	4,707	4,525	3,052	3.25	-	-
GRAND TOTAL RURAL AREA	11,741	6,729	6,470	4,364	2.25	5,513	5,513
GRAND TOTAL URBAN AREA	19,953	11,436	10,995	7,416	5.50	5,513	5,513



Table ES-5
Single Detached Residential House D.C. Comparison
(2026\$)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	4,092	3,650	(442)	-11%
Fire Protection Services	1,427	1,655	228	16%
Parks and Recreation Services	3,628	4,905	1,277	35%
Library Services	1,127	1,272	145	13%
Waste Diversion	228	51	(177)	-78%
Growth Studies	154	94	(60)	-39%
Land Acquisition	-	114	114	n/a
Total Municipal Wide Services/Classes	10,657	11,741	1,084	10%
Area Specific Services:				
Stormwater Drainage and Control Services	17	722	705	4086%
Wastewater Services	4,061	-	(4,061)	-100%
Water Services	7,411	7,490	79	1%
Total Area Specific Services	11,490	8,212	(3,278)	-29%
Grand Total - Urban Area	22,147	19,953	(2,194)	-10%

Table ES-6
Non-Residential House D.C. Comparison per sq.ft. of Gross Floor Area
(2026\$)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	1.51	1.20	(0.31)	-21%
Fire Protection Services	0.53	0.54	0.01	2%
Parks and Recreation Services	0.32	0.28	(0.04)	-12%
Library Services	0.11	0.07	(0.04)	-34%
Waste Diversion	0.08	0.02	(0.06)	-75%
Growth Studies	0.05	0.10	0.05	88%
Land Acquisition	-	0.04	0.04	n/a
Total Municipal Wide Services/Classes	2.60	2.25	(0.35)	-13%
Area Specific Services:				
Stormwater Drainage and Control Services	0.01	0.29	0.28	2085%
Wastewater Services	1.60	-	(1.60)	-100%
Water Services	3.75	2.96	(0.79)	-21%
Total Area Specific Services	5.37	3.25	(2.12)	-39%
Grand Total - Urban Area	7.97	5.50	(2.47)	-31%

7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

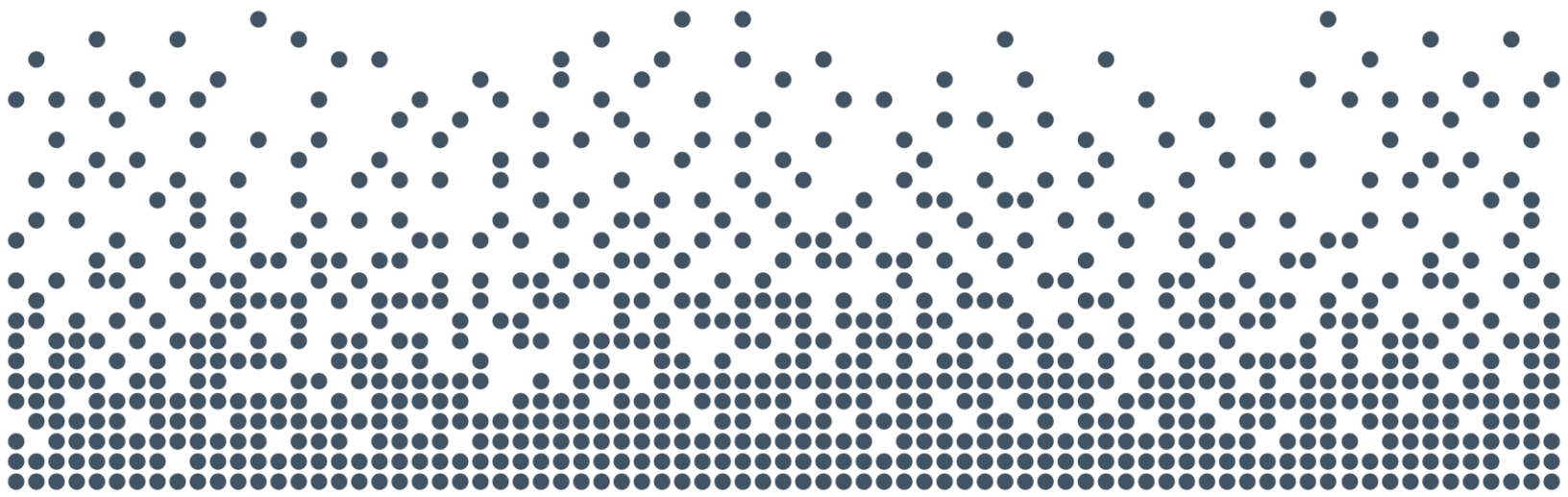
- Timing of Collection:



- D.C.s to be calculated and payable at the time of building permit issuance
- D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
- Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Non-Rental residential development to pay D.C.s at timing of occupancy permit
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
 - Long-term care homes
 - Non-profit retirement homes
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms - 25% discount
 - 2 bedrooms - 20% discount
 - <2 bedrooms - 15% discount
- Non-Statutory Deductions:
 - A place of worship, cemetery, or burial ground;
 - A public hospital under the Public Hospitals Act;



- Non-residential farm buildings;
 - Temporary uses; and
 - Non-Profit Housing meeting the requirements of a program for such purposes as administered by any agency of the Federal or Provincial government, Grey County, or the Township.
- Where redevelopment occurs within the Township, and the previously existing structure existed on the same land within the last 60 months, redevelopment credits will be assessed in accordance with the rules set out in the D.C. by-law.
 - Charges to be indexed annually on January 1st, in accordance with the D.C.A.
 - The D.C. by-law will come into force at the time of by-law passage.
8. 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 (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge)



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Township and Council in preparing this D.C. analysis and the 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 forecast amount, type, and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7), and the proposed by-law to be made available as part of the approval process (Appendix G).

In addition, the report is designed to set out sufficient background on the legislation and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9), 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

A public meeting required under Section 12 of the D.C.A. will be scheduled at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the Township's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the Township.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

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.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

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

Process Steps	Dates
1. Data collection and staff interviews and preparation of D.C. growth forecast	January 2025 to August 2026
2. Presentation of draft findings and D.C. policy discussion with Township Staff	August 2026
3. D.C. Background Study and draft D.C. by-law available to public	To be determined
4. Public Meeting of Council	To be determined. At least 2 weeks after the



Process Steps	Dates
	background study and draft by-law are publicly available
5. D.C. By-law passage	To be determined. At least 60 days after the background study and draft by-law are publicly available
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 available D.C. pamphlet	by 60 days after in force date

1.3 Recent Changes to the D.C.A.

Since the passage of the Township's previous by-law, there have been a number of changes to the D.C.A. These changes include various additional mandatory exemptions, discounts, and limitations on imposing D.C.s. A high-level summary is provided below and a detailed summary of the changes is provided in Appendix E.

- *Bill 109: More Homes for Everyone Act, 2022* – additional reporting requirements for the Annual Treasurer's statement on D.C. reserve funds;
- *Bill 23: More Homes Built Faster Act, 2022* – additional mandatory exemptions, discounts, and other changes:
 - Additional Residential Unit Exemption – add up to 2 units in a detached, semi-detached, or rowhouse within certain parameters and the units are exempt;



- Housing was removed as a D.C. eligible service;
- New exemption for Non-profit Housing;
- New exemption for Affordable and Attainable Units;
- New exemption for affordable units required through Inclusionary Zoning;
- Extension of the historical level of service calculations from 10 years to 15 years;
- Revised definition of capital costs and a mandatory phase-in (later reversed by Bill 185);
- Extension of the by-law expiry requirements from 5 years to 10 years;
- Discount for rental housing based on the number of bedrooms (15% to 25%);
- Maximum interest rate for instalment payments and the rate freeze; and
- Requirement to spend or allocate at least 60% of reserve funds for water, wastewater, and services related to a highway;
- *Bill 134: Affordable Homes and Good Jobs Act, 2023* – refinement to the definition of affordable housing for the purposes of the exemption;
- *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* – reversal of changes from Bill 23 and public process changes:
 - Revised definition of capital costs to reinclude growth-related studies;
 - Removed the mandatory phase-in from Bill 23;
 - Introduced a streamlined process for minor by-law amendments;
 - Reduced the rate freeze timing from 2 years to 18 months; and
 - Modernized public notice requirements in certain instances.
- *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025* – introduces additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes;
 - Exemption for long-term care homes;
 - Change in definition of capital costs to allow changes via regulation;
 - Expansion of the simplified by-law amendment process to include scenarios where D.C.s are reduced;
 - Requirement to impose the lower of the current D.C. or the rate freeze (with interest);
 - Allowance for regulation to group services together for the purposes of D.C. credits.



- Deferral of D.C.s to occupancy for all residential development;
- Removal of interest for legislated instalments;
- The ability for applicants to pay earlier than is required through instalments or payment at occupancy without the need for an early payment agreement; and
- Ontario Regulation 164/25 – Introduction of London Series for the purposes of indexing a D.C. by-law and expansion of the requirement to spend or allocate 60% of reserve fund balances to all services.
- *Bill 60: Fighting Delays, Building Faster Act, 2025 and Regulatory Changes* – introduces class of service for land acquisition and other reporting requirements;
 - Addition of class of service for land acquisition (with removal of land costs from level of service calculations);
 - Additional requirements related to providing a local service policy;
 - Merging of credits for water supply services and wastewater services;
 - Requirement to provide greater details in background study with respect to how growth-related and non-growth-related shares of costs are determined;
 - Additional requirements to provide documents to the Minister;
 - Deadlines provided for Treasurer's Statement completion and submission of documents to the Minister of Municipal Affairs and Housing; and
 - Additional reporting requirements for the Treasurer's Statement.
- *Bill 98: Building Homes and Improving Transportation Infrastructure Act, 2026* – introduces an exemption for non-profit retirement homes



Chapter 2

Current Township of Southgate D.C. Policy



2. Current Township of Southgate D.C. Policies

2.1 Schedule of Charges

The Township currently imposes charges through By-law 2022-154 under the D.C.A. By-law 2022-154 was passed on October 6, 2022.

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 Southgate
Current D.C. Rates

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)	Wind Turbines	Solar Farm (per 500 kW)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	4,092	2,557	2,615	1,746	1.51	4,090	4,090
Fire Protection Services	1,427	891	912	609	0.53	1,427	1,427
Parks and Recreation Services	3,628	2,268	2,319	1,549	0.32	-	-
Library Services	1,127	704	720	481	0.11	-	-
Waste Diversion Services	228	142	146	97	0.08	-	-
Growth Studies	154	96	98	65	0.05	154	154
Total Municipal Wide Services/Class of Services	10,657	6,658	6,811	4,548	2.60	5,671	5,671
Urban Services							
Stormwater	17	11	11	8	0.01	-	-
Wastewater Services	4,061	2,538	2,596	1,731	1.60	-	-
Water Services	7,411	4,631	4,737	3,160	3.75	-	-
Total Urban Services	11,490	7,180	7,344	4,899	5.37	-	-
GRAND TOTAL RURAL AREA	10,657	6,658	6,811	4,548	2.60		
GRAND TOTAL URBAN AREA	22,147	13,838	14,155	9,447	7.97		

2.2 Services Covered

The following services are covered under By-law 2022-154:

Township-wide Services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Waste Diversion Services; and

Urban Services:



- Stormwater Services;
- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are calculated and payable on the date that the first building permit is issued in relation to a building or structure on land to which the D.C. relates. Where D.C.s apply to land in relation to which a building permit is required, the building permit shall not be issued until the D.C. has been paid in full.

D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment application are frozen at the time the application is submitted. Once the application is approved, the applicant has 18 months to obtain the building permits related to the development, otherwise, the current D.C. is applicable.

D.C.s for rental housing and institutional development shall be paid in 6 equal annual instalments, with the first payment due upon occupancy or occupancy permit.

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

Note: additional legislative changes have been provided with respect to timing of payment (e.g. non-rental residential D.C.s are now payable at occupancy). Further details are provided in Chapter 7 and Appendix E.



2.4 Indexing

Indexing of the D.C.s shall be implemented annually each January 1st, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).^[1]

2.5 Redevelopment Allowance

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

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

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

^[1] Ontario Regulation (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.



2.6 Exemptions

The following non-statutory exemptions are provided under By-law 2022-154:

- Non-residential farm building for a bona fide farm use, with a valid Farm Business Registration Number and assessed as Farmland Realty Tax Class;
- Places of worship, cemetery or burial ground exempt from taxation under the Assessment Act;
- Hospitals under the Public Hospitals Act; and
- The first 2,500 square feet of non-residential gross floor area for a new building within the Urban Area.
- Temporary buildings or structures
 - Prior to the issuance of a building permit for a temporary building or structure, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge that would be required by Subsection 3.8, 3.9, or 3.10 if the terms of the agreement are not met and the building is not removed by the agreed upon date. The terms of such agreement shall then prevail over the provisions of By-law 2022-154.
- Non-Profit Housing meeting the requirements of a program for such purposes as administered by any agency of the Federal or Provincial government, Grey County, or the Township.
 - Prior to the issuance of a building permit for a non-profit housing, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge that would be required by Subsection 3.8, 3.9, or 3.10 if the terms of the agreement are not met. The terms of such agreement shall then prevail over the provisions of By-law 2022-154.



Chapter 3

Anticipated Development in the Township of Southgate



3. Anticipated Development in the Township of Southgate

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 will be required to provide services over a 10-year (2026 to 2036) and a longer-term (2026 to urban buildout) time horizon.

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

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

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

- Grey County Growth Management Plan Update, February 2026, by Hemson Consulting Ltd.;
- Township of Southgate 2022 Development Charges Background Study, August 2, 2022, by Watson & Associates Economists Ltd.
- Village of Dundalk Comprehensive Review Report, September 2020 and Addendum Letter August 2021, MHBC Planning Urban Design & Landscape Architecture;
- Municipal Zoning Orders O Reg 161/22, 162/22 and 165/22;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2016 to 2025 period;



- Residential and non-residential supply opportunities as identified by Township of Southgate staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Southgate.

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, population in the Township of Southgate (excluding census undercount) is anticipated to reach approximately 13,120 by mid-2036 and 17,060 by urban buildout, resulting in an increase of approximately 2,330 and 6,260 persons, respectively. ^[1]

^[1] The population figures used in the calculation of the 2026 D.C. exclude the net Census undercount, which is estimated at approximately 4.2%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model

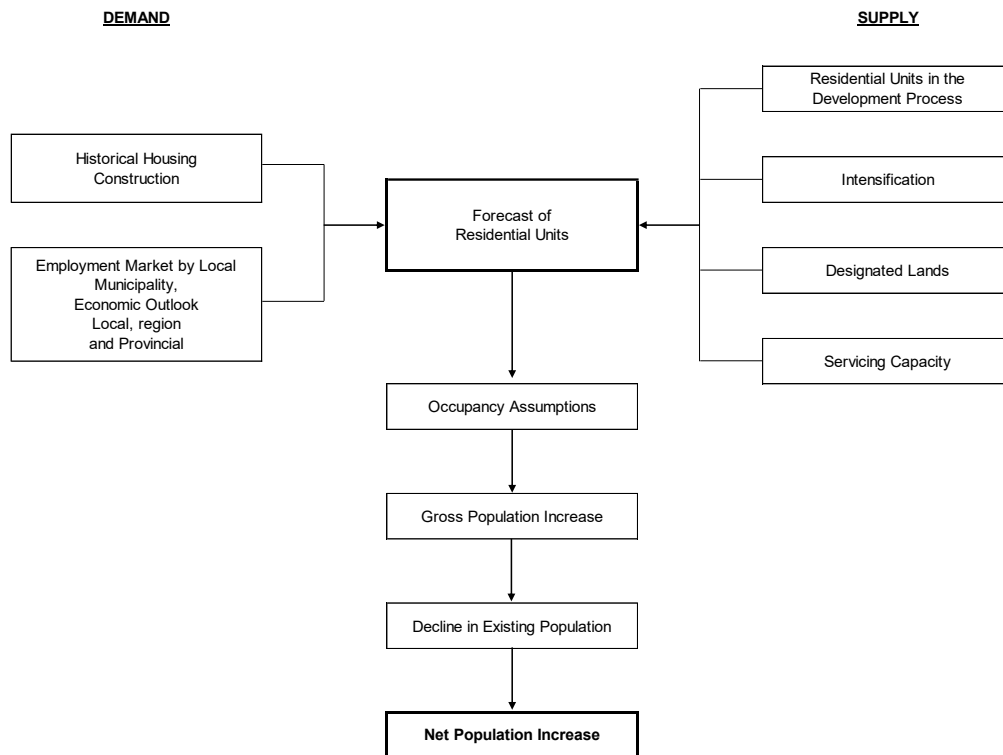




Table 3-1
Township of Southgate
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Population (Excluding Census Undercount)	Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
				Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2011	7,490	7,190	2,390	30	105	95	2,620	2.744
	Mid 2016	7,660	7,354	2,485	10	105	110	2,710	2.714
	Mid 2021	9,080	8,716	2,775	15	120	105	3,015	2.891
Forecast	Mid 2026	11,240	10,793	3,247	156	135	105	3,643	2.963
	Mid 2036	13,670	13,122	4,017	378	179	105	4,679	2.805
	Buildout ^[4]	17,770	17,057	5,443	835	295	105	6,678	2.554
Incremental	Mid 2011 - Mid 2016	170	164	95	-20	0	15	90	
	Mid 2016 - Mid 2021	1,420	1,362	290	5	15	-5	305	
	Mid 2021 - Mid 2026	2,160	2,077	472	141	15	0	628	
	Mid 2026 - Mid 2036	2,430	2,329	770	222	44	0	1,036	
	Mid 2026 - Buildout ^[4]	6,530	6,264	2,196	679	160	0	3,035	

^[1] Population includes the Census undercount estimated at approximately 4.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

^[4] Buildout growth forecast assumes the Dundalk urban area is built-out.

Notes:

Numbers may not add due to rounding.

Source: Derived from The Village of Dundalk Comprehensive Review Report, September 2020 and Addendum August 2021, Municipal Zoning Orders O Reg 161/22, 162/22 and 165/22 and discussions with Township staff. Watson & Associates Economists Ltd.



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

1. 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 the Township of Southgate.
- Based on the above indicators, the 2026 to 2036 household growth forecast for the Township is comprised of a unit mix of 74% low density units (single detached and semi-detached), 21% 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 by area for the Township of Southgate
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2026 and 2036 by development location is summarized below.

Table 3-2
Township of Southgate
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2026 to 2036	Percentage of Housing Growth, 2026 to 2036
Dundalk	890	86%
Rural Area	150	14%
Township of Southgate	1,040	100%

Note: Figures may not sum precisely due to rounding.

3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services and certain services with respect to land to a 10-year planning horizon. All other



services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by urban buildout in the Township of Southgate over the forecast period is presented in Table 3-1. Over the 2026 to 2036 forecast period, the Township is anticipated to average approximately 104 new housing units per year.
- 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.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Southgate. Due to data limitations medium and high density P.P.U. data was derived from the Grey County which includes the Township of Southgate, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.118
 - Medium density: 1.787
 - High density: 1.552

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

- Existing households for mid-2026 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).



- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2026 to 2036 forecast period is forecast to decline by approximately 540.

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

- The employment forecast provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the Township of Southgate is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 80 primary (5%);
 - 755 work at home employment (49%);
 - 270 industrial (17%);
 - 305 commercial/population-related (20%); and
 - 140 institutional (9%).
- The 2016 employment by usual place of work, including work at home, is 1,545. An additional 305 employees have been identified for the Township of Southgate in 2016 that have no fixed place of work (N.F.P.O.W.).^[4]
- Total employment, including work at home and N.F.P.O.W. for the Township of Southgate is anticipated to reach approximately 3,560 by

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

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

^[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[4] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



mid-2036 and 5,560 by urban buildout. This represents an employment increase of approximately 1,130 for the 10-year forecast period and 3,130 for the longer-term forecast period.

- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township of Southgate (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,640 by mid-2036 and 2,800 by urban buildout. This represents an employment increase of approximately 670 for the 10-year forecast period and 1,820 for the longer-term forecast period.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,650 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 850 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 0.9 million sq.ft. over the 10-year forecast period and 2.4 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2026 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 6%
 - industrial – 68%;
 - commercial/population-related – 16%; and



- institutional – 10%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by area for the Township of Southgate.
- The amount and percentage of forecast total non-residential growth between 2026 and 2036 by development location is summarized below.

Table 3-3
Township of Southgate
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2036	Percentage of Non-Residential G.F.A., 2025 to 2036
Dundalk	377,100	45%
Rural Area	479,800	55%
Township of Southgate	870,200	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1B (as per the legend in Table 4-1A). Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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



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

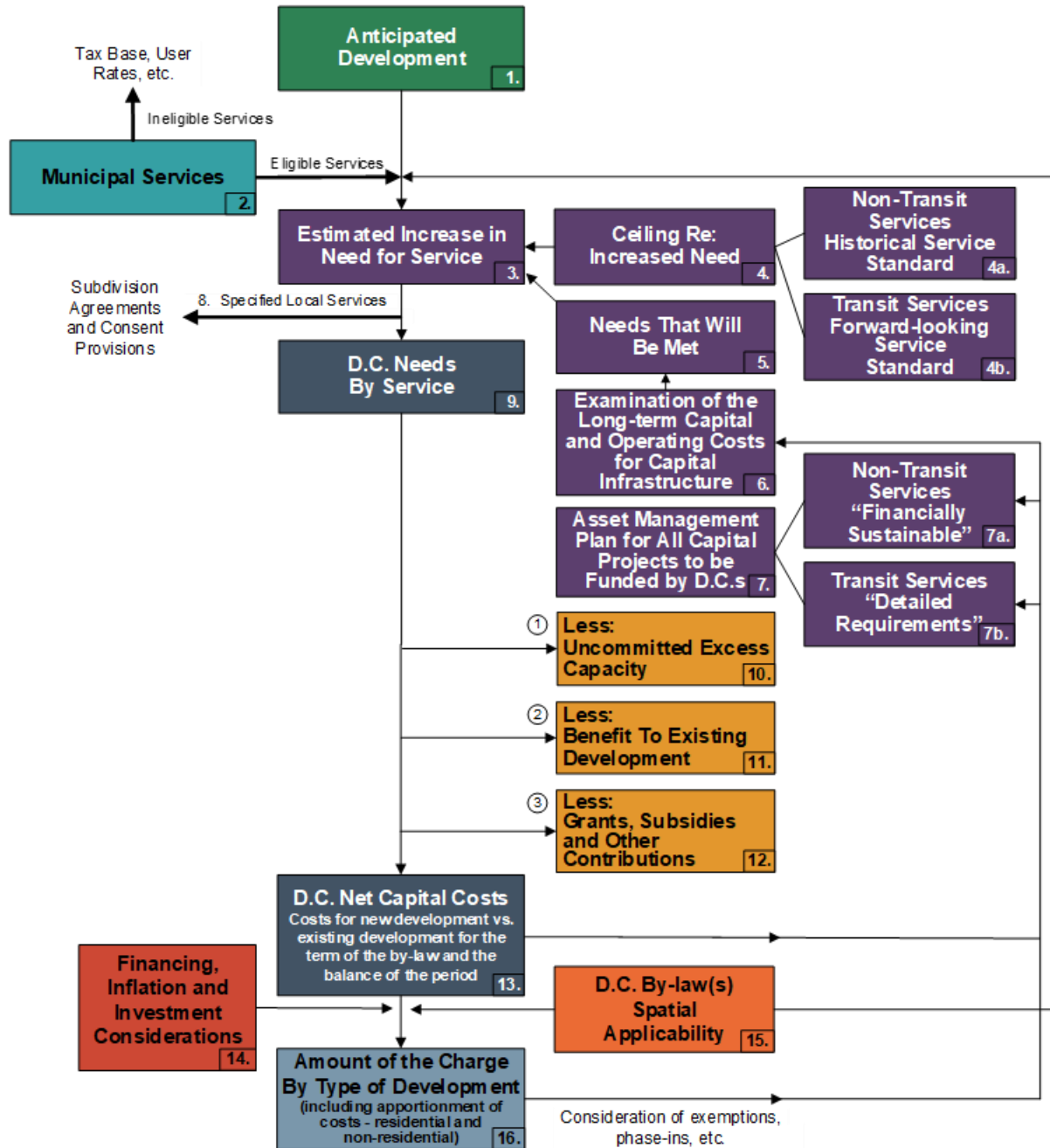




Table 4-1A
Categories of Township Services to be Addressed as Part of the
Calculation – Eligibility Legend

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

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

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

^[1] with a 7+ year useful life.



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ^[1]
6. Transit Services	n/a n/a	6.1 Transit vehicles ^[1] & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes Yes No	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ^[1] 7.3 Waste diversion - Other
8. Policing Services	n/a n/a n/a	8.1 Police Detachments 8.2 Police rolling stock ^[1] 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire vehicles ^[1] 9.3 Fire equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ^[1]
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes No Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ^[1] 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ^[1]
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ^[1] and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ^[1]
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ^[1]

^[1] with a 7+ year useful life.



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Child care space 15.2 Vehicles ^[1]
16. Services related to proceedings under the <i>Provincial Offences Act</i> , including by-law enforcement services and municipally administered court services	n/a n/a	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ^[1]
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study 20.3 Land acquisition costs for facilities

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 Local Service Policy is included in Appendix D.

^[1] with a 7+ year useful life.



4.5 Capital Forecast

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

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

The capital costs include:

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

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

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

4.8 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 7 of subsection 5 (1).”

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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the next forecast 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 D.C. estimated reserve fund balances, by service, as of December 31, 2025, are provided in Table 4-2. The balances have been adjusted to reflect commitments outstanding for prior approved growth-related projects and collections as of June 30, 2026. These balances have been considered in the D.C. calculations:

Table 4-2
Township of Southgate
Projected Development Charge Reserve Fund Balances

Service	Estimated Unadjusted Year-End Balance	Reserve Fund Adjustments (Inclusive of Mid-Year Collections)	Total
Roads and Related	1,545,135	(4,719,329)	(3,174,194)
Fire Services	292,116	(42,627)	249,488
Parks and Recreation	2,754,747	131,494	2,886,241
Library	342,477	67,645	410,122
Growth-Related Studies	164,069	(69,336)	94,733
Waste Diversion	93,887	(5,236)	88,651
Wastewater	7,960,076	206,349	8,166,425
Water	(1,437,624)	345,340	(1,092,284)
Stormwater	398,607	1,050	399,656
Total	12,113,489	(4,084,651)	8,028,838

4.9 Deductions

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

- the historical level of service ceiling;
- uncommitted excess capacity;



- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Historical Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service (for the additional development increment) exceeding the average historical level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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



4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality;
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement.

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

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



4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.10 Township-Wide vs. Area-Specific

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

The Township uses an area-specific D.C. calculation for water, wastewater, and stormwater services for the urban areas. Further discussion on the spatial applicability of D.C.s is provided in Section 7.3.7.

4.11 Allocation by Type 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.

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are



silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

The service component is evaluated on two format sheets:

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

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

5.2 Service Levels and Buildout Capital Costs for Township-wide Development Charge Services and Class of Services Calculation

This section evaluates the development-related capital requirements for all Township’s services under a buildout planning period, from mid-2026 to buildout.

5.2.1 *Services Related to a Highway*

The Township’s inventory of roadways is measured in kilometres (km) and includes Paved Roads (Urban and Semi-Urban), Paved Roads (Rural), Surface Treated and Gravel roads external to subdivisions. In total, the Township currently owns 508 km of roads. The Township also has 28,660 sq.ft. of facility space related to public works facilities and 35 vehicles & equipment units to service the roads network.



The total inventory of assets over the past 15-years results in an invested level of service of \$20,832 per capita. When applied to the buildout forecast population of 6,264, a maximum D.C.-eligible cost of \$130.5 million is applicable.

Table 5-1 provides the buildout capital program for services related to a highway. The capital program includes rural road upgrades and improvements, urban road reconstructions, sidewalks, vehicles and public works' share of the new multi-use facility that will house public works, fire and administrative/Council services. Further to these capital projects, the costs for roads needs study updates and a bridge study have been included. The total gross capital cost of the program is approximately \$21.9 million over the forecast period. A deduction related to the benefit to the existing development has been applied for \$8.5 million. The current reserve fund deficit is accounted for and results in \$3.2 million being included in the calculation of the charge. As a result, the total D.C.-recoverable cost of \$12.6 million has been included in the calculation of the charge.

Approximately \$9.7 million (77%) and \$2.9 million (23%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the forecast period.

5.2.2 Fire Protection Services

The Township currently provides fire protection services to its community through one fire station equipped with 7 vehicles and 104 items of equipment and gear, including gear to outfit firefighters. The total inventory of assets over the past 15 years results in an invested level of service of \$1,504 per capita. When applied to the forecast population, a maximum D.C.-eligible cost of approximately \$9.4 million is applicable.

The capital program for fire protection services is provided in Table 5-2. The capital program includes a total gross capital cost of \$6.0 million over the forecast period, including fire's share of the new multi-use facility, equipment for additional fire fighters, additional vehicles and a fire master plan. Of the gross capital costs, \$300,200 has been deducted for the benefit to the existing development inclusive of the reserve fund balance of \$249,500.

As a result, the D.C.-recoverable cost of \$5.7 million has been included in the calculation of the charge and has been apportioned to residential and non-residential



development based on the incremental population and employment growth over the period.

5.2.3 Parks and Recreation Services

The Township currently maintains 37 acres of parkland with 21 amenities, which include various sports fields, playgrounds and related equipment pads, pools, etc. Additionally, the Township maintains 0.6 km of trails and 36,610 sq.ft. of recreational facility space. To maintain these assets, the Township is equipped with 6.5 vehicles and equipment.

The total inventory of assets related to parks and recreation services over the past 15 years results in an invested level of service of \$2,260 per capita. When applied to the forecast population, a maximum D.C.-eligible cost of \$15.6 million is calculated.

Table 5-3 provides the capital program related to parks and recreation services over the forecast period. It includes capital works related to a provision for additional facility space, neighbourhood park developments, trails, various other parkland amenities and vehicles required for the additional infrastructure. In addition to these costs, a recognition of the credits provided to Flato for the installation of infrastructure has also been included in the calculation of the charge.

The gross capital cost for the capital program totals \$16.8 million. Deductions in recognition of the benefits existing development have been made totaling \$3.0 million of which includes a reduction to recognize the D.C. reserve balance of \$2.9 million.

As a result, \$13.8 million has been included in the calculation of the charge. As the predominant users of parks and recreation services tend to be residents of the Township, the forecast D.C.-recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, \$13.1 million, and \$0.7 million have been allocated to residential and non-residential developments, respectively.

5.2.4 Library Services

The Township provides library services through the utilization of a 5,821 square foot facility and 15,757 collection materials. This level of service represents an investment of \$539 per capita, which, when applied against the forecast population of 6,264 results in a maximum D.C.-eligible cost of \$3.4 million.



To service this future growth, the Township has included cost for additional collection material as well as a provision for expanded library floor space (inclusive of anticipated financing costs). From these costs, the Township's existing reserve fund balance of \$410,000 has been deducted from the calculation of the charge. This results in the total D.C.-eligible costs considered for library services being \$3.6 million.

As library services are primarily utilized by residents, these costs have been allocated 95% to residential development and 5% to non-residential development. Table 5-4 outlines the capital program as it relates to parks and recreation.

5.2.5 Waste Diversion Services

The Township provides a total of 40,085 sq.ft. of solid waste management facility space, of which 28,749 sq.ft. (72%) is for D.C. eligible waste diversion services. The facility space related to landfill services has been excluded from the historical level of service calculations, as these services are ineligible under the D.C.A. In addition, waste diversion vehicles have been included in the level of service calculations. In total, this capital investment in waste diversion services results in a 15-year historical average level of service of \$336 per capita. Applying this historical average level of service to the anticipated development over the forecast period, the Township would be eligible to collect a maximum of \$2.1 million for this purpose.

The Township has identified the need for upgrades to transfer stations and new hazardous waste storage containers which total \$981,400. From this cost, for the transfer station upgrades, deductions are made to acknowledge the share of the project that relates to non-D.C. eligible costs of \$381,440. A further deduction of \$422,500 is made in recognition of the benefits received by existing development and current reserve fund balances. This results in a total D.C.-eligible cost of \$177,400 being included in the calculation of the charge.

These costs are then distributed between residential and non-residential development based on the share of population and employment growth (i.e., 77% residential and 23% non-residential). The capital costs discussed are summarized in Table 5-5.

5.2.6 Land Acquisition

Land related to D.C. eligible services is considered a class of service under the D.C.A., similar to growth-related studies.



The land costs included in this subsection are related to the anticipated capital costs for services that are assessed from 2026 to buildout (i.e., fire services and services related to a highway). The Township has identified the need for land acquisition related a new multi-use facility that will house additional facility space for public works, fire, administration and Council. The total estimated cost for these lands is \$500,000. A deduction of \$107,100 has been made to address the share of the costs that are related to non-D.C. eligible services. As a result, the net D.C.-recoverable cost to be included in the calculations is \$392,900.

The shares of these costs between residential and non-residential development reflect the shares identified for each specific service area above and their share of total capital costs included within the charge. This results in the aggregate share being 77% residential and 23% non-residential. Land costs are presented in Table 5-6.

5.2.7 Growth-Related Studies (Class of Services)

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class comprises the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Waste Diversion Services;
- Library Services;
- Land Acquisition;
- Stormwater Services,



- Water Services; and
- Wastewater Services.

The following provides a list of the studies that have been identified for the 10-year forecast period:

- Development Charge Studies;
- Zoning By-law Review;
- Official Plan Update; and
- CPPS By-law Review.

The list of growth-related studies, as provided in Table 5-7, has an estimated gross capital cost of approximately \$672,500. For planning-related studies, a deduction of 10% of the growth-related costs, totaling \$23,610, has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Furthermore, after accounting for the benefit to existing development deduction of \$331,100 including the reserve fund balance of \$94,700, results in net D.C. recoverable costs of \$317,800.

Planning-related studies and future D.C. background studies have been allocated to the services in the following manner based on the share of D.C. eligible costs by service area:

- Services Related to a Highway – 19.9%;
- Fire Protection Services – 9%;
- Parks and Recreation Services – 21.6%;
- Waste Diversion Services – 0.3%;
- Library Services – 10.8%;
- Land Acquisition – 0.6%;
- Stormwater Services – 3.3%,
- Water Services – 34.5%; and
- Wastewater Services – 0%.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-5 (i.e., 79% residential and 21% non-residential).



Table 5-1
Infrastructure Costs Included in the Development Charge Calculation
Roads and Related Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	Post Period Benefit	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 77%	Non-Residential Share 23%
	2026 to Buildout									
	<u>Rural Road Upgrades/Improvements</u>		-	-	-	-		-	-	-
1	Road 22 from Dromore to SDRD 3 (551, 246, 465) (5.5km)	2033	1,429,300	-	1,429,300	795,300		634,000	488,180	145,820
2	SDRD 39 from Wilder Lake Road to Townline (2km)	2031	802,600	-	802,600	446,600		356,000	274,120	81,880
3	Wilder lake Road ID 391,561 (1.033km)	2032	388,400	-	388,400	216,100		172,300	132,671	39,629
4	Southgate Sdrd 03 From Southgate Rd 08-Grey Rd 9 (ID 337,338,339,470) (8270m)	2026	1,831,400	-	1,831,400	1,019,100		812,300	625,471	186,829
5	Southgate Sdrd 71 From Southgate Rd 26 to Municipal Boundary (ID 99,150,152,162,472,440) (8150m)	2027	1,804,800	-	1,804,800	1,004,300		800,500	616,385	184,115
6	Southgate Sdrd 41 From Southgate Rd 04 to Southgate Rd 12 (ID 599,381,379,378) (6530m)	2028	1,446,100	-	1,446,100	804,700		641,400	493,878	147,522
	<u>Urban Road Reconstructions</u>		-	-	-	-		-	-	-
7	Bradley/Grey/Osprey Reconstruction (846m)	2026	4,156,100	-	4,156,100	2,312,700	771,924	1,071,476	825,037	246,440
8	Main Street West Recon. (Proton Street to Ida Street) (1350m) Twsp portion	2027	1,751,000	-	1,751,000	974,400		776,600	597,982	178,618
9	Eco Parkway (1.1km)	2026-2046	507,000	-	507,000	282,100		224,900	173,173	51,727
	<u>Sidewalks</u>		-	-	-	-		-	-	-
10	Bradley/Highpoint Sidewalk Extension	2027	334,800	-	334,800	186,300		148,500	114,345	34,155
11	Dundalk Sidewalk Improvements (\$50k every other year)	2026-2046	500,000	-	500,000	278,200		221,800	170,786	51,014
	<u>Facilities</u>		-	-	-	-		-	-	-
12	Public Works Portion of New Multi-Use Facility	2026-2046	2,207,100	-	2,207,100	-		2,207,100	1,699,467	507,633
	<u>Equipment</u>		-	-	-	-		-	-	-
13	Vehicle- Single Axle for Dundalk	2032	412,000	-	412,000	-		412,000	317,240	94,760
14	Sidewalk Plow	2027	236,900	-	236,900	-		236,900	182,413	54,487
15	Sidewalk Plow	2032	236,900	-	236,900	-		236,900	182,413	54,487
16	New Street Sweeper	2027	360,500	-	360,500	-		360,500	277,585	82,915
	<u>Studies</u>		-	-	-	-		-	-	-
17	Road Needs Study Update	2026-2046	150,000	-	150,000	75,000		75,000	57,750	17,250
18	Bridge Study	2026-2046	140,000	-	140,000	70,000		70,000	53,900	16,100
	Reserve Fund Adjustment		3,174,194	-	3,174,194	-		3,174,194	2,444,129	730,065
	Total		21,869,094	-	21,869,094	8,464,800	771,924	12,632,370	9,726,925	2,905,445



Table 5-2
Infrastructure Costs Included in the Development Charge Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	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 77%	Non-Residential Share 23%
	2026 to Buildout										
1	Fire Portion of New Multi-Use Facility	2026	2,650,000	-		2,650,000	-		2,650,000	2,040,500	609,500
2	Bunker Gear - 8 units	2026-2033	58,400	-		58,400	-		58,400	44,968	13,432
3	Second Set of Bunker Gear (8 units)	2026-2046	58,400	-		58,400	29,200		29,200	22,484	6,716
4	Ladder Truck	2027	2,300,000	-		2,300,000	-		2,300,000	1,771,000	529,000
5	Pumper Truck	2032	874,000	-		874,000	-		874,000	672,980	201,020
6	Fire Master Plan	2032	86,000	-		86,000	21,500		64,500	49,665	14,835
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	249,488		(249,488)	(192,106)	(57,382)
			-	-		-	-		-	-	-
	Total		6,026,800	-	-	6,026,800	300,188	-	5,726,612	4,409,491	1,317,121



Table 5-3
Infrastructure Costs Included in the Development Charge Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	2026 to Buildout										
1	Nieghborhood Park Development (3)	2026-2046	248,100	-		248,100	-		248,100	235,695	12,405
2	Trail Development - Connections	2026-2046	94,200	-		94,200	47,100		47,100	44,745	2,355
3	Provision for Community Centre Facility	2028	11,602,870	-		11,602,870	-		11,602,870	11,022,726	580,143
3	Provision for Community Centre Facility - Net Present Value of Incremental Interest Payments	2028	2,357,321	-		2,357,321	-		2,357,321	2,239,455	117,866
4	Splash Pad	2028	234,700	-		234,700	130,600		104,100	98,895	5,205
5	Ball Diamonds (6)	2026-2046	1,804,800	-		1,804,800	-		1,804,800	1,714,560	90,240
6	Soccer Fields (5)	2026-2046	176,000	-		176,000	-		176,000	167,200	8,800
7	Pick-Up Truck	2026-2030	70,400	-		70,400	-		70,400	66,880	3,520
8	Trailer	2026-2046	9,100	-		9,100	-		9,100	8,645	455
9	Mower (2)	2026-2046	32,400	-		32,400	-		32,400	30,780	1,620
10	Ice Resurfacers	2030	135,300	-		135,300	-		135,300	128,535	6,765
11	Flato Credits	2026-2046	56,334	-		56,334	-		56,334	53,517	2,817
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	2,886,241		(2,886,241)	(2,741,929)	(144,312)
	Total		16,821,525	-	-	16,821,525	3,063,941	-	13,757,584	13,069,705	687,879



Table 5-4
Infrastructure Costs Included in the Development Charge Calculation
Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2026 to Buildout									95%	5%
1	Future Collections, Databases and Eresources	2026-2046	923,126	-		923,126	-		923,126	876,969	46,156
2	Provision for New Library	2026	2,455,237	-		2,455,237	-		2,455,237	2,332,476	122,762
3	Provision for New Library - Net Present Value of Incremental Interest Payments	2026-2046	498,823	-		498,823	-		498,823	473,882	24,941
	Reserve Fund Adjustment		-	-		-	410,122		(410,122)	(389,616)	(20,506)
			-	-		-	-		-	-	-
	Total		3,979,087	-	-	3,979,087	410,122	-	3,568,965	3,390,517	178,448

Table 5-5
Infrastructure Costs Included in the Development Charge Calculation
Waste Diversion Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2026 to Buildout									77%	23%
1	Dundalk Transfer Station Upgrades	2026	900,000	-	360,000	540,000	300,500		239,500	184,415	55,085
2	New Hazardous Waste Container	2027	27,800	-		27,800	15,500		12,300	9,471	2,829
3	Holstein Transfer station upgrades	2026	53,600	-	21,440	32,160	17,900		14,260	10,980	3,280
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	88,651		(88,651)	(68,261)	(20,390)
	Total		981,400	-	381,440	599,960	422,551	-	177,409	136,605	40,804



Table 5-6
Infrastructure Costs Included in the Development Charge Calculation
Land Acquisition

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Buildout	Timing (year)	Gross Capital Cost Estimate (2026\$)	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 77%	Non-Residential Share 23%
1	Land for New Multi-Use Facility	2026-2046	500,000	-	107,100	392,900	-		392,900	302,533	90,367
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		500,000	-	107,100	392,900	-	-	392,900	302,533	90,367



Table 5-7
Infrastructure Costs Included in the Development Charge Calculations
Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
	2026 to 2035										
1	Official Plan Update	2027	70,400	-	3,520	66,880	35,200		31,680	25,094	19,878
2	Official Plan Update	2037	70,400	-	3,520	66,880	35,200		31,680	25,094	19,878
3	Development Charge Studies	2030-2046	200,000	-		200,000	-		200,000	158,425	125,492
4	Zoning By-law Review	2024	93,900	-	4,690	89,210	47,000		42,210	33,436	26,485
5	Zoning By-law Review	2034	93,900	-	4,690	89,210	47,000		42,210	33,436	26,485
6	Zoning By-law Review	2044	93,900	-	4,690	89,210	47,000		42,210	33,436	26,485
7	CPPS By-Law Review	2026-2030	50,000	-	2,500	47,500	25,000		22,500	17,823	14,118
			-	-		-	-		-	-	-
	Reserve Fund Adjustment			-		-	94,733		(94,733)	(75,040)	(19,693)
	Total		672,500	-	23,610	648,890	331,133	-	317,757	251,703	239,128



Table 5-8
Infrastructure Costs Covered in the D.C. Calculation
Growth-Related Studies – Residential/Non-Residential Shares

Service Area	Total Study Costs	Residential Share	Non-Residential Share
Municipal Wide Services/Class of Service:			
Services Related to a Highway	62,875	48,414	14,461
Fire Protection Services	28,503	21,947	6,556
Parks and Recreation Services	68,475	65,052	3,424
Library Services	34,639	17,764	16,876
Waste Diversion	883	680	203
Growth Studies	-	-	-
Land Acquisition	1,956	1,506	450
Urban Services			
Stormwater Drainage and Control Services	10,584	8,467	2,117
Wastewater Services	-	-	-
Water Services	109,842	87,874	21,968
Total	317,757	251,703	66,054
Residential/Non-Residential %		79%	21%



5.3 Urban Buildout Capital Costs for Township Urban Service Development Charge Services Calculation

This D.C. background study provides for the application of water, wastewater, and stormwater charges within the municipally serviced urban areas of Dundalk. The anticipated development-related capital requirements for these services have been considered over the urban buildout forecast period.

5.3.1 Stormwater Services

The stormwater program includes improvements to the Highpoint Drain, to accommodate growth within the Township.

In total, the gross capital cost estimates amount to \$2.5 million. A benefit-to-existing deduction of \$399,700, which is completely attributable to the existing reserve fund balance. The net capital costs identified for inclusion in the calculation total \$2.1 million.

These costs have been allocated 80% residential and 20% non-residential, based on forecast population and employment over the forecast period.

5.3.2 Wastewater Services

The capital program for wastewater services includes upgrades to the sewage treatment facility (including anticipated financing costs), wastewater SCADA technology, and future study costs. The gross capital costs are estimated at \$10.4 million. After accounting for benefits received by existing development and estimated grant funding, existing reserve fund balances exceed the growth-related needs. As such, no costs have been included in the calculation of the charge and excess reserve fund balances have been applied against the growth-related water service costs.

5.3.3 Water Services

The water program includes outstanding debt payments for the construction of Well D5, Well D6 Construction and Well D3 upgrades. The capital program also includes various oversizing, looping and upgrades to linear infrastructure.

In total, the gross capital cost estimates amount to \$26.4 million. A benefit-to-existing deduction of \$4.3 million has been made inclusive of the excess wastewater reserves. This results in the total capital costs included in the calculation are \$22.1 million.



These costs have been allocated 80% residential and 20% non-residential, based on forecast population and employment over the forecast period.



Table 5-9
Infrastructure Costs Included in the Development Charge Calculation
Stormwater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to Urban Buildout	Timing (year)	Gross Capital Cost Estimate (2026\$)	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 80%	Non-Residential Share 20%
1	Highpoint Drain Improvements	2026-2030	2,155,300	-		2,155,300	-		2,155,300	1,724,240	431,060
2	Highpoint Drain Improvements	2027	370,800	-		370,800	-		370,800	296,640	74,160
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	399,656		(399,656)	(319,725)	(79,931)
			-	-		-	-		-	-	-
	Total		2,526,100	-	-	2,526,100	399,656	-	2,126,444	1,701,155	425,289



Table 5-10
Infrastructure Costs Included in the Development Charge Calculation
Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	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 80%	Non-Residential Share 20%
	2026 to Urban Buildout										
1	Sewage Treatment Facility Upgrades (Phase 1)	2026	6,252,000	-		6,252,000	625,200	3,115,925	2,510,875	2,008,700	502,175
2	Sewage Treatment Facility Upgrades (Phase 1) - Net Present Value of Incremental Interest Payments	2026-2046	510,127	-		510,127	-		510,127	408,102	102,025
3	Sewage Treatment Facility Upgrades (Phase 2)	2032	2,418,000	-		2,418,000	-		2,418,000	1,934,400	483,600
4	Sewage Treatment Facility Upgrades (Phase 2) - Net Present Value of Incremental Interest Payments	2032-2052	491,258	-		491,258	-		491,258	393,006	98,252
5	Wastewater SCADA Technology	2026-2046	482,200	-		482,200	-		482,200	385,760	96,440
6	Wastewater Collection System Review (5-year Cycle)	2026-2046	200,000	-		200,000	50,000		150,000	120,000	30,000
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	8,166,425		(8,166,425)	(6,533,140)	(1,633,285)
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Total		10,353,585	-	-	10,353,585	8,841,625	3,115,925	(1,603,965)	(1,283,172)	(320,793)



Table 5-11
Infrastructure Costs Included in the Development Charge Calculation
Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2026\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable	Total	Residential Share	Non-Residential Share
	2026 to Urban Buildout									80%	20%
1	New Well D6 construction	2035	6,650,800	-		6,650,800	-		6,650,800	5,320,640	1,330,160
2	New Well D6 construction - Net Present Value of Incremental Interest Payments	2035-2055	1,351,224	-		1,351,224	-		1,351,224	1,080,979	270,245
3	Well D5 - Principal of Outstanding Debt Payments	2026-2029	818,042	-		818,042	-		818,042	654,433	163,608
4	Well D5 - Net Present Value of Incremental Interest Payments	2026-2029	18,824								
5	Well D3 High Lift Pumping Upgrades	2026	440,800	-		440,800	44,100		396,700	317,360	79,340
6	Main St W Oversizing (Yong Street to Ida Street)	2026	2,994,000	-		2,994,000	299,400		2,694,600	2,155,680	538,920
7	Main St W Oversizing - Net Present Value of Incremental Interest Payments	2022-2046	547,454	-		547,454	-		547,454	437,963	109,491
8	Hwy #10 Watermain Looping (1.2km)	2027	2,154,900	-		2,154,900	215,500		1,939,400	1,551,520	387,880
9	Bradley Street (Highpoint Street to East end of Bradley)	2027	544,100	-		544,100	54,400		489,700	391,760	97,940
10	Osprey Street (Victoria Street to Main Street), Osprey Street (Main Street to Grey Street), Grey Street (Osprey to Bradley), and Bradley Street (White Rose Subdivision to Grey)	2027	4,856,400	-		4,856,400	485,600		4,370,800	3,496,640	874,160
11	Main Street East (Sinclair Street to Highway 10) (220m-Oversizing to 300mm)	2028-2030	1,120,300	-		1,120,300	112,000		1,008,300	806,640	201,660
12	Grey County Rail Trail (Hagan Street to Eco Parkway)(920m)	2027	1,037,700	-		1,037,700	103,800		933,900	747,120	186,780
13	Bell-Hagan-Gold Loop	2030	550,000	-		550,000	55,000		495,000	396,000	99,000
14	Owen Sound Street	2031-2035	1,981,900	-		1,981,900	1,247,400		734,500	587,600	146,900
15	Water Distribution System Review (5-year Cycle)	2022-2046	200,000	-		200,000	50,000		150,000	120,000	30,000
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		1,092,284	-		1,092,284	-		1,092,284	873,827	218,457
	Reserve Fund Adjustment (Wastewater Surplus)		-	-		-	1,603,965		(1,603,965)	(1,283,172)	(320,793)
	Total		26,358,727	-	-	26,339,903	4,271,165	-	22,068,738	17,654,991	4,413,748



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

Table 6-1 shows the D.C. calculation for area-specific services assessed over the urban buildout forecast in the serviced area of Dundalk. The D.C. calculations for municipal-wide services over the buildout forecast are shown in Table 6-2. The D.C. eligible costs for each service were determined in Chapter 5 for all Township services, based on their associated capital programs.

The calculation for residential development is generated on a per capita basis and is based upon four (4) forms of housing types (singles and semi-detached dwellings, other multiple dwellings, bachelor and 1-bedroom apartments and 2+ bedrooms apartments). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis and on a residential equivalent basis for wind turbines and solar farms.

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

Table 6-3 provides the schedule of charges that is applicable for all services by type of development, for residential and non-residential developments in 2026\$ values.

Tables 6-4 and 6-5 provide a comparison of the current D.C.s and the charges proposed herein. These comparisons are provided for a single-detached residential house and non-residential development. The calculated charges for new development are \$19,953 for a single detached residential house, representing an decrease of \$2,194 per unit over the Township’s current D.C.s. The calculated non-residential D.C.s for new development are \$5.50 per sq.ft. of G.F.A. representing a decrease of \$2.47 per sq.ft. compared to the Township’s current D.C.s.



Table 6-1
Urban Services D.C. Calculation for the Urban Buildout Forecast Period

SERVICE/CLASS	2026\$ D.C.-Eligible Cost		2026\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Stormwater Drainage and Control Services	1,701,155	425,289	722	0.29
2. Wastewater Services	-	-	-	-
3. Water Services	17,654,991	4,413,748	7,490	2.96
TOTAL	19,356,146	4,839,036	\$8,212	3.25
D.C.-Eligible Capital Cost	\$19,356,146	\$4,839,036		
Buildout Gross Population/GFA Growth (sq.ft.)	7,349	1,488,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,633.85	\$3.25		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.118	\$8,212		
Other Multiples	1.787	\$4,707		
Apartments - 2 Bedrooms +	1.718	\$4,525		
Apartments - Bachelor and 1 Bedroom	1.159	\$3,053		

Table 6-2
Township-Wide D.C. Calculation for the Buildout Forecast Period

SERVICE/CLASS	2026\$ D.C.-Eligible Cost		2026\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. Services Related to a Highway	9,726,925	2,905,445	3,650	1.20
5. Fire Protection Services	4,409,491	1,317,121	1,655	0.54
6. Parks and Recreation Services	13,069,705	687,879	4,905	0.28
7. Library Services	3,390,517	178,448	1,272	0.07
8. Waste Diversion	136,605	40,804	51	0.02
9. Growth Studies	251,703	239,128	94	0.10
10. Land Acquisition	302,533	90,367	114	0.04
TOTAL	\$31,287,478	\$5,459,192	\$11,741	\$2.25
D.C.-Eligible Capital Cost	\$31,287,478	\$5,459,192		
20-Year Gross Population/GFA Growth (sq.ft.)	8,309	2,425,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,765.49	\$2.25		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.118	\$11,741		
Other Multiples	1.787	\$6,729		
Apartments - 2 Bedrooms +	1.718	\$6,469		
Apartments - Bachelor and 1 Bedroom	1.159	\$4,364		



Table 6-3
Calculated Schedule of Development Charges by Service and Class of Services

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)	Wind Turbines	Solar Farm (per 500 kW)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	3,650	2,092	2,011	1,357	1.20	3,650	3,650
Fire Protection Services	1,655	949	912	615	0.54	1,655	1,655
Parks and Recreation Services	4,905	2,811	2,703	1,823	0.28	-	-
Library Services	1,272	729	701	473	0.07	-	-
Waste Diversion	51	29	28	19	0.02	-	-
Growth Studies	94	54	52	35	0.10	94	94
Land Acquisition	114	65	63	42	0.04	114	114
Total Municipal Wide Services/Class of Services	11,741	6,729	6,470	4,364	2.25	5,513	5,513
Urban Services							
Stormwater Drainage and Control Services	722	414	398	268	0.29	-	-
Wastewater Services	-	-	-	-	-	-	-
Water Services	7,490	4,293	4,127	2,784	2.96	-	-
Total Urban Services	8,212	4,707	4,525	3,052	3.25	-	-
GRAND TOTAL RURAL AREA	11,741	6,729	6,470	4,364	2.25	5,513	5,513
GRAND TOTAL URBAN AREA	19,953	11,436	10,995	7,416	5.50	5,513	5,513



Table 6-4
Single Detached Residential House D.C. Comparison

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	4,092	3,650	(442)	-11%
Fire Protection Services	1,427	1,655	228	16%
Parks and Recreation Services	3,628	4,905	1,277	35%
Library Services	1,127	1,272	145	13%
Waste Diversion	228	51	(177)	-78%
Growth Studies	154	94	(60)	-39%
Land Acquisition	-	114	114	n/a
Total Municipal Wide Services/Classes	10,657	11,741	1,084	10%
Area Specific Services:				
Stormwater Drainage and Control Services	17	722	705	4086%
Wastewater Services	4,061	-	(4,061)	-100%
Water Services	7,411	7,490	79	1%
Total Area Specific Services	11,490	8,212	(3,278)	-29%
Grand Total - Urban Area	22,147	19,953	(2,194)	-10%

Table 6-5
Non-Residential House D.C. Comparison per sq.ft. of Gross Floor Area
(2026\$)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	1.51	1.20	(0.31)	-21%
Fire Protection Services	0.53	0.54	0.01	2%
Parks and Recreation Services	0.32	0.28	(0.04)	-12%
Library Services	0.11	0.07	(0.04)	-34%
Waste Diversion	0.08	0.02	(0.06)	-75%
Growth Studies	0.05	0.10	0.05	88%
Land Acquisition	-	0.04	0.04	n/a
Total Municipal Wide Services/Classes	2.60	2.25	(0.35)	-13%
Area Specific Services:				
Stormwater Drainage and Control Services	0.01	0.29	0.28	2085%
Wastewater Services	1.60	-	(1.60)	-100%
Water Services	3.75	2.96	(0.79)	-21%
Total Area Specific Services	5.37	3.25	(2.12)	-39%
Grand Total - Urban Area	7.97	5.50	(2.47)	-31%



Chapter 7

Development Charge Policy Recommendations and By-law Rules



7. Development Charge Policy Recommendations and By-law Rules

7.1 Introduction

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

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

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

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

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

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

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

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



7.2 Development Charge By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide D.C. calculation for all Township-wide services and an area-specific D.C. calculation for urban services in the Village of Dundalk; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions were utilized in the calculation of the charge:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., retail and non-retail).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, for example:
 - For parks and recreation services and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - For the remaining Township-wide services, a 77% residential/23% non-residential attribution has been made based on a population vs. employment growth ratio over the forecast period;
 - For urban services, an 80% residential/20% non-residential attribution has been made based on a population vs. employment growth ratio over the forecast period within the urban area;
 - With respect to growth-related studies and land (i.e., classes of D.C.-eligible services), the residential/non-residential allocation is based on the allocation identified above for the D.C.-eligible services

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or



- structure, an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C., by the G.F.A. that has been or will be demolished or converted to another principal use;

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (five years) prior to the issuance of a building permit.

7.3.4 Exemptions (full or partial)

Statutory exemptions include the following:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- The addition of up to 2 units in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- One additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units;
- attainable units (to be in force at a later date);
- affordable inclusionary zoning units;
- non-profit housing;
- long-term care homes;
- non-profit retirement homes; and



- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

Non-statutory (discretionary exemptions) include the following:

- A place of worship, cemetery, or burial ground;
- A public hospital under the Public Hospitals Act;
- Non-residential farm buildings;
- Temporary uses; and
- Non-Profit Housing meeting the requirements of a program for such purposes as administered by any agency of the Federal or Provincial government, Grey County, or the Township.

7.3.5 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five (5) years. Interest will not be charged on these payments. Further, the requirement for an early payment agreement for residential and institutional development is no longer required.

Moreover, the D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that had not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. At the time of site plan or zoning by-law amendment application, the D.C.s payable are the lower of the “frozen” rate plus interest, or the rate in for on the date D.C.s are payable.

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



D.C. payments for non-rental residential developments have been deferred, from the time of first building permit to time of occupancy. Furthermore, the requirement for an early payment agreement for residential and institutional development is no longer needed if an applicant wishes to pay their charges earlier than otherwise required.

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1st, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the third quarter results.

7.3.7 Development Charge Spatial Applicability

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

The rationale for maintaining a Township-wide D.C. approach for non-water and wastewater services is based, in part, on the following:

1. All Township services, except for water, wastewater, and stormwater services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue



recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks, and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the 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).

Based on the foregoing and discussions with Township staff, Township-wide D.C.s has been adopted for all services and class of services included within the calculation of the charge.

7.4 Other D.C. By-law Provisions

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into five (5) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Growth-Related Studies;
- Waste Diversion;



- Land;
- Stormwater Drainage and Control Services;
- Wastewater Services; and
- Water Services.

7.4.2 By-law In-force Date

The proposed by-law under D.C.A. will come into force at the time of by-law passage.

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).

7.5 Other Recommendations

The following recommendations are required to be approved by Council to ensure the background study, and assumptions within it, are accepted as a basis for approval of the by-law. These recommendations are often included in a supporting staff report to Council for approval of the background study and D.C. by-law.

It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the charges on a uniform Township-wide basis for all services and class of services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated September 24, 2026, subject to further annual review during the capital budget process;”

“Approve the Local Service Policy contained in Appendix D of the D.C. Background Study dated September 24, 2026”

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



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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The D.C.A. (new section 10(c.2)) requires that the background study must include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. shall,

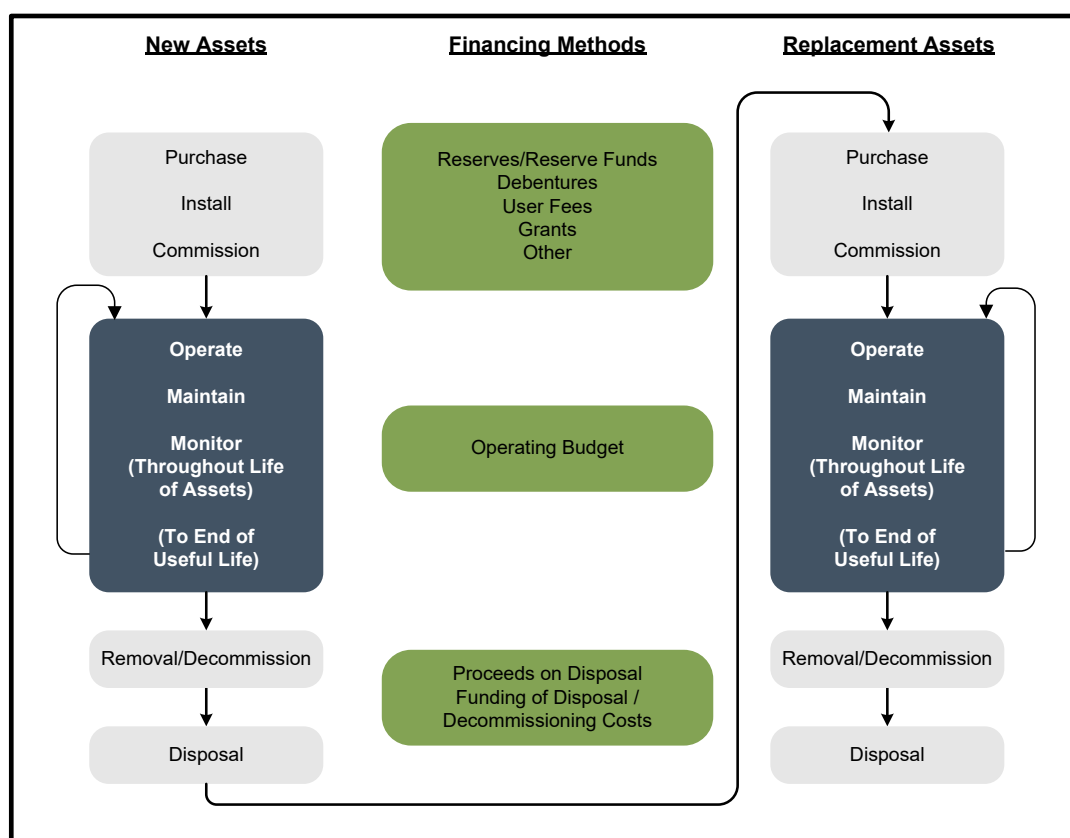
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

In 2012, the Province developed Building Together: Guide for Municipal Asset Management Plans which outlines the key elements for an A.M.P., as follows:

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

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



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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

The above provides for the general approach to be considered by Ontario municipalities. At this time, 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. The Township's most recent A.M.P. does not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the Township's A.M.P.



8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2026\$) 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. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., 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 Township 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 2026 D.C. capital works have been presented based on a straight-line amortization 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 \$4.9 million. Of this total, \$0.8 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
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 \$8.0 million. This amount, totalled with the existing operating revenues of \$26.6 million, provides annual revenues of \$34.6 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2026\$)

Asset Management - Future Expenditures and Associated Revenues	Buildout (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	799,988
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	1,710,383
Sub-Total - Annual Lifecycle	1,710,383
Incremental Operating Costs (for D.C. Services)	2,412,040
Total Expenditures	4,922,411
Revenue (Annualized)	
Total Existing Revenue ²	26,552,523
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	8,020,104
Total Revenues	34,572,627

¹ Non-Growth Related component of Projects

² As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.1), as well as the optional, informal consultation process (section 9.1.2). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.1 *Public Meeting of Council*

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

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

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

9.1.2 *Other Consultation Activity*

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the



timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional 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 municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 *Introduction*

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

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

9.3.2 *Notice of Passage*

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

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

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

9.3.3 *By-law Pamphlet*

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

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



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

Where a by-law is not appealed to the OLT, 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.

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

9.3.5 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 OLT.



9.3.6 Credits

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

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

9.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that 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 *Development Charges Act*, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

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

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

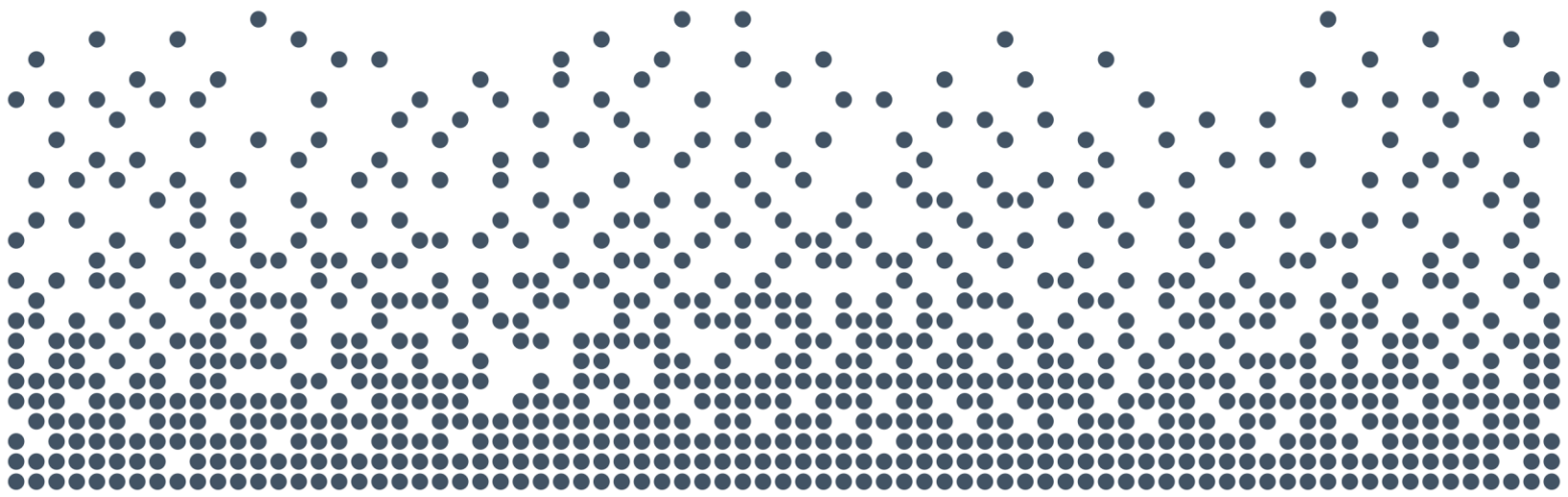


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Township of Southgate Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Population (Excluding Census Undercount)	Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
				Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2011	7,490	7,190	2,390	30	105	95	2,620	2.744
	Mid 2016	7,660	7,354	2,485	10	105	110	2,710	2.714
	Mid 2021	9,080	8,716	2,775	15	120	105	3,015	2.891
Forecast	Mid 2026	11,240	10,793	3,247	156	135	105	3,643	2.963
	Mid 2036	13,670	13,122	4,017	378	179	105	4,679	2.805
	Buildout ^[4]	17,770	17,057	5,443	835	295	105	6,678	2.554
Incremental	Mid 2011 - Mid 2016	170	164	95	-20	0	15	90	
	Mid 2016 - Mid 2021	1,420	1,362	290	5	15	-5	305	
	Mid 2021 - Mid 2026	2,160	2,077	472	141	15	0	628	
	Mid 2026 - Mid 2036	2,430	2,329	770	222	44	0	1,036	
	Mid 2026 - Buildout ^[4]	6,530	6,264	2,196	679	160	0	3,035	

^[1] Population includes the Census undercount estimated at approximately 4.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

^[4] Buildout growth forecast assumes the Dundalk urban area is built-out.

Notes:

Numbers may not add due to rounding.

Source: Derived from The Village of Dundalk Comprehensive Review Report, September 2020 and Addendum August 2021, Municipal Zoning Orders O Reg 161/22, 162/22 and 165/22 and discussions with Township staff. Watson & Associates Economists Ltd.



Schedule 2
Township of Southgate
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
Dundalk	2026 - 2036	620	222	44	886	2,398	-370	2,028
	2026 - Buildout ^[3]	1,888	679	160	2,727	7,349	-1,408	5,940
Rural Area	2026 - 2036	150	0	0	150	468	-167	301
	2026 - Buildout ^[3]	308	0	0	308	960	-637	324
Township of Southgate	2026 - 2036	770	222	44	1,036	2,866	-537	2,329
	2026 - Buildout ^[3]	2,196	679	160	3,035	8,309	-2,045	6,264

^[1] Includes townhouses and apartments in duplexes.

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

^[3] Buildout growth forecast assumes the Dundalk urban area is built-out.

Source: Watson & Associates Economists Ltd.



Schedule 3
Township of Southgate
Current Year Growth Forecast
Mid-2021 to Mid-2026

			Population
Mid 2021 Population			8,716
Occupants of New Housing Units, Mid 2021 to Mid 2026	<i>Units (2)</i>	628	
	<i>multiplied by P.P.U. (3)</i>	3.115	
	<i>gross population increase</i>	1,956	1,956
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2026	<i>Units (4)</i>	3,015	
	<i>multiplied by P.P.U. decline rate (5)</i>	0.040	
	<i>total decline in population</i>	121	121
Population Estimate to Mid 2026			10,793
<i>Net Population Increase, Mid 2021 to Mid 2026</i>			<i>2,077</i>

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.556	75%	2.672
<i>Multiples (6)</i>	1.789	22%	0.402
<i>Apartments (7)</i>	1.716	2%	0.041
Total		100%	3.115

¹ Based on 2021 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 Southgate
10-Year Growth Forecast
Mid-2026 to Mid-2036

		Population
Mid 2026 Population		10,793
Occupants of New Housing Units, Mid 2026 to Mid 2036	<i>Units (2)</i>	1,036
	<i>multiplied by P.P.U. (3)</i>	2,766
	<i>gross population increase</i>	2,866
Decline in Housing Unit Occupancy, Mid 2026 to Mid 2036	<i>Units (4)</i>	3,643
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.147
	<i>total decline in population</i>	-537
Population Estimate to Mid 2036		13,122
Net Population Increase, Mid 2026 to Mid 2036		2,329

(1) Mid 2026 Population based on:

2021 Population (8,716) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (628 x 3.115 = 1,956) + (3,015 x 0.040 = 121) = 10,793

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.118	74%	2.318
<i>Multiples (6)</i>	1.787	21%	0.383
<i>Apartments (7)</i>	1.552	4%	0.066
<i>one bedroom or less</i>	1.159		
<i>two bedrooms or more</i>	1.718		
Total		100%	2.766

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

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

(4) Mid 2026 households based upon 2021 Census (3,015 units) + Mid 2021 to Mid 2026 unit estimate (628 units) = 3,643 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 Southgate Long-Term Growth Forecast Mid-2026 to Urban Buildout

			Population
Mid 2026 Population			10,793
Occupants of New Housing Units, Mid 2026 to Buildout	Units (2)	3,035	
	multiplied by P.P.U. (3)	2,738	
	gross population increase	8,309	8,309
Decline in Housing Unit Occupancy, Mid 2026 to Buildout	Units (4)	3,643	
	multiplied by P.P.U. decline rate (5)	-0.561	
	total decline in population	-2,045	-2,045
Population Estimate to Buildout			17,057
Net Population Increase, Mid 2026 to Buildout			6,264

(1) Mid 2026 Population based on:

2021 Population (8,716) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (628 x 3.115 = 1,956) + (3,015 x 0.040 = 121) = 10,793

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.118	72%	2.256
<i>Multiples (6)</i>	1.787	22%	0.400
<i>Apartments (7)</i>	1.552	5%	0.082
<i>one bedroom or less</i> 1.159			
<i>two bedrooms or more</i> 1.718			
Total		100%	2.738

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

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

(4) Mid 2026 households based upon 2021 Census (3,015 units) + Mid 2021 to Mid 2026 unit estimate (628 units) = 3,643 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 Southgate
Historical Residential Building Permits
Years 2016 to 2025

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2016	23	0	0	23
2017	87	0	1	88
2018	59	0	2	61
2019	115	0	0	115
2020	173	0	80	253
Sub-total	457	0	83	540
Average (2016 - 2020)	91	0	17	108
% Breakdown	85%	0%	15%	100%
2021	128	33	2	163
2022	200	88	2	290
2023	86	0	0	86
2024	18	8	7	33
2025	40	12	4	56
Sub-total	472	141	15	628
Average (2021 - 2025)	94	28	3	126
% Breakdown	75%	22%	2%	100%
2016 - 2025				
Total	929	141	98	1,168
Average	93	14	10	117
% Breakdown	80%	12%	8%	100%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from building permit data for the Township of Southgate, by Watson & Associates Economists Ltd.



Schedule 7a
Township of Southgate
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.333	4.727	3.556		
6-10	-	-	-	2.850	-	3.563		
11-15	-	-	-	3.188	-	2.821		
16-20	-	-	-	2.857	-	2.931		
20-25	-	-	-	3.214	-	3.303	3.235	3.118
25-35	-	-	-	2.250	-	2.464		
35+	-	-	1.745	2.745	5.093	2.858		
Total	-	-	1.892	2.858	4.808	2.987		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.439	4.727	3.609
6-10	-	-	-	2.850	-	3.371
11-15	-	-	-	3.118	-	2.793
16-20	-	-	-	2.773	-	2.933
20-25	-	-	-	3.226	-	3.000
25-35	-	-	-	2.250	-	2.448
35+	-	1.125	1.650	2.717	5.093	2.741
Total	-	1.161	1.747	2.857	4.808	2.892

[1] Adjusted based on historical trends.

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

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



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

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.565	2.417	-	1.789		
6-10	-	-	-	2.308	-	1.800		
11-15	-	-	1.517	2.167	-	1.692		
16-20	-	-	1.800	-	-	1.686		
20-25	-	-	1.692	-	-	1.769	1.747	1.787
25-35	-	-	1.667	3.571	-	2.722		
35+	-	1.250	1.866	2.448	-	2.041		
Total	1.077	1.293	1.722	2.526	-	1.984		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.000	1.500	2.923	-	1.716		
6-10	-	-	1.529	-	-	1.500		
11-15	-	1.077	1.462	-	-	1.286		
16-20	-	-	1.667	-	-	1.550		
20-25	-	1.429	1.818	-	-	1.750	1.560	1.552
25-35	-	1.053	1.419	-	-	1.491		
35+	1.087	1.141	1.749	2.602	-	1.532		
Total	1.037	1.143	1.691	2.754	-	1.540		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.417	1.761	2.740	3.521	2.569
6-10	-	1.083	1.701	2.621	4.150	2.563
11-15	-	1.458	1.735	2.554	3.383	2.398
16-20	-	1.167	1.797	2.347	3.554	2.409
20-25	-	1.360	1.862	2.516	3.432	2.406
25-35	-	1.179	1.722	2.577	3.500	2.422
35+	1.269	1.213	1.776	2.531	3.644	2.295
Total	1.219	1.228	1.771	2.542	3.614	2.344

^[1] Includes townhouses and apartments in duplexes.

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

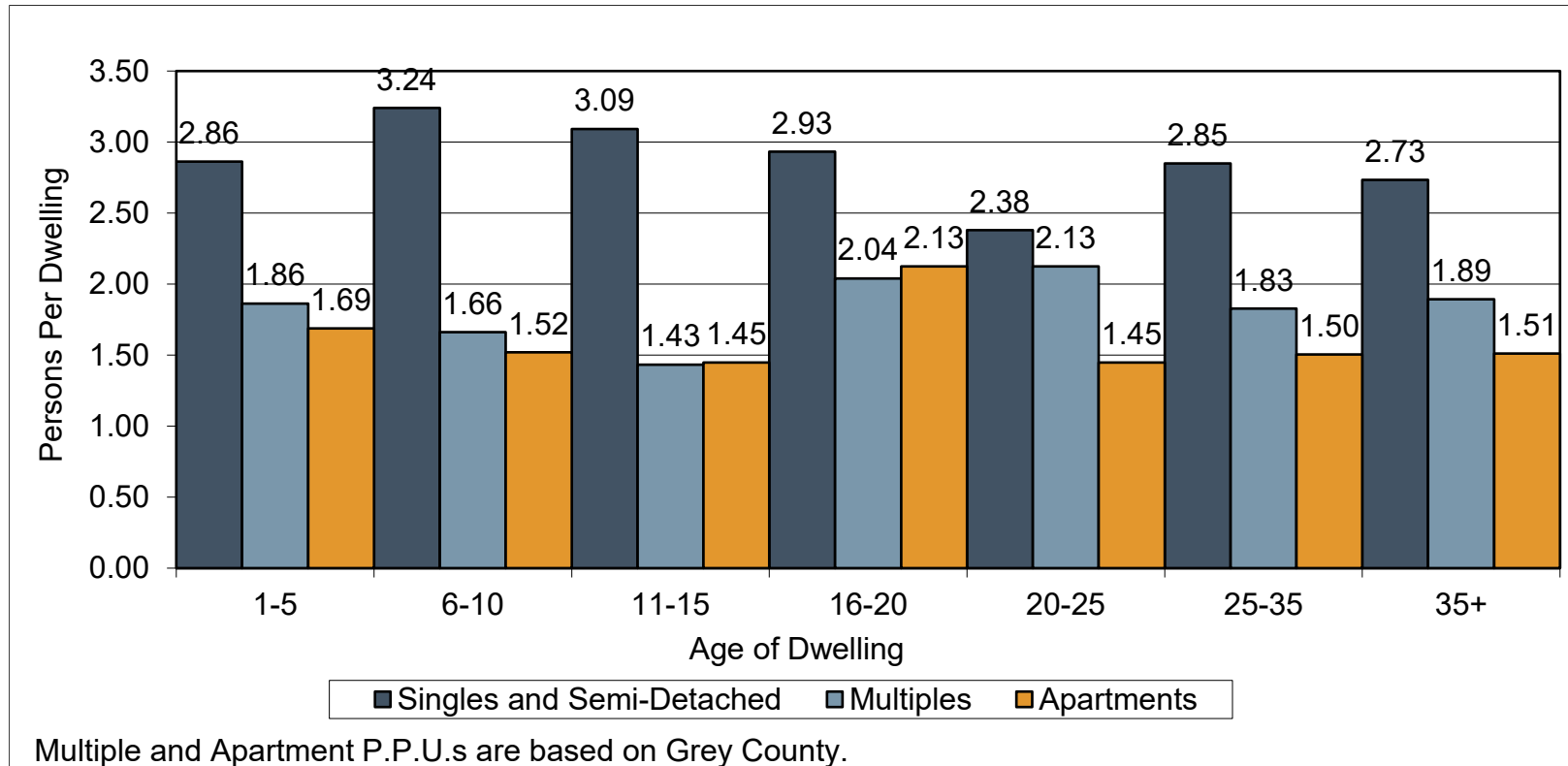
^[3] Adjusted based on historical trends.

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

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



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





Schedule 9a Township of Southgate Employment Forecast, 2026 to Buildout

Period	Population	Activity Rate								Employment								Employment
		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.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2016	7,354	0.011	0.103	0.036	0.041	0.019	0.210	0.042	0.252	80	755	268	303	140	1,545	307	1,852	790
Mid 2026	10,793	0.008	0.095	0.040	0.029	0.013	0.185	0.040	0.225	89	1,024	428	313	144	1,998	428	2,426	974
Mid 2036	13,122	0.008	0.095	0.054	0.045	0.017	0.220	0.065	0.285	106	1,309	715	594	227	2,951	608	3,559	1,642
Buildout ^[2]	17,057	0.008	0.096	0.094	0.046	0.016	0.260	0.066	0.326	134	1,631	1,609	788	267	4,429	1,129	5,558	2,798
Incremental Change																		
Mid 2016 - Mid 2026	3,439	-0.003	-0.008	0.003	-0.012	-0.006	-0.025	-0.002	-0.027	9	269	161	11	4	453	121	574	184
Mid 2026 - Mid 2036	2,329	0.000	0.000	0.015	0.016	0.004	0.035	0.026	0.060	17	285	287	281	83	953	180	1,133	668
Mid 2026 - Buildout ^[2]	6,264	0.000	0.001	0.055	0.017	0.002	0.074	0.027	0.101	45	607	1,188	475	123	2,431	701	3,132	1,824
Annual Average																		
Mid 2016 - Mid 2026	362	0.000	-0.001	0.000	-0.001	-0.001	-0.003	0.000	-0.003	1	28	17	1	0	48	13	60	19
Mid 2026 - Mid 2036	233	0.000	0.000	0.001	0.002	0.000	0.003	0.003	0.006	2	29	29	28	8	95	18	113	67

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

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

^[2] Buildout growth forecast assumes the Dundalk urban area is built-out.

Source: Watson & Associates Economists Ltd.



Schedule 9b
Township of Southgate
Employment and Gross Floor Area (G.F.A.) Forecast, 2026 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2016	7,354	80	268	303	140	790					
Mid 2026	10,793	89	428	313	144	974					
Mid 2036	13,122	106	715	594	227	1,642					
Buildout ^[4]	17,057	134	1,609	788	267	2,798					
Incremental Change											
Mid 2016 - Mid 2026	3,439	9	161	11	4	184					
Mid 2026 - Mid 2036	2,329	17	287	281	83	668	51,000	594,400	140,500	84,300	749,200
Mid 2026 - Buildout ^[4]	6,264	45	1,181	475	123	1,824	135,000	1,948,700	237,500	104,600	2,425,800
Annual Average											
Mid 2016 - Mid 2026	362	1	17	1	0	19					
Mid 2026 - Mid 2036	233	2	29	28	8	67	5,100	59,440	14,050	8,430	74,920

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,650
Commercial/Population-Related	500
Institutional	850

^[2] Primary industry includes agriculture and resource related employment.

^[3] Institutional square feet per employee varies by growth period due to the development of a secondary school in the 2026 to 2036 growth forecast period.

^[4] Buildout growth forecast assumes the Dundalk urban area is built-out.

*Reflects Mid-2026 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



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

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^{[1],[3]}	Total Non- Residential G.F.A. S.F.	Employment Increase ^[4]
Dundalk	2026 - 2036		178,100	128,000	84,300	390,400	476
	2026 - Buildout ^[5]		1,171,700	212,000	104,600	1,488,300	1,448
Rural Area	2026 - 2036	51,000	416,300	12,500	-	479,800	192
	2026 - Buildout ^[5]	135,000	777,000	25,500	-	937,500	376
Township of Southgate	2026 - 2036	51,000	594,400	140,500	84,300	870,200	668
	2026 - Buildout ^[5]	135,000	1,948,700	237,500	104,600	2,425,800	1,824

^[1] Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,650
<i>Industrial – Dundalk</i>	<i>1,300</i>
<i>Industrial – Rural Area</i>	<i>2,775</i>
Commercial/Population-Related	500
Institutional	850

^[2] Primary industry includes agriculture and resource related employment.

^[3] Institutional square feet per employee varies by growth period due to the development of a secondary school in the 2026 to 2036 growth forecast period.

^[4] Employment Increase does not include No Fixed Place of Work.

^[5] Buildout growth forecast assumes the Dundalk urban area is built-out.

*Reflects Mid-2026 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9
Township of Southgate
Employment Categories by Major Employment Sector

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

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

Source: Watson & Associates Economists Ltd.



Appendix B

Historical Level of Service Calculations



Table B-1
Township of Southgate
Fire Services – Facilities

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
Southgate Fire Hall	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	\$812	\$938
Wellington North - Mount Forest (Southgate Share - 33%)	2,683	2,683	2,683	2,683	2,683	2,683	2,683	2,683	2,683							\$812	\$938
Total	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	9,163	6,480	6,480	6,480	6,480	6,480	6,480		

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	1.2744	1.2660	1.2589	1.2554	1.2542	1.2467	1.2384	1.2006	1.1767	0.8001	0.7439	0.7004	0.6385	0.6184	0.6117

15 Year Average	2011 to 2025
Quantity Standard	1.0190
Quality Standard	\$938
Service Standard	\$956

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$956
Eligible Amount	\$5,987,069



Table B-2
Township of Southgate
Fire Services – Vehicles

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
Rescue Van	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	\$528,100
Pumper	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$839,500
Tanker	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	\$603,600
Pumper	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$839,500
UTV	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$28,200
Pickup Truck	-	-	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$87,000
Wellington North (Southgate Share 33%)																
Tanker	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	-	-	-	-	-	\$528,100
Rescue Van	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	-	-	-	-	-	\$528,100
Pumper	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	-	-	-	-	-	-	\$839,500
Pumper	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	-	-	-	-	-	\$839,500
Total	6.65	6.65	7.65	7.65	7.65	7.65	7.65	7.65	8.65	7.00	7.00	7.00	7.00	7.00	7.00	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.0009	0.0009	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0009	0.0008	0.0008	0.0007	0.0007	0.0007

15 Year Average	2011 to 2025
Quantity Standard	0.0009
Quality Standard	\$512,522
Service Standard	\$461

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$461
Eligible Amount	\$2,889,395



Table B-3
Township of Southgate
Fire Services – Equipment

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/item)
S.C.B.A.'s	10	10	10	12	12	12	12	12	12	12	12	12	23	23	23	\$16,100
Defibrillators	1	1	1	1	1	1	1	1	1	1	3	3	3	3	3	\$3,200
Base Radios	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	\$7,100
Vehicle Radios	5	5	6	6	6	6	6	6	7	7	7	7	7	7	7	\$1,500
Portable Radios	23	23	23	23	23	23	23	23	23	24	24	24	24	24	24	\$1,500
Portable Pumps	4	4	4	2	2	2	2	2	2	2	3	3	3	3	3	\$8,600
AirBags	4	4	4	4	4	4	4	4	4	4	-	-	-	-	-	\$16,400
TMX Gas Detectors	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$8,700
Thermal Imaging Camera	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$9,600
Auto Extrication Equipment	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$47,200
Bunker Gear Washing Machine										1	2	2	2	2	2	\$10,400
Fire Fighter Equipment																
Southgate Fire Fighters	27	27	27	32	32	32	32	33	33	35	35	35	35	35	35	\$7,300
Wellington North Firefighters (Southgate Share 33%)	6.93	6.93	6.93	6.93	6.93	6.93	6.93	6.93	6.93							\$7,300
Total	86	86	87	91	91	91	91	92	93	90	93	93	104	104	104	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.0120	0.0119	0.0119	0.0125	0.0124	0.0124	0.0123	0.0120	0.0119	0.0111	0.0107	0.0101	0.0102	0.0099	0.0098

15 Year Average	2011 to 2025
Quantity Standard	0.0114
Quality Standard	\$7,586
Service Standard	\$86

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$86
Eligible Amount	\$541,711



Table B-4
Township of Southgate
Services Related to a Highway - Roads

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/km)
Paved Roads, urban & semi-urban	27.1	27.1	27.1	27.0	26.8	26.7	26.5	26.4	26.2	26.2	26.2	26.2	26.2	26.2	26.2	\$707,300
Paved Roads, rural areas	127.3	127.3	127.3	129.0	130.7	132.4	134.0	135.7	137.4	137.4	137.4	137.4	137.4	137.4	137.4	\$353,700
Surface Treated roads	44.1	44.1	44.1	45.6	47.2	48.8	50.3	51.9	53.4	53.4	53.4	53.4	53.4	53.4	53.4	\$231,500
Gravel roads	304.1	304.1	304.1	302.0	299.8	297.6	295.5	293.3	291.1	291.1	291.1	291.1	291.1	291.1	291.1	\$231,500
Total	503	503	503	504	505	505	506	507	508	508	508	508	508	508	508	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.0699	0.0694	0.0691	0.0690	0.0691	0.0688	0.0684	0.0665	0.0653	0.0627	0.0583	0.0549	0.0501	0.0485	0.0480

15 Year Average	2011 to 2025
Quantity Standard	0.0625
Quality Standard	\$288,862
Service Standard	\$18,054

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$18,054
Eligible Amount	\$113,089,442



Table B-5
Township of Southgate
Services Related to a Highway – Facilities

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
Works Garage - Village Dundalk	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	\$536	\$591
Hopeville Yard	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$536	\$591
Holstein Yard	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$536	\$591
Hopeville Storage/Sand Dome	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	\$95	\$105
Holstein Sand Dome	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$95	\$105
Storage Shed Holstein	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	\$106	\$117
Total	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660	28,660		

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	3.9861	3.9597	3.9374	3.9266	3.9228	3.8993	3.8735	3.7552	3.6805	3.5387	3.2901	3.0977	2.8242	2.7353	2.7053

15 Year Average	2011 to 2025
Quantity Standard	3.5422
Quality Standard	\$438
Service Standard	\$1,552

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$1,552
Eligible Amount	\$9,724,359



Table B-6
Township of Southgate
Services Related to a Highway – Vehicles

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
1 Ton Pickup	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$144,200
Tractor/Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,100
Riding Lawn Mower	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$18,800
Bobcat Skid Steer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$129,100
Tandem Axle Trucks	6	6	6	6	6	6	6	6	6	6	6	6	6	7	7	\$535,600
Single Axle Trucks	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$412,000
Pickup Trucks	5	5	6	6	6	6	6	6	6	6	6	7	8	8	8	\$77,300
Bucket Truck	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$475,400
Road Graders	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$751,900
Wheel Loader	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$283,300
Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$257,500
Tool Cat	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$79,400
Sidewalk Plow	-	-	-	-	-	1	1	1	1	1	2	3	3	3	3	\$236,900
Vac Trailer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$160,800
																\$0
Total	28	28	29	29	27	28	28	28	28	29	30	33	34	35	35	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

15 Year Average	2011 to 2025
Quantity Standard	0.0036
Quality Standard	\$340,489
Service Standard	\$1,226

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$1,226
Eligible Amount	\$7,678,161



Table B-7
Township of Southgate
Parks and Recreation – Parkland Development

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Acre)
Dundalk Memorial Park	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$81,500
Dales Memorial Park	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$81,500
Hopeville Ball Park	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$17,200
Holstein Park	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$21,300
Total	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.0051	0.0051	0.0051	0.0051	0.0051	0.0050	0.0050	0.0048	0.0048	0.0046	0.0042	0.0040	0.0036	0.0035	0.0035

15 Year Average	2011 to 2025
Quantity Standard	0.0046
Quality Standard	\$51,024
Service Standard	\$235

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$235
Eligible Amount	\$1,470,223



Table B-8
Township of Southgate
Parks and Recreation - Amenities

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/item)
Ball Diamonds - Lit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$300,800
Ball Diamond - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,800
Play Structures/Equipment	6	6	7	7	7	7	7	7	7	7	7	7	7	7	7	\$82,700
Picnic Pavilion/Canteen/Washrooms (Hopeville)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$476,400
Concession Booth/Washrooms (Holstein)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$152,200
Picnic Shelter at Dromore	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,300
Dundalk Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$330,000
Lawn Bowling	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,900
Outdoor Pool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$245,600
Pool Change House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$179,500
Skateboard Park							1	1	1	1	1	1	1	1	1	\$57,000
Picnic Shelter at Holstien							1	1	1	1	1	1	1	1	1	\$35,200
Soccer Field									1	1	1	1	1	1	1	\$35,200
																\$0
Total	17	17	18	18	18	18	20	20	21	21	21	21	21	21	21	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.0024	0.0023	0.0025	0.0025	0.0025	0.0024	0.0027	0.0026	0.0027	0.0026	0.0024	0.0023	0.0021	0.0020	0.0020

15 Year Average	2011 to 2025
Quantity Standard	0.0024
Quality Standard	\$155,950
Service Standard	\$374

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$374
Eligible Amount	\$2,344,490



Table B-9
Township of Southgate
Parks and Recreation – Trails

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/ Linear Metre)
Trails (km)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$33,000
Total	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard (per 1,000)	0.0834	0.0829	0.0824	0.0822	0.0821	0.0816	0.0811	0.0786	0.0771	0.0741	0.0689	0.0649	0.0591	0.0573	0.0566

15 Year Average	2011 to 2025
Quantity Standard (per 1,000)	0.0742
Quality Standard	\$33
Service Standard	\$2

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$2
Eligible Amount	\$15,347



Table B-10
Township of Southgate
Parks and Recreation – Vehicles

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)
Lawn Mower Zero	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$16,200
Pickup Truck	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.5	1.5	\$70,400
Tractor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	\$44,000
Trailer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$9,100
Ice Resurfacer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$135,300
Total	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	5.5	6.5	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0005	0.0004	0.0005	0.0006

15 Year Average	2011 to 2025
Quantity Standard	0.0006
Quality Standard	\$51,333
Service Standard	\$31

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$31
Eligible Amount	\$192,931



Table B-11
Township of Southgate
Parks and Recreation – Facilities

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
Arena & Community Centre	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	31,278	\$355	\$391
Swinton Park Community Hall	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,606	\$670	\$739
F. Macintyre Building	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$670	\$739
Holstein Pavilion	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	2,646	\$265	\$292
Total	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610	36,610		

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	5.0918	5.0580	5.0295	5.0158	5.0109	4.9810	4.9480	4.7969	4.7014	4.5203	4.2027	3.9570	3.6076	3.4940	3.4557

15 Year Average	2011 to 2025
Quantity Standard	4,5247
Quality Standard	\$409
Service Standard	\$1,852

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$1,852
Eligible Amount	\$11,602,870



Table B-12
Township of Southgate
Library Services – Facilities

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.
The Ruth Hargrave Memorial Library	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,821	5,821	5,821	5,821	5,821	5,821	5,821	5,821	\$456	\$550
Total	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,821	5,821	5,821	5,821	5,821	5,821	5,821	5,821		

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.7949	0.7896	0.7851	0.7830	0.7822	0.7776	0.7724	0.7627	0.7475	0.7187	0.6682	0.6292	0.5736	0.5555	0.5495

15 Year Average	2011 to 2025
Quantity Standard	0.7126
Quality Standard	\$550
Service Standard	\$392

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$392
Eligible Amount	\$2,455,237



Table B-13
Township of Southgate
Library Services – Collection Materials

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/item)
Volumes and Audiobooks	12,923	12,923	12,923	12,923	12,923	12,923	16,231	17,812	20,337	14,925	15,631	15,631	15,631	15,631	15,631	\$78
Uncatalogued Volumes	140	140	140	140	140	140	140	140	140						-	\$78
Micromaterials - Periodicals and Newspapers	23	23	23	23	23	23	20	20	20	20	20	20	20	20	20	\$715
CD-ROMs	1	1	1	1	1	1	-								-	\$61
e-books consortium	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,637
e-books	-	-	-	15	15	15	24	24	26	26	26	26	26	26	26	\$84
Databases/eresources	-	-	-	-	-	-	3	4	4	4	5	5	5	5	5	\$906
Other Loanable Items	-	-	-	-	-	1	1	1	1	12	12	12	74	74	74	\$113
Total	13,087	13,087	13,088	13,103	13,103	13,104	16,420	18,002	20,529	14,988	15,695	15,695	15,757	15,757	15,757	

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	1.8202	1.8081	1.7980	1.7952	1.7935	1.7829	2.2192	2.3588	2.6363	1.8506	1.8017	1.6964	1.5527	1.5038	1.4874

15 Year Average	2011 to 2025
Quantity Standard	1.8603
Quality Standard	\$79
Service Standard	\$147

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$147
Eligible Amount	\$923,126



Table B-14
Township of Southgate
Waste Diversion – Facilities

Service: Waste Diversion - Facilities - Stations/Depots
Unit Measure: sq. ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, etc.	Diversion Percentage
Egremont Waste Works Garage (60% diversion)	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	\$63	\$69	60%
Egremont Administration Building (60% diversion)	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	\$168	\$185	60%
Egremont Recycle Building	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	1,638	\$58	\$64	100%
Egremont Transfer Station Special Waste Building	832	832	832	832	832	832	832	832	832	832	832	832	832	832	832	\$49	\$54	100%
Dundalk Transfer Station Special Waste Building	678	678	678	678	678	678	678	678	678	678	678	678	678	678	678	\$24	\$26	100%
Egremont Transfer Station & Compost Pad (75% Diversion)	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	\$36	\$40	75%
Dundalk Transfer Station (60% Diversion)	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	7,826	\$36	\$40	60%
Total	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085	40,085			
Percentage attributable to Eligible Portion	72%	72%	72%	72%	72%	72%	72%	72%	72%	72%	72%	72%	72%	72%	72%			
Total Eligible Portion of Facilities	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749	28,749			
Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594			
Per Capita Standard	3.9985	3.9720	3.9496	3.9388	3.9350	3.9114	3.8855	3.7669	3.6919	3.5497	3.3003	3.1073	2.8330	2.7438	2.7137			
15 Year Average	2011 to 2025																	
Quantity Standard	3.5532																	
Quality Standard	\$46																	
Service Standard	\$164																	
D.C. Amount (before deductions)	Buildout																	
Forecast Population	6,264																	
\$ per Capita	\$164																	
Eligible Amount	\$1,027,797																	



Table B-15
Township of Southgate
Waste Diversion – Vehicles and Equipment

Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value (\$/Vehicle)	Diversion Percentage
Roll-off Truck 2018	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$410,700	60%
Garage Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,700	60%
20 Yard Bins									1	1	1	1	1	1	1	\$17,600	60%
30 Yard Recycle Containers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$18,800	60%
40 Yard Bins	11	11	11	11	13	13	13	13	13	13	13	13	13	13	13	\$18,800	60%
50 Yard Bins	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$21,100	60%
Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$352,100	60%
Egremont Transfer Station Weigh Scale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,900	60%
Collection Truck 2019	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$453,600	60%
Collection Truck 2013			1	1	1	1	1	1	1	1	1	1	1	1	1	\$440,100	60%
Orange Drop Hazardous Waste Container	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$26,600	100%
Total	22	22	23	23	25	25	25	25	27	27	27	27	27	28	28		
Percentage attributable to Eligible Portion	61%	61%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%		
Total Eligible Portion of Facilities	13	13	14	14	15	15	15	15	16	16	16	16	16	17	17		

Population	7,190	7,238	7,279	7,299	7,306	7,350	7,399	7,632	7,787	8,099	8,711	9,252	10,148	10,478	10,594
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

15 Year Average	2011 to 2025
Quantity Standard	0.0019
Quality Standard	\$90,453
Service Standard	\$172

D.C. Amount (before deductions)	Buildout
Forecast Population	6,264
\$ per Capita	\$172
Eligible Amount	\$1,076,531



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Title

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

In addition to the operational impacts, over time, the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the straight-line amortization method.

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

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

SERVICE/CLASS	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Tax Supported:			
1. Services Related to a Highway	331,585	583,749	915,334
2. Fire Protection Services	288,800	457,008	745,808
3. Parks and Recreation Services	400,308	481,841	882,150
4. Library Services	153,694	329,185	482,879
5. Waste Diversion	6,959	168	7,127
6. Stormwater Drainage and Control	31,576	-	31,576
7. Wastewater Services	249,340	276,562	525,902
8. Water Services	248,121	283,526	531,647
Total	1,710,383	2,412,040	4,122,423



Appendix D

Local Service Policy



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.

Local Service guidelines are summarized as follows:

1. Definitions

- a) “Road” means a municipally owned road allowance, including the right-of-way (ROW) and Services included in that roadway.
- b) “Local Roads” means a road or street that is primarily used to gain access to the property bordering it.
- c) “Collector Roads” means a road or street that is used to receive traffic from local roads, and distribute it to arterials
- d) “Arterial Roads” means a minor or major through road or street that are expected to carry large volumes of traffic from collector and local roads.
- e) “Developer” means the company that owns and acting as a leadership role of the project development.
- f) “Landowner” means the registered owner of the lands in the Ontario Land Registry.
- g) “Township” means the owner of the municipal Road/blocks/easements and associated services installed in the Road allowance property.
- h) “Services” means municipal infrastructure installed in the ROW, Township owned property or easement in favor of the Township to provide stormwater, potable water and wastewater servicing to properties fronting onto the road allowance.
- i) “Area in which the Plan Relates” means projects external to a development that are solely for that development’s benefit as per Section 59 of the D.C.A.
- j) “Municipal Service Area(s)” means a part or section of the service area that receives benefits from and/or is served by a specific local piece of infrastructure. For example, a sewage pumping station that does not serve the entire system.

2. Infrastructure Assets Constructed by Developers

All infrastructure assets constructed in the Township of Southgate by Developers shall be in accordance with the following policies and standards:



- a) Southgate's Municipal Servicing Standards;
- b) Southgate's Residential & Non-Residential Building and Property Service Policy; and
- c) Southgate's "Municipal Parks & Open Space Standards & Policy" that establishes the following types:
 - i. Community Park;
 - ii. Neighbourhood Park; or
 - iii. Linear Open Space for trails and naturalization areas.

3. Services Related to Roads

A road and services related to a road 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 road shall consist of all land and associated infrastructure built to support and service the movement of people and goods regardless of the mode of the type of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a road is planned, designed, operated and maintained to enable pedestrians, cyclists, motorists and goods to safely, efficiently and comfortably be moved. The associated infrastructure to achieve this concept shall include, but is not limited to road pavement structure (asphalt, concrete, granular) and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage/recharge 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.); lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, driveway ramps etc.); street trees and landscaping; parking lanes & lay-bys and driveway entrances; noise attenuation systems; railings and safety barriers to municipal standards.

3.1. Local Roads

- a) All Local Roads internal to a development are considered to be the developer's responsibility under s.59 of the D.C.A. as a local service.
- b) Local Roads external to development inclusive of all land and associated infrastructure requires improvements to support a specific development or required to link with the Area to which the Plan Relates, it is the developer's



responsibility under s.59 of the D.C.A. Further the justification is where the existing infrastructure is satisfying the current local servicing requirements of the Township, all costs associated with infrastructure upgrades or replacement of services for the Area in which the Plan Relates, and will only benefit the landowner's/developer's project, it is the developers' responsibility. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service level.

3.2. Collector Roads

- a) Collector Roads internal to development, inclusive of all land and associated infrastructure is a direct developer responsibility under s.59 of the D.C.A. and is a local service.
- b) If the Collector Road external to development, inclusive of all land and associated infrastructure requires improvements to support a specific development or required to link with the Area to which the Plan Relates, it is the developer's responsibility under s.59 of the D.C.A. Further the justification is where the existing infrastructure is satisfying the current servicing requirements of the Township, all costs associated with infrastructure upgrades or replacement of services for the Area in which the Plan Relates, and will only benefit the landowner's/developer's project, it is the developers' responsibility. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service level.
- c) Collector Roads external to development, inclusive of all land and associated infrastructure requires upgrades, where other future developable lands benefit, the project should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A., dependent on local circumstances. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service level.

3.3. Arterial Roads



- a) Arterial Roads internal to development, inclusive of all land and associated infrastructure is a direct developer responsibility under s.59 of the D.C.A. and is a local service.
- b) New, widened, extended or upgraded arterial roads that are external to development, inclusive of all associated infrastructure, should be included as part of the Services Related to a Highway program and included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service level.
- c) If the new, widened, extended or upgraded Arterial Road that is external to development, inclusive of all land and associated infrastructure requires improvements to support a specific development or required to link with the Area to which the Plan Relates, it is the developer's responsibility under s.59 of the D.C.A. Further the justification is where the existing infrastructure is satisfying the current servicing requirements of the Township, all costs associated with infrastructure upgrades or replacement of services for the Area in which the Plan Relates, and will only benefit the landowner's/developer's project, it is the developers' responsibility. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service level.
- d) 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 an area with limited development should be included as part of the roads program included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) 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 should be included as part of the roads program and included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- f) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to roads, including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or



railway vehicles, should be included as part of the roads program and included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

4. Bridges and Culverts

- a) Bridges and culverts internal to development - All structures that service local and collector roads internal to a plan of subdivision, or in the area to which the plan relates, are direct developer responsibility under s.59 of the DCA.
- b) Bridges and culverts external to development on a Local Road adjacent to the development may be included in Municipal DC where existing and/or other developments will benefit. However, if the present structures serve the existing municipal use and it is in the opinion of the Township, that the increased type/volume of traffic flow will be directly impacted by the subject development, and the Township will require replacement/upgrading of the structures to a higher service level with consideration for present and required load carrying capacity, these works will be direct developer responsibility under s.59 of D.C.A.
- c) Bridges and culverts external to the development associated with Arterial and Collector Roads; the project should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. The length and location of each bridge or culvert required to be replaced or upgraded will be determined by the Township at the time of Draft Approval and will reflect those bridges and culverts external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service level. Project will be inclusive of all land requirements and associated infrastructure.
- d) Bridges and culverts external to the development associated with Arterial and Collector Roads to support a specific development, or required to link with the Area to which the Plan Relates; it is the developer's responsibility under s.59 of the D.C.A. Further the justification is where the existing infrastructure is satisfying the current servicing requirements of the Township, all costs associated with infrastructure upgrades or replacement of services for the Area in which the Plan Relates, that will only benefit the landowner's/developer's project, is the developers' responsibility. The length and location of each bridge or culvert required to be replaced or upgraded will be determined by the Township at the time of Draft Approval and will reflect those bridges and culverts external to the development that, in the opinion of the Township, will be directly impacted by the development and require reconstruction to a higher service



level. Project will be inclusive of all land requirements and associated infrastructure.

5. Traffic Control Systems, Signals and Intersection Improvements

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

6. Streetlights

- a) Streetlights on new arterial roads and existing arterial road improvements is considered part of the complete street and included as part of the road program and should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b) Streetlights on local and collector roads internal to development is 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 local and collector roads external to development, needed to support a specific development or required to link with the area to which the plan relates is 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.

7. Active Transportation related to Pedestrian and Cycling Facilities



- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads and provincial highway corridors is 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 the development or linking to non-arterial road corridors internal to development is considered part of the complete street and a direct developer responsibility under s.59 of D.C.A., being a local service.
- c) Pedestrian traffic signals- funding responsibility linked to the road funding source identified in 3.1, 3.2, and 3.3 .
- d) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within local and collector road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates, is a direct developer responsibility under s.59 of D.C.A., being a local service.
- e) Multi-use trails within the development or to connect to local existing trails external to the development, 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 Township's active transportation network for cycling and/or walking, is a direct developer responsibility under s.59 of D.C.A., being a local service.
- f) Multi-use trails external to the development, 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 Township's active transportation network for cycling and/or walking, should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

8. Noise Abatement Measures

- a) Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development, is a direct developer responsibility under s.59 of D.C.A. (as a local service).
- b) Noise abatement measures on new arterial roads and existing arterial road improvements abutting an existing community and unrelated to a specific development: should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A..



9. Parkland and Open Space Development

9.1. Recreational Trails

- a) Recreational trails or multi-use trails that do not form part of the Township's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- b) Trails internal to a development or linking a development to external trails, that are approved through a subdivision agreement, are a direct developer responsibility under s.59 of D.C.A., being a local service

9.2. Parkland

- a) Parkland development for Neighbourhood Parks and Open Space for trails and naturalization areas is a direct developer responsibility to provide an appropriate standard, as defined in the Township of Southgate Municipal Parks & Open Space Development Standards & Policy, as a local service provision, including but not limited to pre-grading, sodding or seeding, supply and installation of amended topsoil to the Township's required depth, landscape features, perimeter fencing, servicing, utilities, signage and all planting.
- b) Parkland Development for Community Parks should be included in the DC calculation to the extent permitted under s.5(1) of the D.C.A.
- c) Program facilities, amenities, and furniture, within Neighbourhood parkland should be included in the DC calculation to the extent permitted under s.5(1) of the D.C.A. or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).

Note: For more detail on park and open space standards and policies please refer to the Township of Southgate's "Municipal Parks & Open Space Standards & Policy".

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

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 Township 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 Township's required depth), landscape features, perimeter fencing, servicing, utilities, signage, retaining walls and amenities and all planting.

11. Natural Heritage System (N.H.S.)

N.H.S. includes engineered and existing stream corridors, natural buffers for woodlots, wetland remnants, etc. within the boundaries of the Township. N.H.S. is a 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 Township, 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 Township standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Township.
- c) All works to be in conformance with the Conservation Authority (CA) and/or Department of Fisheries & Oceans (DFO) guidelines/requirements for stream corridors, natural buffers and wetland areas as directed by the approved studies and reports related to the area that development occurs in.

12. Land Acquisition for Road Allowance

- a) Land acquisition for arterial roads for dedication under the Planning Act subdivision provisions (s.51), through development lands with greater than a 27m right-of-way; for corridor acquisition, should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- b) Land Acquisition for collector roads for dedication under the Planning Act subdivision provisions (s.51), through development lands with up to 27 m right-of-way, for corridor acquisition, should be a direct developer responsibility under s.59 of the D.C.A. as a local service.
- c) Land acquisition for local roads is a direct developer responsibility under s.59 of the D.C.A. as a local service.

13. Land Acquisition for Easements & Registration



Easement costs external to subdivisions required to support the development are a direct developer responsibility under s.59 of the D.C.A as a local service. Where other future developable lands will benefit, the costs should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

14. Stormwater Management

- a) Stormwater management facilities for quality and/or quantity control that is internal to the development, including land acquisition, all associated infrastructure, landscaping, perimeter fencing if required and monitoring is a direct developer responsibility under s.59 of D.C.A., being a local service.
- b) Stormwater management works, external to the development, that benefits multiple developments, will be subject to negotiations and cost sharing agreements between affected landowner(s) or included in the D.C. calculation subject to local circumstances.
- c) Stormwater management works that are required for a specific development, either internal or external to the Area to which the Plan Relates is a direct developer responsibility under s. 59 of the D.C.A. as a local service.
- d) Erosion works internal or within area related to the development, inclusive of all restoration requirements, related to a development application is a direct developer responsibility under s. 59 of the D.C.A. as a local service.
- e) Basement and foundation drain gravity systems (third pipe drainage systems) that are placed in the public road allowance, within the area related to a development, is a direct developer responsibility under s. 59 of the D.C.A. as a local service. Developers should be further aware that when selling properties with a third pipe drainage system that they communicate to their buyers an area rated monthly maintenance charge will be added to bi-monthly water and wastewater billings where applicable.
- f) A third pipe drainage system outlet or a connection to the existing municipal systems internal to the plan of subdivision or external, within the area to which the plan relates, is a direct developer responsibility under s. 59 of the D.C.A. as a local service.

15. Water

- a) Area wide water system features internal and external to the development including storage facilities, pumping stations, booster stations, re-chlorination



stations and wells associated with Municipal Service Area(s) should be included within the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

- b) Watermains, appurtenances and sampling stations internal to the development are direct developer responsibility under s.59 of the DCA as a local service.
- c) Watermains external to a plan of subdivision, which upgrade the size of the main or provides new watermains of 250 mm nominal diameter or greater (over sizing), should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- d) Over sizing costs of waterworks within the plan of subdivision greater than 250 mm nominal diameter should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) Extension of watermain external to the development required to connect a specific development/area to the existing distribution system to be direct developer's responsibility under s.59 of the D.C.A. as a local service.
- f) The expansion of the Township's Water Meter Collection System ("Advanced Metering Infrastructure" (AMI)), to extend the data collectors service area where others outside the development benefit, the costs should be included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

16. Wastewater

- a) Pumping stations and forcemains external, or internal, to the development and associated with a Municipal Service Area, should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- b) Pumping stations and forcemains internal to a development, required to service that specific development shall be a direct developer responsibility under s.59 of the D.C.A. as a local service.
- c) Sewers and appurtenances internal to the development are direct developer responsibility under s.59 of the D.C.A. as a local service
- d) Sanitary sewers and forcemains external to a plan of subdivision, which upgrades the size of an existing pipe to accommodate only the specific development is a direct developer responsibility under s.59 of the D.C.A as a local service. If the upgraded pipe is intended to service additional future developable lands the incremental costs should be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) Marginal costs of sanitary sewer works within the plan of subdivision, which benefits upstream developers, should be included in the D.C. calculation to the



extent permitted under s.5(1) of the D.C.A. The marginal costs include sewer oversizing above 300 mm nominal diameter or additional sewer depth of 2 meters or greater than required for local servicing.

Note: Please refer to the Township's policy, titled "Residential and Non-residential Building and Property Service Policy" for detailed information on the Township of Southgate's building and property specific requirements. The policy is specifically for new construction development, to provide to builders or property owners the requirements for civic number addressing, waste collection carts and water metering.



Appendix E

Changes to the D.C.A.



Appendix E: Changes to the D.C.A.

Since the passage of the Township's previous D.C. by-law, there have been a number of changes to the D.C.A. This appendix summarizes the changes.

E.1 Changes to the D.C.A.: *Bill 213 and Bill 109*

E.1.1 Bill 213: Better for People, Smarter for Business Act, 2020

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

E.1.2 Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

- The following additional information must be provided for each D.C. service being collected for during the year:
 - a. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
 - b. if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- For any service for which a D.C. was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.



The D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

E.2 Changes to the D.C.A. – *Bill 23: More Homes Built Faster Act, 2022*

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended a number of pieces of legislation including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

E.2.1 Additional Residential Unit Exemption

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

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

E.2.2 Removal of Housing as an Eligible D.C. Service

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service. It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.



E.2.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

E.2.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

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

Note: As discussed in Section H.2.13, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.

Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



E.2.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

E.2.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted.

Note: the definition of capital costs was revised to reverse the change related to studies through Bill 185 (see Section H.3.1).

E.2.7 Mandatory Phase-in of a D.C.

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

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

Note: this change was reversed by Bill 185 (discussed in section H.3.2).

E.2.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

E.2.9 Installment Payments

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



E.2.10 Rental Housing Discount

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

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

E.2.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

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

E.2.12 Requirement to Allocate Funds Received

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

E.2.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the “Affordable Residential Units for the Purposes of the Development Charges Act, Bulletin” published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.

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



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

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

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

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

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the "Affordable Residential	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
	Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	<u>the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u>, i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		<u>equal to 30 per cent of the income of the household referred to in clause (a)</u>

Note: the Affordable Unit exemption came into force on June 1, 2024.

E.3 Bill 185: *Cutting Red Tape to Build More Homes Act*

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

E.3.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

E.3.2 Removal of the Mandatory Phase-in

As noted in Section H.2 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).



E.3.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

E.3.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the site plan



and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

E.3.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

E.4 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

E.4.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.



E.4.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

E.4.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e. instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

E.4.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

E.4.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: “Subject to the regulations”. As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

E.4.6 Expanded Simplified D.C. By-law Amendment Process

In addition to the reason for the simplified process set out in Section H.3.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

E.4.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.



E.4.8 Grouping of Services for the Purposes of Using Credits

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

E.4 Bill 60: *Fighting Delays, Building Faster Act, 2025*

The Provincial government introduced Bill 60, Fighting Delays, Building Faster Act, 2025 and Regulatory Proposals MMAH2018 and 25MMAH030 on October 23, 2025. The Bill received Royal Assent on November 27, 2025. The following subsections provide a summary of the changes:

E.4.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service¹. Anticipated land acquisition capital needs are to be grouped together for the purposes of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve

¹ Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C. eligible service.



funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition, however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

E.4.2 Required Timelines for the Annual Treasurer's Statement

Section 43(1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43(3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

E.4.3 Addition of Requirements for Local Service Policies

Subsections 59(2.2) through 59(2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
 - This does not apply where a municipality does not impose a D.C. for that service;
 - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
 - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
 - Works or classes of works that are not intended to be required as a Local Service;



- Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

E.4.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

E.4.5 Regulatory Changes

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98*. These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.

Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;



- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;
- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.



Appendix F

Benefit to Existing Methodology



Appendix F: Benefit to Existing Methodology

Based on the regulatory changes provided through Bill 60: *Fighting Delays, Building Faster Act, 2025*, there is a requirement to provide greater detail with respect to how the non-growth-related shares (i.e. B.T.E. deduction methodology) of the total estimated costs are determined for each service. The following provides this information on a service-by-service basis as well as a description of how the capital costs were estimated.

Table F-1
Methodology for Determining Capital Costs and B.T.E. Calculations

Service	B.T.E. Calculation Methodology
Fire Protection Services	Equipment: Expansion of bunker gear costs include additional sets of gear for existing firefighters. The costs related to this increase in level of service have been deducted from the total project cost. Studies: The master plan update has been allocated 25% to existing development in recognition of that although fire master plans are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community.
Services Related to a Highway	Roads & sidewalks: Projects that are required for new development but will also benefit new development proportionally have a B.T.E. calculated based on the existing population share of future population in alignment with the Township's prior D.C. Background Study. Studies: Roads-related studies have been allocated 50% to existing development in recognition of the fact that although these studies are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community.



Service	B.T.E. Calculation Methodology
Parks and Recreation	Amenities: Projects that are required for new development but will also benefit new development proportionally have a B.T.E. calculated based on the existing population share of future population in alignment with the Township's prior D.C. Background Study. Trails: Trail developments have been allocated 50% to existing development in recognition of the general benefits received from existing and new development.
Waste Diversion	Amenities: Projects that are required for new development but will also benefit new development proportionally have a B.T.E. calculated based on the existing population share of future population in alignment with the Township's prior D.C. Background Study.
Wastewater	Treatment: Recognition of 10% B.T.E. to account for the replacement of existing infrastructure when oversizing for new development. Studies: The collection system review has been allocated 25% to existing development in recognition of that although these studies are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community.
Water	Conveyance: B.T.E. shares are derived to account for replacement of existing pipes that are being upgraded, improved pressure in the system and sections of existing pipes that are being replaced at part of larger projects. Studies: The distribution system review has been allocated 25% to existing development in recognition of that although these studies are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community.



Service	B.T.E. Calculation Methodology
Growth Studies (including studies within specific service areas)	Future Development Charge Background Studies have been included at 100% growth-related as they are undertaken entirely to assess what the D.C. will be for future development. For general planning studies, they have been included as 50% growth related in recognition of the general benefits received from existing and new development.



Appendix G

Proposed D.C. By-law

The Corporation of the Township of Southgate
By-Law No. 2026-_____
Being a By-law With Respect to Development Charges

WHEREAS the Township of Southgate will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Southgate;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of Southgate or its existing taxpayers, while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the Development Charges Act, 1997 (the “Act”) provides that the Council of a Township may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

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

AND WHEREAS the Council of The Corporation of the Township of Southgate has given notice of and held a public meeting in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE Township OF Southgate ENACTS AS FOLLOWS:

1. Interpretation

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

“accessory” means when used to describe a use, building or structure, that the use, building or structure is naturally or normally incidental, subordinate and exclusively devoted to a main use, building or structure located on the same lot therewith;

“Act” means the Development Charges Act, 1997, as amended, or any successor thereof;

“Additional dwelling unit” has the same meaning as within the Township’s Zoning By-law as may be updated from time to time;

“agriculture uses” means a bona fide farm operation including use of land, buildings or structures for the purposes of beekeeping, dairying, fallow, field crops, fruit farming, horticulture, market gardening, pasturage, raising of livestock or any other farming use;

“apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Notwithstanding the foregoing, Stacked Townhouse units are included within apartment units for the purposes of calculating the development charge;

“bedroom” means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

“board of education” has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

“bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation. Notwithstanding the foregoing, bona-fide farm uses do not include retail sales activities and/or on-farm industrial uses where rezoning or a zoning amendment is required under the Township’s current zoning by-law, including but not limited to restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; services related to grooming, boarding or breeding of household pets; and marijuana and alcohol processing or production facilities;

“building” means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods and without limiting the foregoing, includes buildings as defined in the Building Code Act;

“Building Code Act” means the Building Code Act, S.O. 1992, as amended, or any successor thereof;

“capital cost” means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of and as authorized by the Township 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, 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,
 - (iii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof;
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the Township, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related; and
- (f) for interest on money borrowed to pay for costs described in clauses (a) to (d) above;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses, and self-storage development;

“Council” means the Municipal Council of the Corporation of the Township of Southgate;

“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 increases the size of, usability thereof, or change of use thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this By-law;

“dwelling unit” means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), bathroom and kitchen facilities are provided; but does not mean or include tent, trailer, or a room or a suite of rooms in a boarding house, hotel, motel, motor home or tourist home;

“duplex” means a building that is divided horizontally into two separate dwelling units, each of which has an independent entrance;

“existing residential building/dwelling” means unit” means a residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of the October 5, 2022 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act or the first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after the date of by-law passage, and for which development charges were paid;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excludes residential uses;

“garden suite” means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on the lands and such building is designed to be portable;
“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside

surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

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

“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 and the supplying of personal services or as otherwise defined in the zoning by-law. Wind turbines and solar farms are included as industrial developments;

“institutional” means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (b) as a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“local board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a Township or of two or more municipalities or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the Township of Southgate and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“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 or trailer otherwise designed;

“multiple dwellings” means all dwellings other than single detached, semi-detached and apartment unit dwellings;

“non-profit housing development” means development of a building or structure intended for use as residential premises by:

- (a) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;

“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;

“Official Plan” means the Official Plan adopted by the Township, as amended and approved;

“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;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers, or boarding, lodging or rooming houses;

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units; this also includes a dwelling unit on land that is used for an agricultural use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

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

“solar farm” means any solar energy system comprised of one or more solar energy conversion panels and associated control or conversion electronics that converts sunlight into electricity, with a combined nameplate generating capacity greater than or equal to 500 kilowatts. A solar farm may be connected to the electricity grid to provide electricity off-site for sale to an electrical utility or other intermediary;

“stacked townhouses” means a building containing at least 3 dwelling units with each dwelling unit separated horizontally and/or vertically from another dwelling unit by a common wall and each dwelling unit having a separate entrance to grade

“structure” means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground;

“Township” means the Corporation of the Township of Southgate and the area within the geographic limits of the Township of Southgate;

“wind turbine” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

“Zoning By-Law” means the Zoning By-Law of the Township of Southgate, or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. Designation of Services and Classes of Service

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

- (a) Services related to a Highway;
- (b) Fire Protection Services;

- (c) Parks and Recreation Services;
- (d) Library Services;
- (e) Growth-Related Studies;
- (f) Land;
- (g) Waste Diversion Services;
- (h) Storm Drainage and Control Services;
- (i) Wastewater Services; and
- (j) Water Services.

3. Application of By-law Rules

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

- (a) the lands are located in the area described in Section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

Area to Which By-law Applies

3.2 Subject to Section 3.3, this By-law applies to all lands in the Township of Southgate whether or not the land or use thereof is exempt from taxation under s.13 of the Assessment Act.

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

- (a) the Township or a local board thereof;
- (b) the County of Grey or any local board thereof;
- (c) a board of education as defined in Section 1(1) of the Education Act;
- (d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
- (e) Non-Profit Housing;
- (f) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
- (g) Affordable and attainable residential units as follows:

- a. Affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges;
 - b. As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges;
- (h) Long-term care homes;
- (i) Non-profit Retirement Homes;
- (j) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - a. Three or more bedrooms – 25% reduction;
 - b. Two bedrooms – 20% reduction; and
 - c. All other bedroom quantities – 15% reduction.

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:
- (iv) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
 - (v) the approval of a minor variance under Section 45 of the Planning Act;
 - (vi) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (vii) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (viii) a consent under Section 53 of the Planning Act;
 - (ix) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (x) 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 or class of service designated in Section 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies, even though two or more of the

actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions for Intensification of Existing Housing

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

- (a) an enlargement to an existing dwelling unit;
- (b) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
- (c) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
- (d) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
 - a. For the purposes of Subsection 3.5 (b) a residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-

Townhouse Dwelling must be an Additional Dwelling Unit as defined herein

- (e) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units;

3.6 Exemption for Industrial Development:

- (a) Notwithstanding any other provision of this By-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable, multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection 3.6 (a) (ii) by the amount of the enlargement.
- (c) For the purpose of Section 3.6 herein, the gross floor area of an “existing industrial building” means the gross floor area that existing at the time of by-law passage. For industrial buildings constructed after by-law passage, the gross floor area of an “existing industrial building” is the gross floor area lawfully constructed at the time of building permit issuance
- (d) The exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passage-way, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility.

Other Exemptions:

- 3.7 Notwithstanding the provision of this By-law, development charges shall not be imposed with respect to:

- (a) Non-residential farm building for a bona fide farm use, with a valid Farm Business Registration Number and assessed as Farmland Realty Tax Class;
- (b) Places of worship, cemetery or burial ground exempt from taxation under the Assessment Act;
- (c) Hospitals under the Public Hospitals Act; and
- (d) Temporary buildings or structures
 - (i) Prior to the issuance of a building permit for a temporary building or structure, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge that would be required by Subsection 3.8, 3.9, or 3.10 if the terms of the agreement are not met and the building is not removed by the agreed upon date. The terms of such agreement shall then prevail over the provisions of this By-law.
- (e) Non-Profit Housing meeting the requirements of a program for such purposes as administered by any agency of the Federal or Provincial government, Grey County, or the Township.
 - (i) Prior to the issuance of a building permit for a non-profit housing, the Township may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge that would be required by Subsection 3.8, 3.9, or 3.10 if the terms of the agreement are not met. The terms of such agreement shall then prevail over the provisions of this By-law.

Amount of Charges

Residential

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

Non-Residential

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

Wind Turbines and Solar Farms

- 3.10 Notwithstanding s.3.8 and s.3.9, the development charges described in Schedule A to this by-law shall be imposed per wind turbine and per 500 kW of nameplate generating capacity for solar farms, and calculated at the single-detached and semi-detached dwelling rate, with respect to services related to a highway, fire protection services, and administration services.

Reduction of Development Charges for Redevelopment

- 3.11 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months (5 years) prior to the date of payment of development charges in regard to such redevelopment was or is to be demolished in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 3.9, by the gross floor area that has been or will be demolished or converted to another principal use;

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

Time of Payment of Development Charges

- 3.12 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.13 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.14 Notwithstanding 3.12 and 3.13, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter. For clarity in interpreting this subsection, rental housing is defined in subsection 1.(29) and institutional developments are defined in subsection 1.(18);
- 3.15 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time of building permit issuance, the Development Charges under 3.8 and 3.9 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including

interest. Where both planning applications apply Development Charges under Section 2, shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.

Notwithstanding the foregoing, the total charge payable, including interest, calculated under this subsection, shall not be greater than the charge that would be payable at building permit issuance if this subsection did not apply;

3.16 Interest for the purposes of Subsection 11.(3) shall be determined as the base rate plus 1%, where:

- (a) The base rate shall be equal to the average prime rate on:
 - i. October 15 of the previous year, if the adjustment date is January 1,
 - ii. January 15 of the same year, if the adjustment date is April 1,
 - iii. April 15 of the same year, if the adjustment date is July 1, and
 - iv. July 15 of the same year, if the adjustment date is October 1.
- (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada

3.17 This shall not be deemed to limit the authority of the Council to enter into an agreement for payment of the development charges before or after the date of building permit issuance subject to Section 27 of the Development Charges Act, 1997.

4. Payment of Services

4.1 Despite the payment required under Sections 3.8, 3.9 and 3.10, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

5. **Indexing**

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually on January 1, without amendment to this By-law, in accordance with the third quarter of the prescribed index in the Act.

6. **Front-end Financing**

- 6.1 The Township may enter into front-end agreements with owners in accordance with the provisions of the Act.

7. **Accountability**

- 7.1 All monies paid pursuant to this By-law shall be maintained separately from all other revenues or receipts of the Township. The Treasurer of the Township shall establish separate reserve funds, pursuant to the categories of services/classes of service designated in Section 2.1.
- 7.2 The Treasurer of the Township shall provide to the Council an annual financial statement related to this By-law containing the information set out in Section 12 of O. Reg. 82/98.
- 7.3 The Township shall pay interest on a refund under subsections 18(3) and 25(2) or Section 36 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force, updated on the first business day of every January, April, July and October thereafter.
- 7.4 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 7.5 Where any unpaid development charges are collected as taxes under subsection 7.4, the monies so collected shall be credited to the development charge reserve funds referred to in subsection 7.1.

8. **Schedules**

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

Schedule A – Schedule of Development Charges.

9. **Conflicts**

9.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

9.2 Notwithstanding Section 9.1, where a development which is the subject of an agreement to which Section 9.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

10. **Severability**

10.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

11. **Date By-law In Force**

11.1 This By-law shall come into effect on _____, 202_.

12. **Date By-law Expires**

12.1 This by-law will expire ten years after the effective date of this by-law unless it is repealed by Council at an earlier date.

13. **Existing By-law Repealed**

13.1 By-law No. 2022-154 is hereby repealed upon the enforcement of this By-law.

PASSED THIS ___ day of _____ 202_

Mayor

Township Clerk

Schedule "A"

To By-law 2026-_____

Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)	Wind Turbines	Solar Farm (per 500 kW)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	3,650	2,092	2,011	1,357	1.20	3,650	3,650
Fire Protection Services	1,655	949	912	615	0.54	1,655	1,655
Parks and Recreation Services	4,905	2,811	2,703	1,823	0.28	-	-
Library Services	1,272	729	701	473	0.07	-	-
Waste Diversion	51	29	28	19	0.02	-	-
Growth Studies	94	54	52	35	0.10	94	94
Land Acquisition	114	65	63	42	0.04	114	114
Total Municipal Wide Services/Class of Services	11,741	6,729	6,470	4,364	2.25	5,513	5,513
Urban Services							
Stormwater Drainage and Control Services	722	414	398	268	0.29	-	-
Wastewater Services	-	-	-	-	-	-	-
Water Services	7,490	4,293	4,127	2,784	2.96	-	-
Total Urban Services	8,212	4,707	4,525	3,052	3.25	-	-
GRAND TOTAL RURAL AREA	11,741	6,729	6,470	4,364	2.25	5,513	5,513
GRAND TOTAL URBAN AREA	19,953	11,436	10,995	7,416	5.50	5,513	5,513