2024 Development Charge Background Study

Township of Rideau Lakes

For Public Circulation and Comment

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

August 7, 2024

Table of Contents

Page

Executive Summary ..... **i**

1. Introduction **1-1**
- 1.1 Purpose of this Document 1-1
- 1.2 Summary of the Process 1-2
- 1.3 Changes to the Development Charges Act, 1997 1-3
  - 1.3.1 More Homes for Everyone Act, 2022 (Bill 109) 1-3
  - 1.3.2 More Homes Built Fast Act, 2022 (Bill 23) 1-4
  - 1.3.3 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) 1-8

2. Current Township D.C. Policy **2-1**
- 2.1 By-law Enactment 2-1
- 2.2 Services Covered 2-1
- 2.3 Timing of D.C. Calculation and Payment 2-1
- 2.4 Indexing 2-1
- 2.5 Redevelopment Credits 2-2
- 2.6 Area to Which the By-law Applies and Exemptions 2-2

3. Anticipated Development in the Township **3-1**
- 3.1 Basis of Population, Household and Non-Residential Gross Floor Area Forecast 3-1
- 3.2 Summary of Growth Forecast 3-1

4. The Approach to the Calculation of the Charge **4-1**
- 4.1 Introduction 4-1
- 4.2 Services Potentially Involved 4-1
- 4.3 Increase in the Need for Service 4-1
- 4.4 Local Service Policy 4-6
- 4.5 Capital Forecast 4-6
- 4.6 Treatment of Credits 4-7
- 4.7 Eligible Debt and Committed Excess Capacity 4-7

Table of Contents (Cont'd)

Page

4.8 Existing Reserve Funds 4-8
4.9 Deductions 4-8
4.9.1 Reduction Required by Level of Service Ceiling 4-9
4.9.2 Reduction for Uncommitted Excess Capacity 4-9
4.9.3 Reduction for Benefit to Existing Development 4-10
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions 4-11
4.10 Municipal-Wide vs. Area Rating 4-11
4.11 Allocation of Development 4-11

5. D.C.-Eligible Cost Analysis by Service 5-1
5.1 Introduction 5-1
5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation 5-1
5.2.1 Services Related to a Highway 5-1
5.2.2 Fire Protection Services 5-2
5.2.3 Parks and Recreation Services 5-2
5.2.4 Library Services 5-3
5.2.5 Waste Diversion Services 5-4
5.2.6 Growth-Related Studies 5-4

6. D.C. Calculation 6-1

7. D.C. Policy Recommendations and D.C. Policy Rules 7-1
7.1 Introduction 7-1
7.2 D.C. By-law Structure 7-2
7.3 D.C. By-law Rules 7-2
7.3.1 Payment in any Particular Case 7-2
7.3.2 Determination of the Amount of the Charge 7-2
7.3.3 Application to Redevelopment of Land (Demolition and Conversion) 7-3
7.3.4 Exemptions (full or partial) 7-4
7.3.5 Transition 7-5
7.3.6 Timing of Collection 7-5
7.3.7 Indexing 7-5
7.3.8 D.C Spatial Applicability 7-6
7.4 Other D.C. By-law Provisions 7-7
7.4.1 Categories of Services for Reserve Fund and Credit Purposes 7-7
7.4.2 By-law In-force Date 7-7
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing 7-8
7.5 Other Recommendations 7-8

Table of Contents (Cont'd)

Page

8. Asset Management Plan 8-1
8.1 Introduction 8-1
8.2 Asset Management Plan 8-3

9. By-law Implementation 9-1
9.1 Public Consultation Process 9-1
9.1.1 Introduction 9-1
9.1.2 Public Meeting of Council 9-1
9.1.3 Other Consultation Activity 9-1
9.2 Anticipated Impact of the Charge on Development 9-2
9.3 Implementation Requirements 9-3
9.3.1 Introduction 9-3
9.3.2 Notice of Passage 9-3
9.3.3 By-law Pamphlet 9-3
9.3.4 Appeals 9-4
9.3.5 Complaints 9-4
9.3.6 Credits 9-5
9.3.7 Front-Ending Agreements 9-5
9.3.8 Severance and Subdivision Agreement Conditions 9-5

Appendix A Background Information on Residential and Non-Residential Growth Forecast A-1

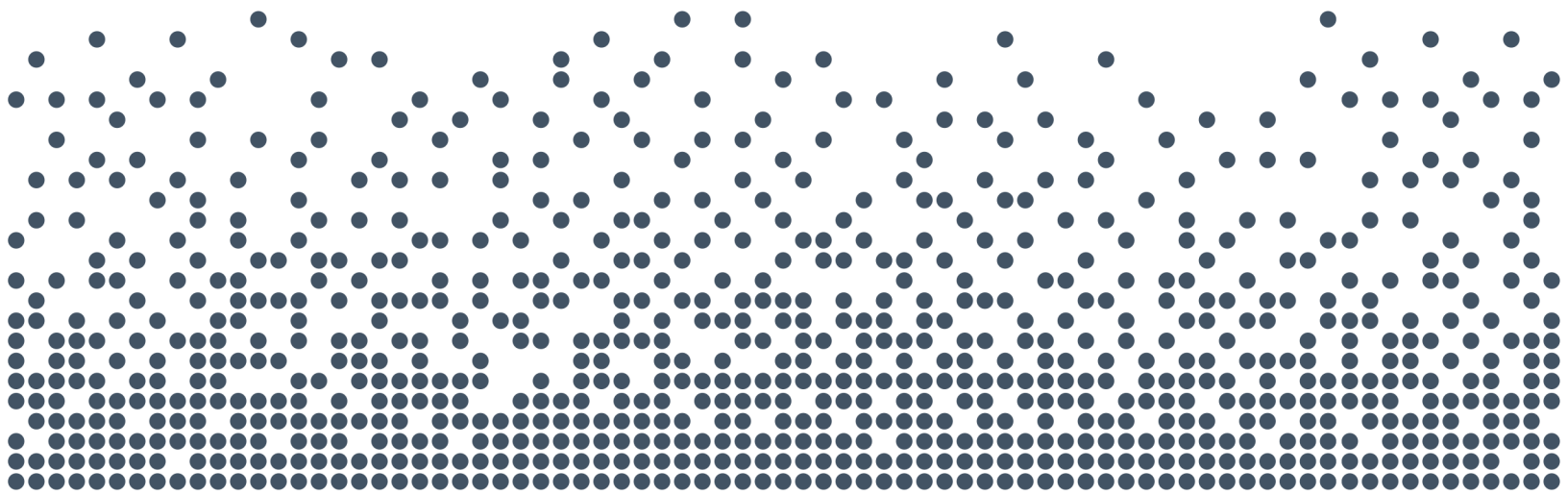
Appendix B Level of Service B-1

Appendix C Long-Term Capital and Operating Cost Examination C-1

Appendix D Proposed Development Charge By-law D-1

List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	*Development Charges Act*, 1997 as amended
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O. Reg.	Ontario Regulation
P.O.A.	*Provincial Offences Act*
P.P.U.	Persons per unit
s.s.	Subsection
sq.m.	square metre
sq.ft.	square foot
km	kilometer



Executive Summary

Executive Summary

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

    - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
    - Chapter 2 – Current Township D.C. policy
    - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
    - Chapter 4 – Approach to calculating the D.C.;
    - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
    - Chapter 6 – Calculation of the D.C.s;
    - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
    - Chapter 8 – Asset management plan requirements of the D.C.A.; and
    - Chapter 9 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:

    1) Identify amount, type and location of growth;

    2) Identify servicing needs to accommodate growth;

    3) Identify capital costs to provide services to meet the needs;

    4) Deduct:

        - Grants, subsidies and other contributions;
        - Benefit to existing development;
        - Amounts in excess of 15-year historical service calculation;
        - D.C. reserve funds;

5) Net costs are then allocated between residential and non-residential benefit; and

6) Net costs divided by growth to provide the D.C. calculation.

3. Changes to the D.C.A. were introduced through five bills passed in the Ontario legislature since the Township's last D.C. by-law amendment: Bills 109, 23, 97, 134, and 185. The following provides a brief summary of the recent changes.

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. Further information is provided in subsection 1.3.1.

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

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.2 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;
- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;

- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, 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.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
    - Three or more bedrooms – 25% reduction;
    - Two bedrooms – 20% reduction; and
    - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

Bill 185: *Cutting Red Tap to Build Mor Homes Act, 2024* (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding though site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);

- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide 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;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.

4. The Township is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for September 3, 2024 with adoption of the by-law anticipated for October 7, 2024, with an effective date of October 7, 2024 to replace the current by-law that expires on October 7, 2024.

5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2024 to 2034) period.

Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2024 to 2034
(Net) Population Increase	1,065
Residential Unit Increase	500
Non-Residential – Gross Floor Area Increase (sq.m.)	141,300

Source: Watson & Associates Economists Ltd. forecast 2024.

6. 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 Township-wide services are calculated based on a 10-year forecast:

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

    A summary of the total growth-related costs is provided below in Table ES-2.

Table ES-2
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	$11,693,000
Less: Benefit to Existing Development	$6,927,000
Less: Other Deductions	$3,000
Less: Existing D.C. Reserve Funds	$148,000
Net Costs to be Recovered from Development Charges	$3,945,000

Based on the above table, the total growth related costs are $11.7 million over the 10 years of which $3.9 million (34%) is recoverable from D.C.s. Of the net $3.9 million included in the calcualtion, $3.6 million is recoverable from residential development and $333,000 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 $7.8 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs presented in Table ES-2. Charges have been provided on a Township-wide basis. The corresponding single detached unit charge is $6,984. The non-residential charge is $2.30 per square foot of building area. The calculated schedule of charges is presented in Table ES-3.

Table ES-3
Calculated 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	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services/Class of Service:								
Fire Protection Services	754	589	518	389	0.45	0.10	754	754
Services Related to a Highway	1,534	1,199	1,055	792	0.91	0.21	1,534	1,534
Parks and Recreation Services	3,207	2,506	2,205	1,656	0.62	0.14		
Library Services	1,254	980	862	647	0.24	0.06		
Waste Diversion Services	41	32	28	21	0.02	0.01	41	41
Growth-Related Studies	194	152	133	100	0.06	0.01	194	194
Total Municipal Wide Services/Class of Services	**6,984**	**5,458**	**4,801**	**3,605**	**2.30**	**0.54**	**2,523**	**2,523**

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
    - 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
    - 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:

- Buildings or structures to be used as hospitals as governed by the *Public Hospitals Act*, R.S.O., 1990
- For the first 500 sq. m. of new non-residential buildings/structures, the charge shall be calculated on the basis of 50% of the rate set out
- Green Energy developments with a nameplate generating capacity of less than 500 kW
- Expansion of existing non-residential developments up to a maximum of 50% of the existing gross floor area where "existing" is defined as September 2, 2014 or the gross floor area that existed after the issuance of a building permit for a new building
- 50% reduction for non-residential agricultural uses
- 50% reduction for development within the designated villages or hamlets of Chaffey's Lock, Chantry, Crosby, Delta, Elgin, Forfar, Harlem, Jones Falls, Lombardy, Morton, Newboro, Newboyne, Phillipsville, Plum Hollow, Portland and Rideau Ferry, as set out in Schedule "C" to this By-law (Township of Rideau Lakes Official Plan schedules A2, A4, and A5).

- Redevelopment credits provided where building permit issuance occurs within five years for conversion or demolitions of existing structures
- Charges to be indexed annually on January 1st, in accordance with the D.C.A.

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 D. 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).

Development Charge Background Study

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 Rideau Lakes (Township).

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Township 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 D).

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. has been scheduled for September 3, 2024, 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. Project initiation meeting with staff	May 3, 2024
2. Data collection and staff interviews	May to July 2024
3. Presentation of draft findings and D.C. policy discussion with municipal Staff	July 31, 2024
4. D.C. Background Study and draft D.C. by-law available to public	August 7, 2024
5. Public Meeting of Council	September 3, 2024

Process Steps	Dates
6. D.C. By-law passage (anticipated)	October 7, 2024
7. D.C. By-Law effective date	October 7, 2024
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since 2022, when the Township last amended their D.C. by-law, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *More Homes for Everyone Act, 2022* (Bill 109);
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97)*;*
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

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

1.3.1 More Homes for Everyone Act, 2022 (Bill 109)

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;
b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to 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.

1.3.2 More Homes Built Fast Act, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the additional residential unit exemptions were amended through Bill 97 and exemptions for affordable units were further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:

1.3.2.1 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 ancillary buildings or 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 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.
- Bill 97 (*The Helping Homebuyers, Protecting Tenants Act),* extended the mandatory exemption from payment of D.C.s for addition residential units new residential buildings or in existing houses to all lands versus just urban lands.

1.3.2.2 Removal of Housing as an Eligible D.C. Service

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

1.3.2.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units

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

- Affordable Rental Units:
  - The rent is no greater than the lesser of,
  - the income-based affordable rent 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
  - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
  - The price of the residential unit is no greater than the lesser of,
    - the income-based affordable purchase price 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
    - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.

- 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. Also exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.2.4 New Statutory Exemption for Non-Profit Housing

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 D.C.s.

1.3.2.5 Rental Housing Discount

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

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

1.3.2.6 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent of 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 historical level of service is now extended to the historical 15-year period.

1.3.2.7 Revised Definition of Capital Costs

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

1.3.2.8 Mandatory Phase-in of a D.C.

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

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

1.3.2.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.

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

The Act allows interest to be charged on D.C.s calculated at the time of Site Plan or Zoning By-law Amendment applications (S.26.2 of the Act) and for mandatory installment payments (S. 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.2.11 Requirement to Allocate Funds Received

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

1.3.3 *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding though site plan and zoning by-law amendment applications under the Planning Act. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide 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;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.

Chapter 2
Current Township D.C. Policy

2. Current Township D.C. Policy

2.1 By-law Enactment

The Township adopted By-law number 2019-59 on October 7, 2019, coming into effect October 7, 2019, which provides for D.C.s to be imposed. By-law 2019-59 was amended by By-law 2022-75 on November 7, 2022. By-law 2019-59, as amended, will expire on October 7, 2024, and the following sections review the current D.C. policies within the by-law (or as required through the D.C.A.).

2.2 Services Covered

The following services are included under By-law 2019-59, as amended:

- Roads and related services;
- Fire services;
- Waste diversion services;
- Parks and recreation services;
- Library services;
- Growth-related studies.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance for the development. The by-law also allows the Township to enter into alternative payment agreements with owners.

2.4 Indexing

The by-law provides for annual indexing of the charges on January 1 of each year. Table 2-1 provides the charges currently in effect as of January 1, 2024, for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1
Township of Rideau Lakes
2024 Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services/Class of Services:								
Roads and Related	2,120	1,509	1,026	1,597	1.47	0.43	2,120	2,120
Fire Services	1,121	797	543	843	0.76	0.23	1,121	1,121
Waste Diversion Services	38	28	20	29	0.02	0.01	38	38
Parks & Recreation	2,202	1,564	1,063	1,655	0.47	0.14	-	-
Library Services	910	649	441	686	0.20	0.06	-	-
Growth-Related Studies	185	133	90	140	0.08	0.02	185	185
Total Municipal Wide Services/Class of Services	**6,576**	**4,680**	**3,183**	**4,950**	**3.00**	**0.89**	**3,464**	**3,464**

2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists five years prior to the date of payment of the D.C.

2.6 Area to Which the By-law Applies and 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
- D.C. Discounts for rental housing development based on dwelling unit type:
    - >2 bedrooms - 25% discount
    - 2 bedrooms - 20% discount
    - <2 bedrooms - 15% discount

The D.C. by-law also provides non-statutory exemptions from payment of D.C.s with respect to:

- Buildings or structures to be used as hospitals as governed by the *Public Hospitals Act*, R.S.O., 1990
- For the first 500 sq. m. of new non-residential buildings/structures, the charge shall be calculated on the basis of 50% of the rate set out
- Green Energy developments with a nameplate generating capacity of less than 500 kW
- Expansion of existing non-residential developments up to a maximum of 50% of the existing gross floor area where "existing" is defined as of September 2, 2014
- 50% reduction for development within the designated villages or hamlets of Chaffey's Lock, Chantry, Crosby, Delta, Elgin, Forfar, Harlem, Jones Falls, Lombardy, Morton, Newboro, Newboyne, Phillipsville, Plum Hollow, Portland and Rideau Ferry, as set out in Schedule "C" to this By-law (Township of Rideau Lakes Official Plan schedules A2, A4, and A5).

Chapter 3
Anticipated Development in the Township

3. Anticipated Development in the Township

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 2024 to 2034 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."

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

The D.C. growth forecast has been derived by Watson. 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:

- Official Plan for the United Counties of Leeds and Grenville, Office Consolidation, September 1, 2022;
- Township of Rideau Lakes 2019 Development Charges Background Study, Office Consolidation of August 2, 2019 D.C. Background Study and September 4, 2019 Amendment, by Watson & Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Township of Rideau Lakes Staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Rideau Lakes.

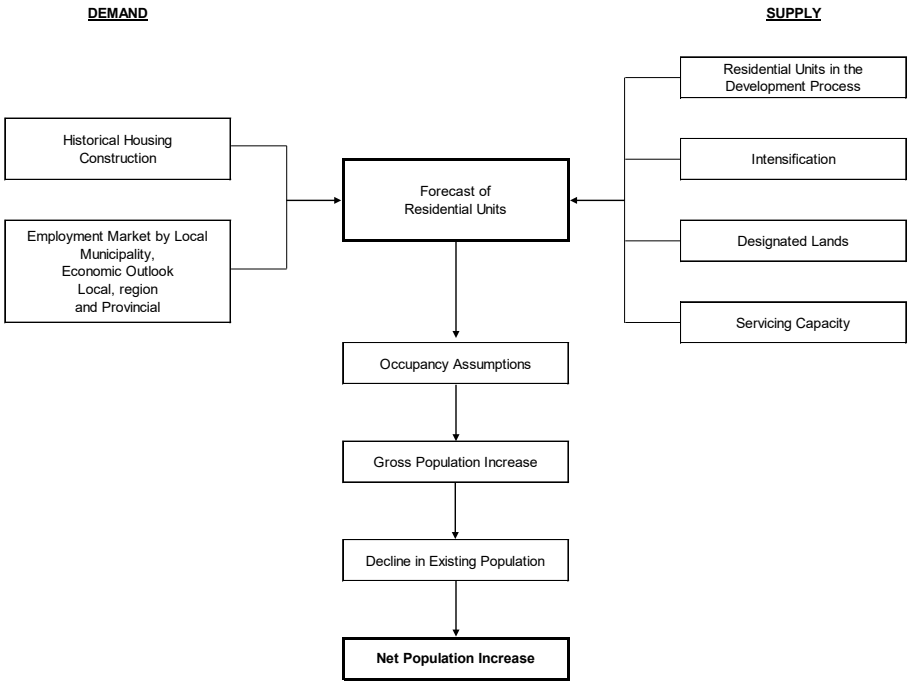
3.2 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion

provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, the permanent population in the Township (excluding census undercount) is anticipated to reach approximately 12,050 by mid-2034, resulting in an increase of approximately 310 persons over the 10-year forecast period. [1]The Township's seasonal population is forecast to increase to 7,850 persons in 2034. The Township's total population (permanent and seasonal population) is forecast to reach 19,990 by 2034.

Figure 3-1
Population and Household Forecast Model



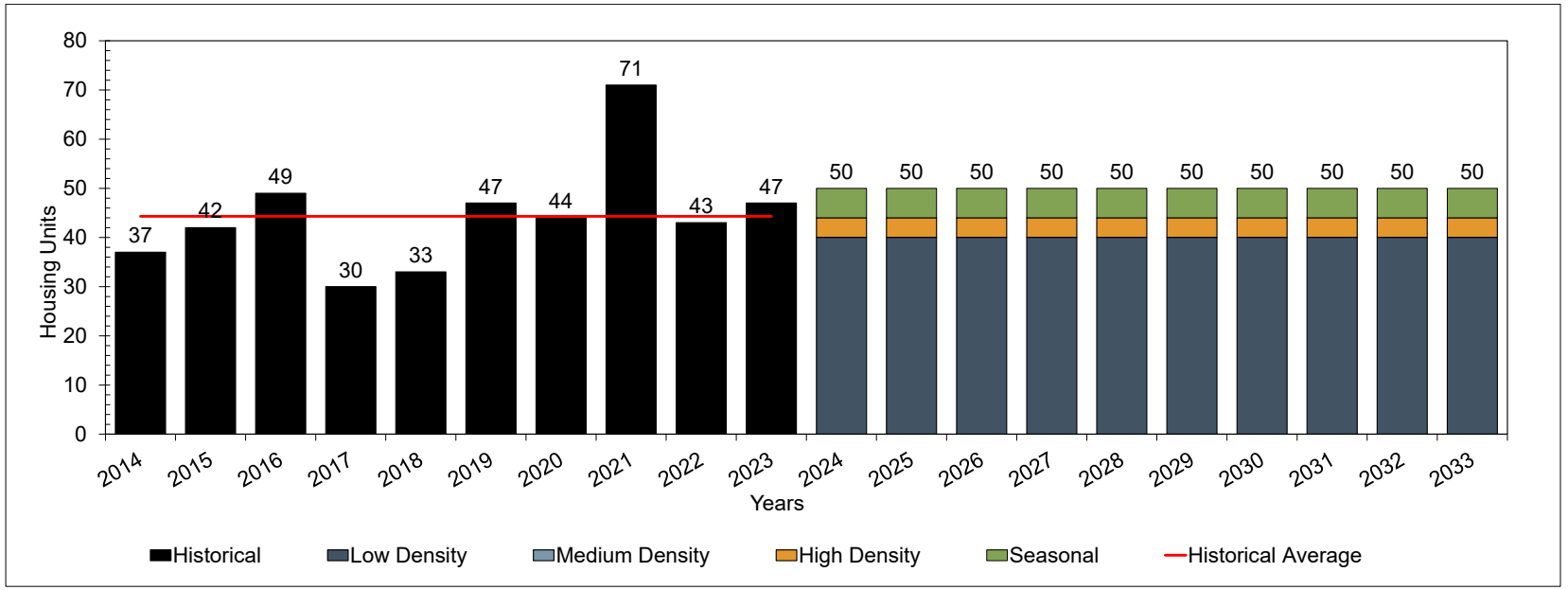
[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.5%. Population figures presented herein have been rounded.

Table 3-1
Township of Rideau Lakes
Residential Growth Forecast Summary

	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units								Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
			Permanent Population[1]	Institutional Population	Permanent Population Excluding Institutional[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples[2]	Apartments[3]	Other	Total Households	Seasonal Households	Total Households Including Seasonal	Equivalent Institutional Households		
Historical	*Mid 2011*	10,570	10,207	77	10,130	7,650	17,857	3,915	43	76	179	4,213	2,045	6,258	70	2.423	2.853
	Mid 2016	10,690	10,326	76	10,250	8,835	19,161	4,100	50	75	200	4,425	2,468	6,893	69	2.334	2.780
	Mid 2021	11,270	10,883	93	10,790	7,590	18,473	4,365	50	95	195	4,705	2,085	6,790	85	2.313	2.721
Forecast	*Mid 2024*	11,590	11,192	96	11,096	7,630	18,822	4,515	50	95	195	4,855	2,096	6,951	87	2.305	2.708
	Mid 2034	12,470	12,045	104	11,941	7,850	19,895	4,915	50	135	195	5,295	2,156	7,451	95	2.275	2.670
Incremental	**Mid 2011 - Mid 2016**	**120**	**119**	**-1**	**120**	**1,185**	**1,304**	**185**	**7**	**-1**	**21**	**212**	**423**	**635**	**-1**		
	Mid 2016 - Mid 2021	**580**	**557**	**17**	**540**	**-1,245**	**-688**	**265**	**0**	**20**	**-5**	**280**	**-383**	**-103**	**16**		
	Mid 2021 - Mid 2024	**320**	**309**	**3**	**306**	**40**	**349**	**150**	**0**	**0**	**0**	**150**	**11**	**161**	**2**		
	Mid 2024 - Mid 2034	**880**	**853**	**8**	**845**	**220**	**1,073**	**400**	**0**	**40**	**0**	**440**	**60**	**500**	**8**		

[1] Population includes the Census undercount estimated at approximately 3.5% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, and secondary units.
Notes:
Numbers may not add due to rounding.
Source: Watson & Associates Economists Ltd.

Figure 3-2
Township of Rideau Lakes
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.
Source: Historical housing activity derived from Township of Rideau Lakes building permit data, 2014 to 2023.

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

1. Unit Mix (Appendix A – Schedules 1 and 4)

    - The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 4), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township
    - Based on the above indicators, the 2024 to 2034 household growth forecast for the Township is comprised of a unit mix of 80% low density units (single detached and semi-detached), 0% medium density (multiples except apartments) and 0% high density (bachelor, 1-bedroom, and 2-bedroom apartments, and secondary units), and 12% seasonal units.

2. 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 to a 10-year planning horizon. All other services can utilize a longer planning period if the Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

3. Population in New Units (Appendix A – Schedules 2 and 3)

    - The number of housing units to be constructed by 2034 in the Township of Rideau Lakes over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Township is anticipated to average approximately 50 new permanent and seasonal housing units per year.
    - Institutional population [1] is anticipated to increase by approximately 8 people between 2024 to 2034.
    - Population in new units is derived from Schedules 2 and 3, which incorporate historical development activity, anticipated units (see unit mix

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

discussion) and average persons per unit (P.P.U.) by dwelling type for new units.

- Schedule 5a 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. Due to data limitations medium and high density P.P.U. data was derived from the United Counties of Leeds and Grenville which includes the Township, and is outlined in Schedule 5b. 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 15-year average P.P.U.s by dwelling type are as follows:
    - Low density: 2.370
    - Medium density: 1.852
    - High density: 1.542
    - Seasonal: 3.640

4. Existing Units and Population Change (Appendix A – Schedules 2 and 3)

    - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 2).
    - The change in average occupancy levels for existing housing units is calculated in Schedules 2 and 3.[1] The forecast population change in existing households over the 2024 to 2034 forecast period is forecast to decline by approximately 160.

5. Employment (Appendix A – Schedules 7a and 7b)

    - The employment projections 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

[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.

include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

- 2016 employment data [1],[2] (place of work) for the Township of Rideau Lakes is outlined in Schedule 7a. The 2016 employment base is comprised of the following sectors:
    - 80 primary (5%)
    - 590 work at home employment (36%);
    - 173 industrial (11%);
    - 518 commercial/population-related (32%); and
    - 255 institutional (16%).
- The 2016 employment by usual place of work, including work at home, is 1,615. An additional 260 employees have been identified for the Township of Rideau Lakes in 2016 that have no fixed place of work (N.F.P.O.W.).[3]
- Total employment, including work at home and N.F.P.O.W. for the Township of Rideau Lakes is anticipated to reach approximately 2,490 by mid-2034. This represents an employment increase of approximately 320 for the 2024 to 2034 forecast period.
- Schedule 7b, 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

[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.
[2] 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] 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."

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 (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 1,380 by mid-2034. This represents an employment increase of approximately 170 for the forecast period.

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

    - Square footage estimates were calculated in Schedule 7b based on the following employee density assumptions:
        - 1,300 sq.ft. per employee for industrial;
        - 500 sq.ft. per employee for commercial/population-related; and
        - 700 sq.ft. per employee for institutional employment.
    - The Township-wide incremental G.F.A. is anticipated to increase by 141,300 sq.ft. over the forecast period.
    - In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
        - industrial – 51%;
        - commercial/population-related – 24%; and
        - institutional – 25%.

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 4-2 lists the full range of municipal services that are provided by the Township.

A number of these services are not listed as eligible services for inclusion in a D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as "ineligible" on Table 4-2. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are "computer equipment" and "rolling stock with an estimated useful life of (less than) seven years." In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township's D.C. are indicated with a "Yes."

4.3 Increase in the Need for Service

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

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

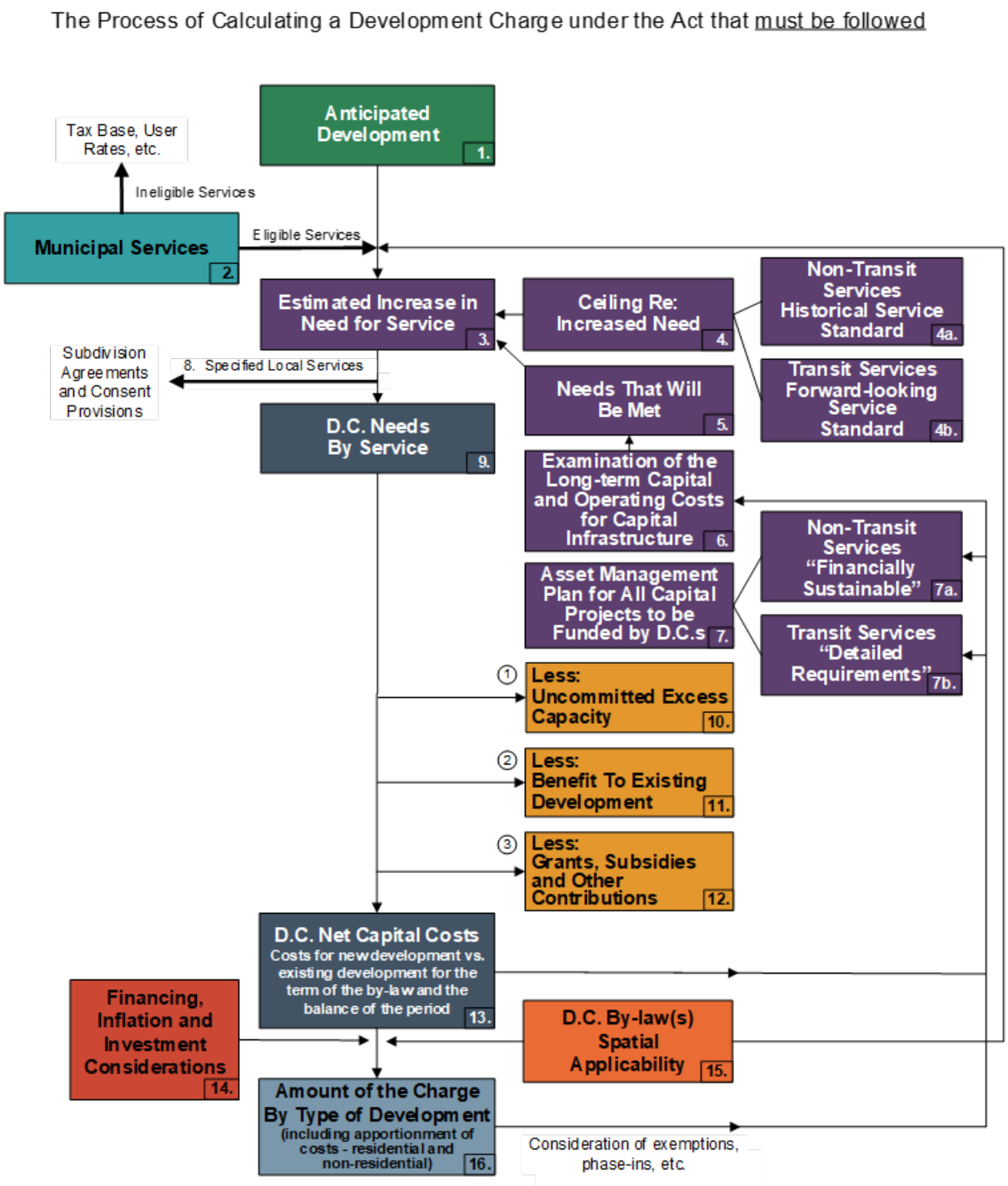


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	n/a n/a n/a n/a	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment[1]
2. Wastewater services, including sewers and treatment services	n/a n/a n/a n/a	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment[1]
3. Stormwater Drainage and Control Services	n/a n/a n/a	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Collector roads
	Yes	4.3 Bridges, Culverts and Roundabouts
	No	4.4 Local municipal roads
	Yes	4.5 Traffic signals
	Yes	4.6 Sidewalks and streetlights
	Yes	4.7 Active Transportation
	Yes	4.8 Works Yard
	Yes	4.9 Rolling stock[1]
5. Electrical Power Services	n/a	5.1 Electrical substations
	n/a	5.2 Electrical distribution system
	n/a	5.3 Electrical system rolling stock[1]
6. Transit Services	n/a	6.1 Transit vehicles[1] & facilities
	n/a	6.2 Other transit infrastructure
7. Waste Diversion Services	Yes	7.1 Waste diversion facilities
	Yes	7.2 Waste diversion vehicles and equipment[1]
8. Policing Services	No	8.1 Police detachments
	No	8.2 Police rolling stock[1]
	No	8.3 Small equipment and gear
9. Fire Protection Services	Yes	9.1 Fire stations
	Yes	9.2 Fire Vehicles[1]
	Yes	9.3 Fire Equipment and gear
10. Ambulance Services	n/a	10.1 Ambulance station space
		10.2 Vehicles[1]
11. Services provided by a board within the meaning of the *Public Libraries Act*	Yes	11.1 Public library space (incl. furniture and equipment)
	n/a	11.2 Library vehicles[1]
	Yes	11.3 Library materials
12. Services Related to Long-Term Care	n/a	12.1 Long-Term Care space
	n/a	12.2 Vehicles[1]

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
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]
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the *Child Care and Early Years Act, 2014* and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles[1]
16. Services related to proceedings under the *Provincial Offences Act, 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	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports

[1] with a 7+ year useful life

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land [2] and facilities, including the D.C. background study cost

[2] same percentage as service component to which it pertains

4.4 Local Service Policy

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

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

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

The capital costs include:

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

equipment), materials acquired for library circulation, reference, or information purposes;

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

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, paragraph 4, of the same regulation indicates that, "…the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O. Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, Council must have expressed a clear

intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

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 8 of subsection 5(1)."

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

The Township's D.C. Reserve Funds balances, by service and class of service, are presented in Table 4-3 below. 2023 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2019 to 2023 period. These balances have been applied against future spending requirements for all services.

Table 4-3
Township of Rideau Lakes
Estimated D.C. Reserve Funds Balances

Service/Class of Service	2023 Year-End Reserve Fund Balance	2019-2023 Adjustment	Adjusted Balance
Services Related to a Highway	(77,541)	(251,681)	(329,223)
Fire Protection Services	214,510	(55,213)	159,297
Parks & Recreation Services	189,505	(464,620)	(275,114)
Library Services	157,353	(273,610)	(116,256)
Growth-Related Studies	51,265	(62,297)	(11,032)
Waste Diversion Services	8,628	(33,243)	(24,615)
Total	**543,721**	**(1,140,664)**	**(596,943)**

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 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 as follows:

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "…not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study…" O. Reg. 82.98 (s.4) goes further to indicate that, "…both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality 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 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 municipality'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 (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

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

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

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

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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-Wide vs. Area Rating

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 D.C.A., it is now mandatory to "consider" area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.11 Allocation of Development

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

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

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

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform Township-wide basis. 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 nature of the capital projects and timing identified in this chapter reflects Council's current intention. Over time, however, Township projects and Council priorities change; and accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

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

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2024-2034). Each service is evaluated on two format sheets: 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.

5.2.1 Services Related to a Highway

The Township currently provides Services Related to a Highway utilizing an inventory of 460 km of surface treated, asphalt, and gravel roads as well as 23 bridges and culverts. The services are also managed through the use of 15,393 sq.ft. of facility space, four salt/sand domes, a storage shed, two garages, and 32 vehicles and equipment items. This total historical level of investment results in an average level of service of $4,102 per capita over the past 15-years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 1,065 persons), this historical level of service results in a maximum D.C. eligible amount of $4.4 million that could be included in the calculation of the charge.

The capital needs, which have been factored into the calculation of the charge over the forecast period, were determined through review of the Township's 2019 D.C.

background study, 10-year capital plan, and discussions with staff. In total, $3.6 million in gross capital costs of growth-related projects have been identified. $3.0 million has been deducted as a benefit to existing development and $329,000 has been added to account for the current D.C. reserve fund deficit, resulting in $924,000 of D.C. recoverable costs being included in the calculation of the charge.

These D.C. eligible costs are then attributed 86% to residential development and 14% to non-residential development based on the relationship of population to employment growth anticipated over the forecast period (i.e., 1,065 population and 174 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Fire Protection Services

The Township currently provides Fire Protection Services through the use of five facilities (13,095 sq.ft.), 21.8 vehicles, 80 equipped fire fighters and various pieces of equipment. Only the Township's share of the Westport facility, vehicles and equipment have been included to count towards the historical level of investment. Moreover, since 2022 the Township has been temporarily utilizing two bays in the South Crosby public works facility while station two is being rebuilt in Lombardy. This level of investment over the 15-year historical period results in a total per capita level of service of $740. When this historical level of investment is applied to the anticipated 10-year growth of 1,065 population, a maximum D.C.-eligible cost of $788,000 is calculated.

To provide service to new development over the forecast period, $2.8 million in gross capital costs have been identified. $1.8 million has been deducted as a benefit to existing development. After removing $405,000 for growth-related costs that benefit growth beyond the 10-year forecast period and deducting $159,000 to account for the current D.C. reserve fund balance, $454,000 is included in the calculation of the charge.

These D.C. eligible costs are then attributed 86% to residential development and 14% to non-residential development based on the relationship of population to employment growth anticipated over the forecast period (i.e., 1,065 population and 174 employment). These growth-related projects and costs are detailed in Table 5-2.

5.2.3 Parks and Recreation Services

The Township currently provides Parks and Recreation Services through the utilization of 75 parkland amenities on the 195 acres of parkland that are maintained through the

use of 17 items of vehicles and equipment. Recreation services are provided through 39,195 sq.ft. of facility space provided by the Township as well as through the Chantry Storage Dome. This total historical level of investment results in an average level of service of $1,587 per capita over the past 15-years. When applied against the anticipated population growth over the forecast period (i.e., 1,065 persons), this historical level of investment results in a maximum D.C. eligible amount of $1.7 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, $3.1 million in gross capital costs of growth-related projects have been identified. After deducting $1.7 million as a benefit to existing development and adding $273,000 to account for the current D.C. reserve fund deficit, $1.7 million has been included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Library Services

Library Services in the Township are provided through five branches, totaling 19,823 sq.ft. of facility space. These facilities house 56,356 items in both hard copy and electronic formats. These assets produce an average per capita level of investment of $621 which, when applied to the anticipated 10-year population growth of 1,065, results in a maximum of $661,000 that could be included in the calculation of the charge.

To service growth in the next 10-year period, $1.2 million of growth-related capital costs have been identified for the new Portland Hall (only library's share), the provision for additional collection materials, and a library master plan. $587,000 has been deducted as a benefit to existing development and $116,000 has been added to account for the D.C reserve fund deficit. As a result, $684,000 has been included in the calculation of the charge (including $69,700 incremental financing costs).

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-4.

5.2.5 Waste Diversion Services

With respect to Waste Diversion Services, the Township provides services through two transfer stations, one recycling ramp, and eight vehicle and equipment items. After accounting for the share of these assets related to waste diversion, the average historical per capita level of service is $31 over the past 15-years. Applying this historical average level of service to the anticipated development over the 10-year forecast period, the Township would be eligible to collect $33,100 from D.C.s for Waste Diversion Services.

No additional capital requirements have been identified beyond the need to fund the D.C. reserve fund deficit of $24,600 related to past D.C. eligible expenditures.

The D.C. eligible capital costs have been allocated 86% to residential development and 14% to non-residential and employment growth over the forecast period. These growth-related projects and costs are detailed in Table 5-5.

5.2.6 Growth-Related Studies

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 is comprised of the following municipal-wide services:

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

- Waste Diversion Services.

The following provides a list of the studies that have been identified for the 2024 to 2034 forecast period:

- Official Plan Update (2024 to 2033);
- Zoning By-law Review (2024 to 2033); and
- Development Charges Background Studies (2029 & 2033).

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

- Services Related to a Highway – 24.5%
- Fire Protection Services – 12.0%
- Parks and Recreation Services – 44.8%
- Library Services – 18.1%
- Waste Diversion Services – 0.7%

The total cost of these studies is $128,800 of which $27,400 is a benefit to existing development. A deduction of $2,740 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of $11,000 has been deducted, resulting in a net D.C.-eligible cost of $109,692 over the 10-year forecast period as presented in Table 5-6 below.

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 5-7 below (i.e. 92% residential and 8% non-residential).

Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	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 86%	Non-Residential Share 14%
	Road Reconstruction		-	-	-	-		-	-	-
1	Crosby Road (3.1 km)	2024-2033	290,600	-	290,600	261,500		29,100	25,026	4,074
2	Battams Rd.	2029-2030	202,000	-	202,000	181,800		20,200	17,372	2,828
3	Chantry Rd.	2029	231,000	-	231,000	207,900		23,100	19,866	3,234
4	Delong Rd.	2029-2030	213,300	-	213,300	192,000		21,300	18,318	2,982
5	Delta Rd.	2028	343,000	-	343,000	308,700		34,300	29,498	4,802
6	Fortune Line Rd.	2031	497,000	-	497,000	447,300		49,700	42,742	6,958
7	Glover Rd.	2029-2030	157,200	-	157,200	141,500		15,700	13,502	2,198
8	Lake St.	2028-2030	684,400	-	684,400	616,000		68,400	58,824	9,576
9	Little Crosby Lake Rd.	2031	203,000	-	203,000	182,700		20,300	17,458	2,842
10	Noonan Rd.	2029-2030	258,200	-	258,200	232,400		25,800	22,188	3,612
11	R7 Rd.	2029-2030	44,900	-	44,900	40,400		4,500	3,870	630
12	Townline Rd. (SE)	2028	77,000	-	77,000	69,300		7,700	6,622	1,078
			-	-	-	-		-	-	-
	Vehicles		-	-	-	-		-	-	-
13	Single Axle	2024	350,054	-	350,054	150,000		200,054	172,047	28,008
14	3/4 Ton Truck	2024	74,600	-	74,600	-		74,600	64,156	10,444
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		329,223	283,132	46,091
	Total		**3,626,254**	**-**	**3,626,254**	**3,031,500**	**-**	**923,977**	**794,620**	**129,357**

Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	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 86%	Non-Residential Share 14%
1	Station 2 - Lombardy	2024-2033	1,931,000	-	1,931,000	1,561,800		369,200	317,512	51,688
	Station 2 - Lombardy (NPV of incremental financing cost - DC share only)	2024-2033	71,554	-	71,554	-		71,554	61,536	10,018
2	1/2 Ton Pickup	2024-2033	62,500	-	62,500	-		62,500	53,750	8,750
3	Dry Hydrant Locations (8)	2024-2033	280,000	-	280,000	264,900		15,100	12,986	2,114
4	Additional Fire Fighter Equipment (40)	2024-2033	200,000	162,022	37,978	-		37,978	32,661	5,317
5	Additional SCBA Equipment (20)	2024-2033	300,000	243,033	56,967	-		56,967	48,991	7,975
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(159,297)	(136,996)	(22,302)
	Total		**2,845,054**	**405,055**	**2,439,998**	**1,826,700**	**-**	**454,001**	**390,441**	**63,560**

Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	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%
	Elgin Park		-	-	-	-		-	-	-
1	Elgin Play Equipment	2024-2033	37,500	-	37,500	-		37,500	35,625	1,875
	Shillington Park - North Crosby		-	-	-	-		-	-	-
2	Trail Expansion	2024-2033	14,400	-	14,400	13,600		800	760	40
3	Ball Diamond Lighting	2024-2033	100,900	-	100,900	95,400		5,500	5,225	275
4	Tennis Court and Lignting Upgrades	2024-2033	216,300	-	216,300	204,600		11,700	11,115	585
	Marinas		-	-	-	-		-	-	-
5	Improvements to Boat Launches	2024-2033	374,900	-	374,900	354,600		20,300	19,285	1,015
	Facilities		-	-	-	-		-	-	-
6	Portland Hall (Parks & Recreation share)	2024-2033	1,343,064	-	1,343,064	1,039,600		303,464	288,291	15,173
	Portland Hall (Parks & Recreation share) (NPV of incremental financing cost - DC share only)	2024-2033	58,813	-	58,813	-		58,813	55,873	2,941
	Vehicles		-	-	-	-		-	-	-
7	Pickup Truck	2024-2033	86,500	-	86,500	-		86,500	82,175	4,325
8	Trailer	2024-2033	14,400	-	14,400	-		14,400	13,680	720
9	Mower	2024	25,853	-	25,853	-		25,853	24,560	1,293
	Studies		-	-	-	-		-	-	-
10	Master Parks Plan Update	2024-2033	43,300	-	43,300	10,800		32,500	30,875	1,625
			-	-	-	-		-	-	-
11	**Parks and Recreation Master Plan Recommendations**	2024-2033	876,588	-	876,588	-		876,588	832,758	43,829
	Active Transportation Loops and Accessible Pathways (NE4)		-	-	-	-		-	-	-
	Development of the Chaffey site in Chaffey's Lock (NE5)		-	-	-	-		-	-	-
	Dog Park (NE6)		-	-	-	-		-	-	-
	Additional Parkland (AM6)		-	-	-	-		-	-	-
	Parkland Amenities (AM7)		-	-	-	-		-	-	-
	Park Specific Improvements (AM 10)		-	-	-	-		-	-	-
	South Elmsley/Lombardy		-	-	-	-		-	-	-
	Ronald E Holman Municipal Complex Exterior Recreation Area Plan		-	-	-	-		-	-	-
	Van Clief Park		-	-	-	-		-	-	-
	Portland		-	-	-	-		-	-	-
	Continue to develop the Gallagher Property		-	-	-	-		-	-	-
	Kin Park		-	-	-	-		-	-	-
	Elgin		-	-	-	-		-	-	-
	Barrier free Gazebo		-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		275,114	261,359	13,756
	Total		**3,192,518**	**-**	**3,192,518**	**1,718,600**	**-**	**1,749,032**	**1,661,581**	**87,452**

Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	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 95%	Non-Residential Share 5%
1	Provision Collection Materials	2024-2033	93,518	-	93,518	-		93,518	88,842	4,676
2	Portland Hall (Library share)	2024-2033	931,736		931,736	572,200		359,536	341,559	17,977
	Portland Hall (Library share) (NPV of incremental financing cost - DC share only)	2024-2033	69,681	-	69,681	-		69,681	66,197	3,484
3	Library Master Plan	2024-2033	60,000	-	60,000	15,000		45,000	42,750	2,250
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		116,256	110,444	5,813
	Total		**1,154,935**	**-**	**1,154,935**	**587,200**	**-**	**683,991**	**649,791**	**34,200**

Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	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 86%	Non-Residential Share 14%
	Reserve Fund Adjustment		-	-	-	-		24,615	21,169	3,446
	Total		**-**	**-**	**-**	**-**	**-**	**24,615**	**21,169**	**3,446**

Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	D.C. Background Study	2029	37,000	-		37,000	-		37,000
2	D.C. Background Study	2033	37,000	-		37,000	-		37,000
3	Official Plan Update	2024-2033	26,000	-	1,300	24,700	13,000		11,700
4	Zoning By-Law Update	2024-2033	28,800	-	1,440	27,360	14,400		12,960
			-	-		-	-		-
	Reserve Fund Adjustment		-	-		-	-		11,032
			-	-			-		
	Total		**128,800**	**-**	**2,740**	**126,060**	**27,400**	**-**	**109,692**

Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Residential Share	Non-Residential Share
Fire Protection Services	12,984	11,166	1,818
Services Related to a Highway	26,424	22,725	3,699
Parks and Recreation Services	50,019	47,518	2,501
Library Services	19,561	18,583	978
Waste Diversion Services	704	605	99
Total	**109,692**	**100,597**	**9,095**
Residential/Non-Residential Share		92%	8%

Chapter 6
D.C. Calculation

6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Waste Diversion Services, Library Services, and Growth-Related Studies to be imposed on development in the Township over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential calculated D.C. based on a per sq.ft. of G.F.A. basis is differentiated by agricultural development and all other classes of non-residential development (i.e., industrial, commercial, and institutional development). The non-residential agricultural D.C.s is calculated based on their lower demand for service and density of development. Green Energy developments would be defined as industrial development within the growth forecast. As these developments do not produce G.F.A. similar to other industrial developments, a charging mechanism is deemed. For each wind turbine or 500 kW of solar capacity, a charge is deemed equivalent to a residential single detached unit, as it relates to Services Related to a Highway, Fire Protection Services, Waste Diversion Services, and Growth-Related Studies only.

Table 6-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.ft. of G.F.A. for non-residential development, per wind turbine, and per 500kW of solar capacity.

Table 6-3 compares the Township's existing charges to the charges proposed herein (Table 6-2), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development.

The calculated Township-wide charge for developments is $6,984 for a single detached residential dwelling unit and $2.30 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 6% increase (+$408) over the current charges of $6,576. The non-residential charges per sq.ft. of G.F.A. represent a 23% decrease (-$0.70) from the current charges of $3.00 per sq.ft. of G.F.A.

Table 6-1
Township-wide Services D.C. Calculation
2024 2034

SERVICE/CLASS	2024$ D.C.-Eligible Cost		2024$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	$	$	$	$
1. Fire Protection Services	390,441	63,560	754	0.45
2. Services Related to a Highway	794,620	129,357	1,534	0.91
3. Parks and Recreation Services	1,661,581	87,452	3,207	0.62
4. Library Services	649,791	34,200	1,254	0.24
5. Waste Diversion Services	21,169	3,446	41	0.02
6. Growth-Related Studies	100,597	9,095	194	0.06
TOTAL	**$3,618,200**	**$327,109**	**$6,984**	**$2.30**
D.C.-Eligible Capital Cost	$3,618,200	$327,109		
10-Year Gross Population/GFA Growth (sq.ft.)	1,228	141,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$2,946.42**	**$2.31**		
By Residential Unit Type **P.P.U.**				
Single and Semi-Detached Dwelling 2.370	$6,983			
Other Multiples 1.852	$5,457			
Apartments - 2 Bedrooms + 1.630	$4,801			
Apartments - Bachelor and 1 Bedroom 1.224	$3,606			

Table 6-2
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services/Class of Service:								
Fire Protection Services	754	589	518	389	0.45	0.10	754	754
Services Related to a Highway	1,534	1,199	1,055	792	0.91	0.21	1,534	1,534
Parks and Recreation Services	3,207	2,506	2,205	1,656	0.62	0.14		
Library Services	1,254	980	862	647	0.24	0.06		
Waste Diversion Services	41	32	28	21	0.02	0.01	41	41
Growth-Related Studies	194	152	133	100	0.06	0.01	194	194
Total Municipal Wide Services/Class of Services	**6,984**	**5,458**	**4,801**	**3,605**	**2.30**	**0.54**	**2,523**	**2,523**

Table 6-3
Comparison of Current and Calculated D.C.s

Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated	Difference ($)	Difference (%)
Municipal Wide Services/Classes:				
Fire Protection Services	1,121	754	(367)	-33%
Services Related to a Highway	2,120	1,534	(586)	-28%
Parks and Recreation Services	2,202	3,207	1,005	46%
Library Services	910	1,254	344	38%
Growth-Related Studies	185	194	9	5%
Waste Diversion Services	38	41	3	8%
Total Municipal Wide Services/Classes	**6,576**	**6,984**	**408**	**6%**

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated	Difference ($)	Difference (%)
Municipal Wide Services/Classes:				
Fire Protection Services	0.76	0.45	(0.31)	-41%
Services Related to a Highway	1.47	0.91	(0.56)	-38%
Parks and Recreation Services	0.47	0.62	0.15	32%
Library Services	0.20	0.24	0.04	20%
Growth-Related Studies	0.08	0.06	(0.02)	-25%
Waste Diversion Services	0.02	0.02	-	0%
Total Municipal Wide Services/Classes	**3.00**	**2.30**	**(0.70)**	**-23%**

Chapter 7
D.C. Policy Recommendations and D.C. Policy Rules

7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

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

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

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

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

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

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

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

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 109, 23, 97, 134, and 185. However, these policies are provided for Council's consideration and may be refined prior to adoption of the by-law.

7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

7.3.1 Payment in any Particular Case

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

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

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1) -Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 15-year period. Costs allocated to non-residential uses will be assigned

based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:

    - For Parks and Recreation Services, and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
    - For Services Related to a Highway, Fire Protection Services, and Waste Diversion Services an 86% residential and 14% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period; and
    - For Growth-Related Studies, a 92% residential and 8% non-residential attribution has been made based on the allocations summarized in Table 6-7.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable. No credit shall be given where the existing building or structure would have been exempt from D.C.s in accordance with the by-law.

7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s.
- An enlargement to an existing dwelling unit;
- Additional 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
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing; and
- Universities.

Non-Statutory

- Buildings or structures to be used as hospitals as governed by the *Public Hospitals Act*, R.S.O., 1990
- For the first 500 sq. m. of new non-residential buildings/structures, the charge shall be calculated on the basis of 50% of the rate set out
- Green Energy developments with a nameplate generating capacity of less than 500 kW
- Expansion of existing non-residential developments up to a maximum of 50% of the existing gross floor area where “existing” is defined as September 2, 2014 or the gross floor area that existed after the issuance of a building permit for a new building
- 50% reduction for non-residential agricultural uses
- 50% reduction for development within the designated villages or hamlets of Chaffey’s Lock, Chantry, Crosby, Delta, Elgin, Forfar, Harlem, Jones Falls,

Lombardy, Morton, Newboro, Newboyne, Phillipsville, Plum Hollow, Portland and Rideau Ferry, as set out in Schedule "C" to this By-law (Township of Rideau Lakes Official Plan schedules A2, A4, and A5).

7.3.5 Transition

The by-law will come into effect on October 7, 2024. No additional transition measures are proposed.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within the prescribed time period (18 months) of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)[1] for the most recent 3rd quarter year-over-year change.

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

7.3.8 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.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 rational for maintaining a Township-wide D.C. approach is based, in part, on the following:

- The 15-year service level from all applicable services across the municipality can be included to establish an upper ceiling on the amount of funds which can be collected. If a D.C. by-law applied to only a part of the municipality, the level of service cannot exceed that which would be determined if the by-law applied to the whole municipality. As such, when applied to forecast growth within the specific area, it would establish an area specific level of service ceiling which could reduce the total revenue recoverable for the municipality, potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
- Municipal-wide D.C.s ensures a consistent approach to financing the entire cost associated with growth-related capital projects. For example, user rates and property taxes are required to finance the share of growth-related capital projects not recoverable by D.C.s and all associated operating costs. Therefore, the use of area specific D.C.s results in a share of growth-related capital costs being recovered from a specific area, with the remaining capital costs of the projects (i.e., non-D.C. recoverable share) and the associated operating costs with those new assets being recovered from uniform user rates and property taxes, applied to the entire municipality.
- Attempting to impose an area-specific D.C. potentially causes equity issues in transitioning from a municipal-wide approach to an area-specific approach. An area of a municipality that is less developed and becomes subject to an area specific D.C., could face a significant increase in D.C. rates, as the municipality

will not benefit from drawing on the pool of D.C. funding and may have contributed D.C.s to fund capital required to support development in other communities of the municipality. Whereas another part of the municipality that has experienced significant growth which required substantial capital investments benefitted from the capital investments being financed by municipal-wide D.C.s. The implementation of area specific D.C.s could result in varying D.C.s across the municipality, which may impact the ability to attract investment into parts of the community.

- Services are generally available across the municipality, used often by all residents and are not restricted to one specific geographic area. The use of a municipal-wide D.C. approach reflects these system-wide benefits of service and more closely aligns with the funding principles of service provision (e.g., uniform municipal-wide property tax rates, etc.).

Based on the foregoing and discussions with staff, the Township's practice of providing and funding services on a Township-wide basis is proposed to be maintained.

7.4 Other D.C. By-law Provisions

It is recommended that:

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 six (6) separate reserve funds, including:

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

7.4.2 By-law In-force Date

The by-law will come into force on October 7, 2024.

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

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

7.5 Other Recommendations

It is recommended that Council:

"Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated August 7, 2024, subject to further annual review during the capital budget process".

"Approve the D.C. Background Study dated August 7, 2024."

"Determine that no further public meeting is required." and

"Approve the D.C. By-law as set out in Appendix D".

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,

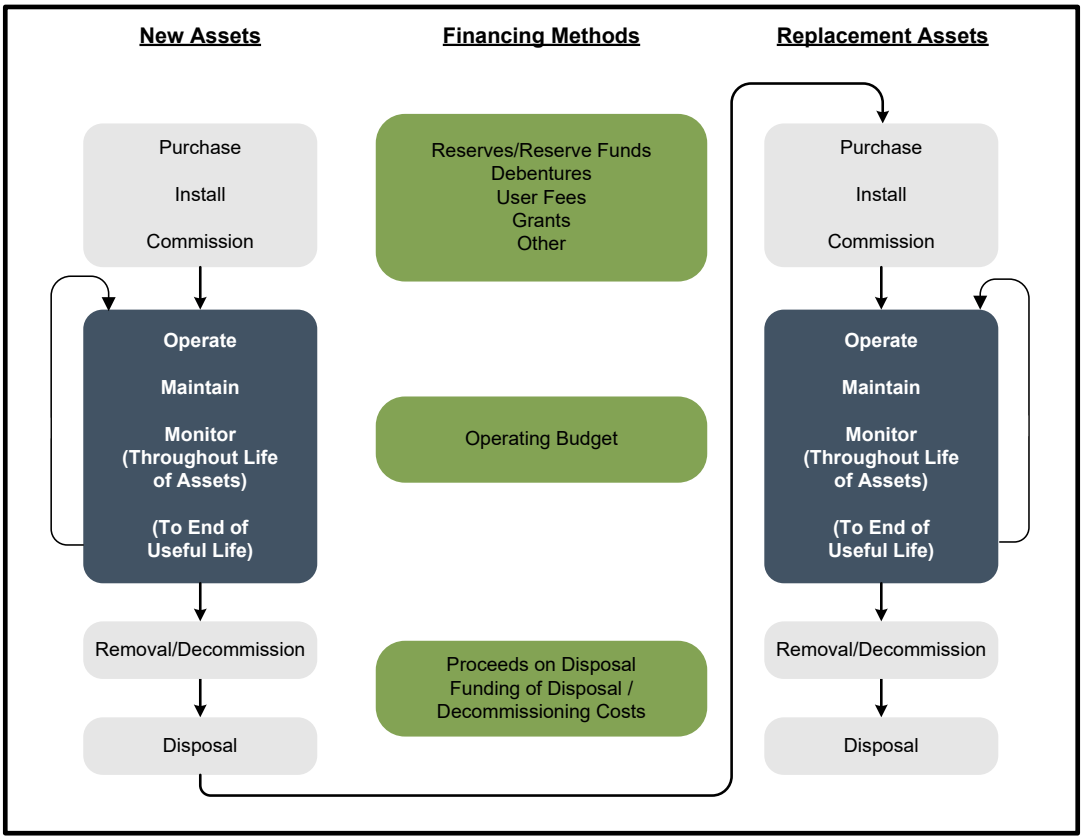
a) **deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
b) **demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
c) **contain any other information that is prescribed; and**
d) **be prepared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

The Province's *Infrastructure for Jobs and Prosperity Act, 2015* (IJPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IJPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IJPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial AMP requirements, 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 asset management requirement for this D.C. Background Study has been undertaken independently of any Township A.M.P.s.

8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, the following table (presented in 2024$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. 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 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.

3. Incremental operating costs for the D.C. services (only) have been included.

4. The resultant total annualized expenditures are $957,000. Of this total, $573,000 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 $815,000. This amount, totalled with the existing operating revenues of $20.1 million, provides annual revenues of $20.9 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 (2024$)

	2033 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital[1]	$572,788
Annual Debt Payment on Post Period Capital[2]	$32,503
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	$132,665
Incremental Operating Costs (for D.C. Services)	$218,699
Total Expenditures	**$956,654**
Revenue (Annualized)	
Total Existing Revenue[3]	$20,077,759
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	$814,843
Total Revenues	**$20,892,602**

[1] Non-Growth Related component of Projects
[2] Interim Debt Financing for Post Period Benefit
[3] As per Sch. 10 of FIR

Chapter 9
By-law Implementation

9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 9.1.2), as well as the optional, informal consultation process (section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.

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

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.

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

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's 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 Rideau Lakes
Residential Growth Forecast Summary

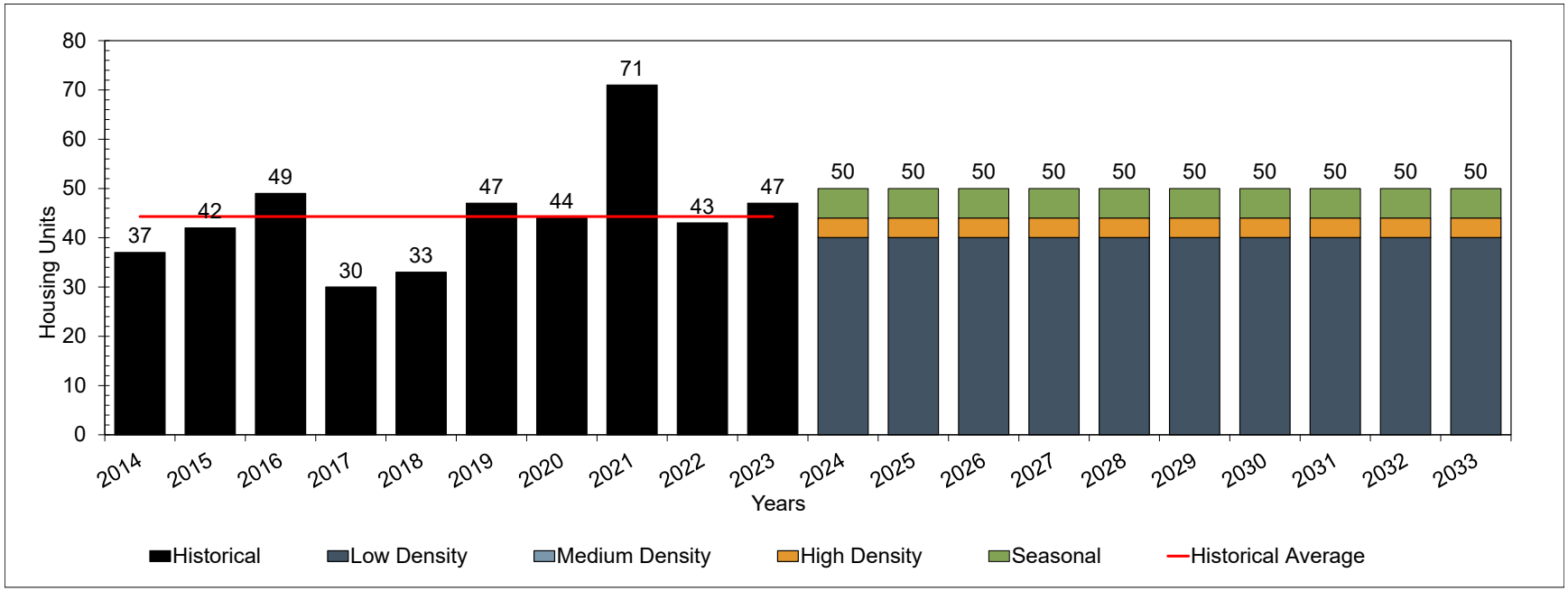
	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units								Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
			Permanent Population[1]	Institutional Population	Permanent Population Excluding Institutional[1]	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples[2]	Apartments[3]	Other	Total Households	Seasonal Households	Total Households Including Seasonal	Equivalent Institutional Households		
Historical	*Mid 2011*	10,570	10,207	77	10,130	7,650	17,857	3,915	43	76	179	4,213	2,045	6,258	70	2.423	2.853
	Mid 2016	10,690	10,326	76	10,250	8,835	19,161	4,100	50	75	200	4,425	2,468	6,893	69	2.334	2.780
	Mid 2021	11,270	10,883	93	10,790	7,590	18,473	4,365	50	95	195	4,705	2,085	6,790	85	2.313	2.721
Forecast	*Mid 2024*	11,590	11,192	96	11,096	7,630	18,822	4,515	50	95	195	4,855	2,096	6,951	87	2.305	2.708
	Mid 2034	12,470	12,045	104	11,941	7,850	19,895	4,915	50	135	195	5,295	2,156	7,451	95	2.275	2.670
Incremental	**Mid 2011 - Mid 2016**	**120**	**119**	**-1**	**120**	**1,185**	**1,304**	**185**	**7**	**-1**	**21**	**212**	**423**	**635**	**-1**		
	Mid 2016 - Mid 2021	**580**	**557**	**17**	**540**	**-1,245**	**-688**	**265**	**0**	**20**	**-5**	**280**	**-383**	**-103**	**16**		
	Mid 2021 - Mid 2024	**320**	**309**	**3**	**306**	**40**	**349**	**150**	**0**	**0**	**0**	**150**	**11**	**161**	**2**		
	Mid 2024 - Mid 2034	**880**	**853**	**8**	**845**	**220**	**1,073**	**400**	**0**	**40**	**0**	**440**	**60**	**500**	**8**		

[1] Population includes the Census undercount estimated at approximately 3.5% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Notes:

Numbers may not add due to rounding.
Source: Watson & Associates Economists Ltd.

Figure 3-2
Township of Rideau Lakes
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.
Source: Historical housing activity derived from Township of Rideau Lakes building permit data, 2014 to 2023.

Schedule 2
Township of Rideau Lakes
Current Year Growth Forecast
Mid 2021 to Mid 2024

			Population
Mid 2021 Population			18,473
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2024	*Units (2)*	150	
	multiplied by P.P.U. (3)	2.107	
	gross population increase	316	316
Occupants of New Seasonal Units Mid 2021 to Mid 2024	*Net Seasonal Units (2)*	11	
	multiplied by P.P.U. (3)	3.640	
	gross population increase	40	40
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2024	*Units*	2	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	2	2
Total Units (Permanent and Seasonal)	*Total Units*	161	
	Total gross population increase		358
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	*Units (4)*	4,705	
	multiplied by P.P.U. decline rate (5)	-0.002	
	total decline in population	-9	-9
Population Estimate to Mid 2024			18,822
Net Population Increase, Mid 2021 to Mid 2024			*349*

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

(2) Estimated residential units constructed, - 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
Singles & Semi Detached	2.107	100%	2.107
Multiples (6)	2.000	0%	0.000
Apartments (7)	1.413	0%	0.000
Total		100%	2.107

[1] Based on 2021 Census custom database

[2] Based on Building permit/completion acitivty

(4) 2021 households taken from StatsCan Census.

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

(6) Includes townhomes and apartments in duplexes.

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

Schedule 3
Township of Rideau Lakes
Growth Forecast to 2034
Mid-2024 to Mid-2034

			Population
Mid 2024 Population			18,822
Occupants of Permanent New Housing Units, Mid 2024 to Mid 2034	*Units (2)*	440	
	multiplied by P.P.U. (3)	2.296	
	gross population increase	1,010	1,010
Occupants of New Seasonal Units Mid 2024 to Mid 2034	*Net Seasonal Units (2)*	60	
	multiplied by P.P.U. (3)	3.64	
	gross population increase	218	218
Occupants of New Equivalent Institutional Units Mid 2024 to Mid 2034	*Units*	8	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	9	9
Total Units (Permanent and Seasonal)	*Total Units*	500	
	Total gross population increase		1,237
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	*Units (4)*	4,855	
	multiplied by P.P.U. decline rate (5)	-0.034	
	total decline in population	-164	-164
Population Estimate to Mid 2034			19,895
Net Population Increase, Mid 2024 to Mid 2034			*1,073*

(1) Mid 2024 Population based on:

2021 Population (18,473) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (150 x 2.11 = 316) + (4,705 x -0.0019 = -9) + Seasonal population (11 x 3.64 = 40) = 18,822

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit[1] (P.P.U.)	% Distribution of Estimated Units[2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.370	91%	2.157
Multiples (6)	1.852	0%	0.000
Apartments (7)	1.542	9%	0.139
one bedroom or less	1.224		
two bedrooms or more	1.630		
Total		100%	2.296

[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 2024 households based upon 4,705 (2011 Census) + 150 (Mid 2011 to Mid 2024 unit estimate) = 4,855

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

(6) Includes townhomes and apartments in duplexes.

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

Schedule 4
Township of Rideau Lakes
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples [1]	Apartments [2]	Total
2014	29	0	0	29
2015	32	0	4	36
2016	35	0	4	39
2017	21	0	0	21
2018	24	0	0	24
Sub-total	141	0	8	149
Average (2014 - 2018)	***28***	***0***	***2***	***30***
% Breakdown	94.6%	0.0%	5.4%	100.0%
2019	44	0	0	44
2020	41	0	0	41
2021	63	0	0	63
2022	41	0	0	41
2023	46	0	0	46
Sub-total	235	0	0	235
Average (2019 - 2023)	***47***	***0***	***0***	***47***
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014 - 2023				
Total	376	0	8	384
Average	***38***	***0***	***1***	***38***
% Breakdown	97.9%	0.0%	2.1%	100.0%

[1] Includes townhomes and apartments in duplexes.
[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
Source: Historical housing activity derived from Township of Rideau Lakes building permit data, 2014 to 2023, by Watson & Associates Economists Ltd.

Schedule 5a
Township of Rideau Lakes
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached							
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	15 Year Average	15 Year Average Adjusted [1]
1-5	-	-	-	2.222	-	**2.107**		
6-10	-	-	-	2.500	-	**2.472**		
11-15	-	-	-	2.571	-	**2.717**	2.432	2.370
16-20	-	-	1.917	2.433	-	**2.304**		
20-25	-	-	1.833	2.414	-	**2.429**		
25-35	-	-	2.000	2.500	-	**2.471**		
35+	0.200	1.737	1.748	2.417	3.563	**2.300**		
Total	**0.667**	**1.913**	**1.795**	**2.430**	**3.589**	**2.346**		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.222	-	**2.069**
6-10	-	-	-	2.500	-	**2.459**
11-15	-	-	-	2.571	-	**2.685**
16-20	-	-	1.917	2.433	-	**2.277**
20-25	-	-	1.833	2.414	-	**2.429**
25-35	-	-	2.000	2.480	-	**2.419**
35+	-	1.359	1.743	2.393	3.424	**2.245**
Total	**-**	**1.429**	**1.781**	**2.412**	**3.509**	**2.297**

[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 5b
United Counties of Leeds and Grenville
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

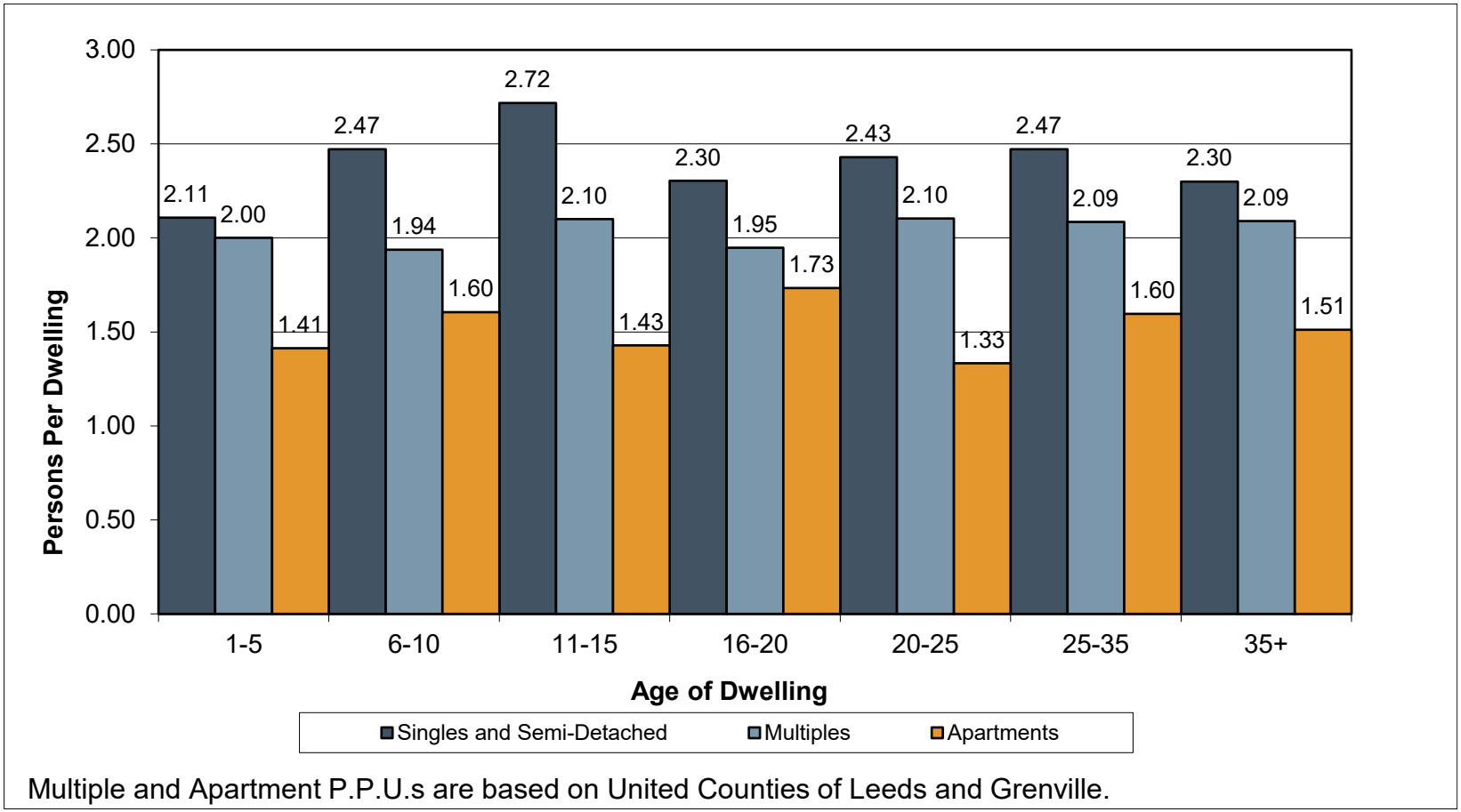
Age of Dwelling	Multiples [1]							
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	15 Year Average	15 Year Average Adjusted [3]
1-5	-	-	1.929	-	-	**2.000**		
6-10	-	-	1.813	2.154	-	**1.938**		
11-15	-	-	-	-	-	**2.100**	2.012	1.852
16-20	-	-	-	-	-	**1.947**		
20-25	-	-	-	2.182	-	**2.103**		
25-35	-	-	1.769	2.379	-	**2.085**		
35+	-	1.310	1.684	2.670	-	**2.090**		
Total	**0.429**	**1.321**	**1.730**	**2.551**	**-**	**2.067**		

Age of Dwelling	Apartments [2]							
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	15 Year Average	15 Year Average Adjusted [3]
1-5	-	1.167	1.391	-	-	**1.413**		
6-10	-	-	1.553	-	-	**1.605**		
11-15	-	-	1.571	-	-	**1.429**	1.482	1.542
16-20	-	-	2.000	-	-	**1.733**		
20-25	-	-	1.364	-	-	**1.333**		
25-35	-	1.571	1.600	-	-	**1.596**		
35+	0.714	1.135	1.700	2.370	-	**1.511**		
Total	**0.750**	**1.159**	**1.663**	**2.459**	**-**	**1.511**		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.516	1.695	2.668	4.250	**2.256**
6-10	-	-	1.743	2.755	4.471	**2.462**
11-15	-	1.333	1.706	2.823	4.000	**2.678**
16-20	-	-	1.778	2.671	3.800	**2.540**
20-25	-	1.214	1.906	2.607	3.885	**2.513**
25-35	-	1.455	1.789	2.462	3.690	**2.392**
35+	1.286	1.249	1.753	2.489	3.372	**2.230**
Total	**1.258**	**1.273**	**1.754**	**2.531**	**3.567**	**2.294**

[1] Includes townhomes 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 6
Township of Rideau Lakes
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on United Counties of Leeds and Grenville.

Schedule 7a
Township of Rideau Lakes
Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Including N.F.P.O.W.	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 2011	10,207	0.008	0.031	0.016	0.035	0.029	0.120	0.019	0.140	85	320	163	358	300	1,225	199	1,424	905
Mid 2016	10,326	0.008	0.057	0.017	0.050	0.025	0.156	0.025	0.181	80	590	173	518	255	1,615	259	1,874	1,025
Mid 2024	11,192	0.007	0.059	0.017	0.052	0.031	0.167	0.027	0.194	80	664	194	582	346	1,865	308	2,172	1,201
Mid 2034	12,045	0.007	0.061	0.021	0.054	0.033	0.176	0.031	0.207	80	736	249	650	396	2,111	379	2,490	1,375
Incremental Change																		
Mid 2011 - Mid 2016	119	-0.001	0.026	0.001	0.015	-0.005	0.036	0.006	0.042	-5	270	10	160	-45	390	60	450	120
Mid 2016 - Mid 2024	866	-0.001	0.002	0.001	0.002	0.006	0.010	0.002	0.013	0	74	21	64	91	250	49	298	176
Mid 2024 - Mid 2034	853	0.000	0.002	0.003	0.002	0.002	0.009	0.004	0.013	0	72	56	69	50	246	72	318	174
Annual Average																		
Mid 2011 - Mid 2016	24	0.000	0.005	0.000	0.003	-0.001	0.007	0.001	0.008	-1	54	2	32	-9	78	12	90	24
Mid 2016 - Mid 2024	108	0.000	0.000	0.000	0.000	0.001	0.001	0.000	0.002	0	9	3	8	11	31	6	37	22
Mid 2024 - Mid 2034	85	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	7	6	7	5	25	7	32	17

[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.
Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
Source: Watson & Associates Economists Ltd.

Schedule 7b
Township of Rideau Lakes
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) [1]			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	10,207	85	163	358	300	905				
Mid 2016	10,326	80	173	518	255	1,025				
Mid 2024	11,192	80	194	582	346	1,201				
Mid 2034	12,045	80	249	650	396	1,375				
Incremental Change										
Mid 2011 - Mid 2016	119	-5	10	160	-45	120				
Mid 2016 - Mid 2024	866	0	21	64	91	176				
Mid 2024 - Mid 2034	853	0	56	69	50	174	72,100	34,200	35,000	141,300
Annual Average										
Mid 2011 - Mid 2016	24	-1	2	32	-9	24				
Mid 2016 - Mid 2024	108	0	3	8	11	22				
Mid 2024 - Mid 2034	85	0	6	7	5	17	7,210	3,420	3,500	14,130

[1] Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/Population-Related	500
Institutional	700

*Reflects Mid-2024 to Mid-2034 forecast period.
Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.

Appendix B
Level of Service

Table B-1
Service Standard Calculation – Fire Protection Services – Facilities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value ($/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station 1 - Delta	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	4,048	$386	$449
Station 2 - Portland	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780	2,780			$386	$449
Station 3 - Elgin	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	$386	$449
Station 4 - Westport [1]	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	2,760	$386	$449
Newboro Storage Facility	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	$152	$179
South Crosby (2 Bays)														1,387	1,387	$415	$483
Total	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**14,488**	**13,095**	**13,095**		

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.7957	0.8050	0.8148	0.8029	0.7907	0.7798	0.7696	0.7591	0.7643	0.7713	0.7781	0.7830	0.7882	0.7069	0.7033

15 Year Average	2009 to 2023
Quantity Standard	0.7742
Quality Standard	$432
Service Standard	$335

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$335
Eligible Amount	$356,562

1. Township share of Westport Fire Hall (60%)

Table B-2
Service Standard Calculation – Fire Protection Services – Vehicles & Equipment

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/Vehicle)
Station 1																
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$590,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$285,600
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$547,300
Station 2																
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$590,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$285,600
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$547,300
Station 3																
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$590,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$285,600
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$547,300
F550 - Rescue															1	$285,600
F450 - Bush Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$158,600
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$5,300
UTV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$26,000
Station 4 [1]																
Pumper	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	$590,000
Rescue	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	$285,600
Tanker	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	$547,300

Table B-2 (Cont'd)
Service Standard Calculation – Fire Protection Services – Vehicles & Equipment

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/Vehicle)
1/2 Ton Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$62,500
Pumper (Parade)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$15,600
F-550 Rescue (rehab unit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$173,000
Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$86,500
1995 Pontoon and Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$63,300
2007 Yamaha G3 Boat and Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$93,400
Explorer 1600 and Trailer													1	1	1	$33,100
Total	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**19.8**	**20.8**	**20.8**	**21.8**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0011	0.0012

15 Year Average	2009 to 2023
Quantity Standard	0.0011
Quality Standard	$286,982
Service Standard	$316

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$316
Eligible Amount	$336,199

1. Township share of Westport Fire Hall (60%)

Table B-3
Service Standard Calculation – Fire Protection Services – Small Gear & Equipment

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/item)
Personal Firefighter Equipment	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	$5,000
SCBA equipment incl. cylinders (# of sets)	44	44	44	44	44	44	44	44	44	44	44	44	44	44	44	$15,000
RIT Kits	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$10,000
Air Fill Machines [1]	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	$150,000
Extrication Equipment - Battery Powered	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$45,000
Extrication Equipment - Hydraulic/Gas Powered	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$40,000
Water Hose (# of lengths)	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	$700
Total	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	**292.6**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0161	0.0163	0.0165	0.0162	0.0160	0.0157	0.0155	0.0153	0.0154	0.0156	0.0157	0.0158	0.0159	0.0158	0.0157

15 Year Average	2009 to 2023
Quantity Standard	0.0158
Quality Standard	$5,642
Service Standard	$89

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$89
Eligible Amount	$94,945

1. Township share of Air fill machine located at Westport Fire Hall (60%)

Table B-4
Service Standard Calculation – Services Related to a Highway – Roads

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/km)
Surface Treated	146	151	155	160	165	170	175	179	184	189	189	189	189	189	189	$122,700
Asphalt	49	51	53	54	56	57	59	61	62	64	65	66	67	68	69	$169,700
Gravel	262	256	249	243	236	230	223	217	210	204	204	203	203	202	202	$77,300
Total	**457**	**457**	**457**	**457**	**457**	**457**	**457**	**457**	**457**	**457**	**458**	**458**	**459**	**460**	**460**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0251	0.0254	0.0257	0.0253	0.0249	0.0246	0.0243	0.0239	0.0241	0.0243	0.0246	0.0248	0.0250	0.0248	0.0247

15 Year Average	2009 to 2023
Quantity Standard	0.0248
Quality Standard	$106,621
Service Standard	$2,644

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$2,644
Eligible Amount	$2,816,073

Table B-5
Service Standard Calculation – Services Related to a Highway – Bridges & Culverts

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/item)
Bridges	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	$832,100
Culverts	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	$523,300
Total	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	**23**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0013	0.0013	0.0013	0.0013	0.0013	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0013	0.0012	0.0012

15 Year Average	2009 to 2023
Quantity Standard	0.0012
Quality Standard	$654,333
Service Standard	$785

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$785
Eligible Amount	$836,238

Table B-6
Service Standard Calculation – Services Related to a Highway – Facilities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value ($/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Crosby																	
North Crosby Public Works Depot	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	$288	$321
Sand Dome - 9863 County Rd. 10 (# of bldgs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$432,596	$476,941
South Crosby																	
3 Bay Garage	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	2,080	693	693	$288	$321
Sand/Salt Dome - 85 Davis Locks Rd. (# of bldgs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$432,596	$476,941
Phillipsville																	
Storage Shed (# of bldgs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$144,199	$158,983
Salt Shed - 1410 CR 8 (# of bldgs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$144,199	$158,983
Garage (# of bldgs)	1	1	1	1	1	1	1	1	1	1						$585,362	$645,365
Sand Dome - 1410 CR 8 (# of bldgs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$432,596	$476,941
South Elmsely																	
Sand Shed (# of bldgs)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$252,348	$278,217
South Elmsley Municipal Complex	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	$288	$321
Qounset Storage Building	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	$222	$248
Total	**16,787**	**16,787**	**16,787**	**16,787**	**16,787**	**16,787**	**16,787**	**16,787**	**16,787**	**16,787**	**16,786**	**16,786**	**16,786**	**15,399**	**15,399**		

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.9220	0.9328	0.9442	0.9303	0.9161	0.9035	0.8917	0.8796	0.8856	0.8937	0.9016	0.9072	0.9133	0.8314	0.8271

15 Year Average	2009 to 2023
Quantity Standard	0.8987
Quality Standard	$445
Service Standard	$400

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$400
Eligible Amount	$426,064

Table B-7
Service Standard Calculation – Services Related to a Highway – Vehicles & Equipment

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/Vehicle)
Graders	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	$648,900
Backhoes	2	2	3	3	3	3	3	3	3	4	4	4	4	4	4	$223,500
New Holland Tractor	1	1	1	1	1	1	1	1	1							$88,200
Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$85,000
Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Steamer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$21,600
Tow Master Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$50,500
Generator	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$17,300
GPS system						1	1	1	1	1	1	1	1	1	1	$72,100
Water Tank			2	2	2	2	2	2	2	2	2	2	2	2	2	$40,400
Tandem		1	2	2	3	3	3	4	3	5	5	5	5	5	5	$418,200
1/2 Ton Pickup	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	$64,900
3 Ton (plow and sander)								5	5	5	5	5	5	5	5	$150,000
F350				2	2	2	2	2	2	2	2	2				$100,900
Total	**16**	**17**	**21**	**24**	**25**	**26**	**26**	**32**	**31**	**34**	**34**	**34**	**32**	**32**	**32**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0009	0.0009	0.0012	0.0013	0.0014	0.0014	0.0014	0.0017	0.0016	0.0018	0.0018	0.0018	0.0017	0.0017	0.0017

15 Year Average	2009 to 2023
Quantity Standard	0.0015
Quality Standard	$181,440
Service Standard	$272

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$272
Eligible Amount	$289,850

Table B-8
Service Standard Calculation – Parks and Recreation Services – Parkland Development

Township of Rideau Lakes
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/Acre)
D.A.R.S. Park (Delta)	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	$36,000
Hanna Memorial Park	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	$36,000
KIN Park - Portland	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	20.07	$36,000
Lorne Park - Newboro	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	17.90	$36,000
Portland Community Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	$36,000
Sand Lake Park - Elgin	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	39.49	$36,000
Shillington Park - Westport	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	13.35	$36,000
Van Clief Park - Lombardy	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	$36,000
Lower Beverley Lake Park	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	101.58	$36,000
Stone Mills Park	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	$36,000
Total	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	**194.86**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0107	0.0108	0.0110	0.0108	0.0106	0.0105	0.0104	0.0102	0.0103	0.0104	0.0105	0.0105	0.0106	0.0105	0.0105

15 Year Average	2009 to 2023
Quantity Standard	0.0106
Quality Standard	$35,821
Service Standard	$380

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$380
Eligible Amount	$404,381

Table B-9
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/item)
D.A.R.S. Park (Delta)																
Bleachers								1	1	1	1	1	1	1	1	$5,400
Rink								1	1	1	1	1	1	1	1	$131,200
Lighting							1	1	1	1	1	1	1	1	1	$36,000
Elgin Rink																
Change House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$67,500
Rink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$131,200
Lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$36,000
Hanna Memorial Park																
Gazebo				1	1	1	1	1	1	1	1	1	1	1	1	$101,200
Walkway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$43,300
KIN Park - Portland																
Bleachers								1	1	1	1	1	1	1	1	$5,400
Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$288,400
Basketball Courts (incl. standards)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$46,900
Lighting		1	1	1	1	1	1	1	1	1	1	1	1	1	1	$151,700
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$50,500
Soccer Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$60,600
Soccer Field			1	1	1	1	1	1	1	1	1	1	1	1	1	$60,600
Well	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$21,600
Newboro																
Gazebo					1	1	1	1	1	1	1	1	1	1	1	$77,600
Lorne Park - Newboro																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$50,500
Softball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$144,200
Canteen	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$175,500
Lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Multi Use Court (incl. standards)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$68,500
Soccer Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$60,600
Septic and Well	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,100
Portland Community Park																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$50,500

Table B-9 (Cont'd)
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/item)
Sand Lake Park - Elgin																
Counsellor's Cabin	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$69,200
Long House (Activity/Washroom)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$230,700
Bears Den	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$5,000
Lifeguard Stand	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$43,300
Marine Storage Building				1	1	1	1	1	1	1	1	1	1	1	1	$69,200
Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$8,100
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$57,100
Shillington Park - North Crosby																
Softball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$100,900
Lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$14,400
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$50,500
Shuffleboard	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$21,600
Tennis Courts						1	1	1	1	1	1	1	1	1	1	$72,100
Multi Use Court (incl. standards)						1	1	1	1	1	1	1	1	1	1	$46,900
Tennis Court Storage Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$21,800
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,100
Garage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$27,000
Van Clief Park - Lombardy																
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$37,500
Lakersfield Ball Diamond																
Softball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$144,200
Newboro Cenotaph																
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,500
Crosby Circle Drive																
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Delta																
Gazebo - Russell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Gazebo - Stone Mills Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$17,300
Elgin Heritage Park																
Pathway									1	1	1	1	1	1	1	$24,500
Ron E. Holman Municipal Complex - Lombardy																
Pump Track															1	$255,100

Table B-9 (Cont'd)
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/item)
Marina																
Boat Launch - 10th Concession	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Launch - Battams Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Boat Access - Bay St., Newboro	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Boat Launch - Big Rideau Lake Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Docks - Delta Boat Docks - Mill Creek	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$67,300
Boat Launch - Delta William St. Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Boat Launch - Forrester's Landing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$21,600
Boat Launch - Glover's Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Docks - Glover's Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$36,000
Boat Launch - LBLP boat launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Boat Docks - LBLP	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$36,000
Boat Access - Main St., Portland	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Harbour Office - Newboro Harbour	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Launch - Newboro Harbour	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Docks - Newboro Harbour						1	1	1	1	1	1	1	1	1	1	$360,500
Parking Lots - Newboro Harbour	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$93,700
Boat Docks - Portland Boat Docks										1	1	1	1	1	1	$403,800
Boat Launch - St. Mary's Street, Galley	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Launch - Station Road, Portland	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Launch - UB5 Boat launch, Delta	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$28,800
Boat Docks - UB5 Boat launch, Delta		1	1	1	1	1	1	1	1	1	1	1	1	1	1	$21,600
Boat Launch - UB5 Boat Ramp, Delta	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Launch - Wolfe Lake Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,200
Boat Docks - Whillis Wharf	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$21,600
Boat Launch - Otter Lake	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$21,600
Total	**59**	**61**	**62**	**64**	**65**	**68**	**69**	**72**	**73**	**74**	**74**	**74**	**74**	**74**	**75**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0032	0.0034	0.0035	0.0035	0.0035	0.0037	0.0037	0.0038	0.0039	0.0039	0.0040	0.0040	0.0040	0.0040	0.0040

15 Year Average	2009 to 2023
Quantity Standard	0.0037
Quality Standard	$57,476
Service Standard	$213

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$213
Eligible Amount	$226,483

Table B-10
Service Standard Calculation – Parks and Recreation Services – Facilities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value ($/sq.ft.)	Value/sq.ft. with land, site works, etc.
Elgin Municipal Complex	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	$413	$458
Morton Community Hall	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	1,857	$413	$458
Newboro Community Hall	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	$413	$458
North Crosby Community Centre	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	2,980	$413	$458
Portland Community Hall	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	$413	$458
South Elmsley Municipal Complex	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	10,958	$413	$458
Chaffeys Lock	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	2,224	$413	$458
DARS Storage Shed	690	690	690	690	690	690	690	690	690	690	690	690	690	690	690	$379	$421
Red Brick School House	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	$413	$458
Day Care Centre	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	$413	$458
Chantry Work Depot	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	5,210	$288	$321
Chantry Storage Dome (# of blds)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$432,596	$476,941
Total	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**	**39,196**		

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	2.1527	2.1779	2.2045	2.1722	2.1391	2.1096	2.0821	2.0538	2.0678	2.0868	2.1052	2.1182	2.1325	2.1161	2.1052

15 Year Average	2009 to 2023
Quantity Standard	2.1216
Quality Standard	$451
Service Standard	$957

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$957
Eligible Amount	$1,019,684

Table B-11
Service Standard Calculation – Parks and Recreation Services – Vehicles & Equipment

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/Vehicle)
Mowers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$25,853
Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$11,800
Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$58,100
Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$31,700
Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$23,800
Tailer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$11,500
Tailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,500
Tailer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$26,000
Ford 3 Ton	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$87,200
Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,100
Crew Cab Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$68,900
1-Ton Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$87,400
Total	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	**17**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0009	0.0009	0.0010	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009

15 Year Average	2009 to 2023
Quantity Standard	0.0009
Quality Standard	$41,389
Service Standard	$37

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$37
Eligible Amount	$39,671

Table B-12
Service Standard Calculation – Library Services – Facilities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value ($/sq.ft.)	Value/sq.ft. with land, site works, etc.
Elgin Branch (Elgin Municipal Complex)	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	13,250	$413	$502
Delta Branch	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	$413	$502
Portland Branch	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	1,387	$413	$502
Newboro Branch	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	1,736	$413	$502
Lombardy Branch	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758			$413	$502
South Elmsley Branch														2,010	2,010	$413	$502
Total	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,571**	**19,823**	**19,823**		

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	1.0749	1.0874	1.1007	1.0846	1.0681	1.0533	1.0396	1.0255	1.0325	1.0420	1.0511	1.0577	1.0648	1.0702	1.0647

15 Year Average	2009 to 2023
Quantity Standard	1.0611
Quality Standard	$502
Service Standard	$533

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$533
Eligible Amount	$567,315

Table B-13
Service Standard Calculation – Library Services – Collection Materials

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/item)
Hard Copy Collection Materials	44,069	40,345	35,446	31,361	34,351	25,698	25,999	40,810	23,900	23,900	25,553	27,011	28,394	29,555	30,673	$29
Electoric Collection Materials	2,233	3,152	7,411	11,010	11,938	15,137	17,208	10,192	24,040	24,040	24,383	24,779	25,091	25,436	25,684	$43
Total	**46,302**	**43,497**	**42,857**	**42,371**	**46,289**	**40,835**	**43,207**	**51,002**	**47,940**	**47,940**	**49,936**	**51,790**	**53,485**	**54,991**	**56,356**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	2.5429	2.4169	2.4104	2.3482	2.5261	2.1978	2.2952	2.6724	2.5291	2.5523	2.6820	2.7989	2.9100	2.9688	3.0268

15 Year Average	2009 to 2023
Quantity Standard	2.5919
Quality Standard	$34
Service Standard	$88

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$88
Eligible Amount	$93,518

Table B-14
Service Standard Calculation – Waste Diversion Services – Facilities

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value ($/sq.ft.)	Value/sq.ft. with land, site works, etc.
Transfer Stations	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	$57,680	$63,596
Percentage attributable to Eligible Portion	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**	**50%**		
South Elmsley Recycling Ramp	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	$19,755	$21,784
Percentage attributable to Eligible Portion	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**		
Total Eligible Portion of Facilities	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**		

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

15 Year Average	2009 to 2023
Quantity Standard	0.0001
Quality Standard	$46,200
Service Standard	$5

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$5
Eligible Amount	$4,920

Table B-15
Service Standard Calculation – Waste Diversion Services – Vehicles & Equipment

Township of Rideau Lakes
Service Standard Calculation Sheet

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value ($/Vehicle)
2008 Sideloader Waste Truck	1	1	1	1	1	1	1	1	1							$257,800
3 Ton Collection Vehicle	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$223,500
Backhoe										1	1	1	1	1	1	$223,500
Tool Boxes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$7,900
Containers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	$18,200
Total	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**	
Percentage attributable to Eligible Portion	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Total Eligible Portion of Facilities	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	

Population	18,208	17,997	17,780	18,044	18,324	18,580	18,825	19,085	18,955	18,783	18,619	18,504	18,380	18,523	18,619
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2009 to 2023
Quantity Standard	0.0002
Quality Standard	$132,250
Service Standard	$26

D.C. Amount (before deductions)	10 Year
Forecast Population	1,065
$ per Capita	$26
Eligible Amount	$28,169

Appendix C
Long-Term Capital and Operating Cost Examination

Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. 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 sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

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		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Fire Protection Services	33,296	91,870	125,166
2.	Services Related to a Highway	43,928	21,112	65,040
3.	Parks and Recreation Services	35,474	82,993	118,467
4.	Library Services	19,969	22,845	42,814
5.	Waste Diversion Services	-	-	-
6.	Growth-Related Studies	-	-	-
Total		**132,668**	**218,819**	**351,487**

Appendix D
Proposed Development Charge By-law

CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

BY-LAW 2024-XX

BEING A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES

WHEREAS the Council of the Corporation of the Township of Rideau Lakes (hereinafter referred to as "the Council") anticipates that the Corporation of the Township of Rideau Lakes (hereinafter called "the Municipality") will experience additional development, including redevelopment throughout the Municipality in the next ten years and Council further anticipates that this development will increase the need for services;

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

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

AND WHEREAS the Council of The Corporation of the Township of Rideau Lakes has given notice of and held a public meeting on the 3rd of September, 2024 in accordance with the Act and the regulations thereto;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burden on, municipal services does not place a financial burden on the Municipality or its existing taxpayers;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES HEREBY ENACTS AS FOLLOWS:

DEFINITION AND USES:

1. In this By-law, unless a contrary intention appears, a term has the same meaning as that which exists in the Act or any Regulation made pursuant to Section 68 of the Act, both as amended from time to time.

2. In this By-law:

    a) "Act" means the *Development Charges Act,* as amended, or any successor thereof;

    b) "Additional Residential Units" will have the same meaning as within the Township's Zoning By-law as may be updated from time to time;

    c) "Agricultural Use" means a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:

        i. a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and

        ii. any building or portion thereof used or intended to be used for any other Non-Residential Use, including, but not limited to:

            1. retail sales;
            2. commercial services;
            3. restaurants;
            4. banquet facilities;
            5. hospitality and accommodation facilities;
            6. gift shops; contractors' shops;
            7. services related to grooming, boarding, or breeding of household pets;
            8. alcohol and marijuana production facilities;

9. wineries and breweries;
10. craft level production facilities (as defined in the Municipalities Zoning By-law);
11. hunt camps and fishing camps;
12. renewable energy structures; and
13. recreational vehicle storage.

d) "Apartment Dwelling" means a dwelling unit within a residential building, consisting of four or more dwelling units, which is not a single detached dwelling, a semi-detached dwelling, a row dwelling, a duplex or a triplex. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling, and Additional Residential Units;

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

f) “Board” means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;

g) “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.

h) “Building or Structure” means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air-supported structure, excluding a farm building;

i) “Building Code Act” means the *Building Code Act*, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;

j) “Capital Cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

   i. to acquire land or an interest in land, including a leasehold interest,

   ii. to improve land,

   iii. to acquire, lease, construct or improve buildings and structures,

   iv. to acquire, construct or improve facilities including,

      1. furniture and equipment other than computer equipment, and

      2. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. P.44, as amended, or any successor thereof; and

      3. rolling stock with an estimated useful life of seven years or more, and

   v. to undertake studies in connection with any matter under the Act and any of the matters in clauses (i) to (iv) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (i) to (v) above that are growth-related;

k) “Council” means the Council of the Municipality;

l) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size thereof and includes preparation for such building activity and redevelopment;

m) "Development Charge" means a charge calculated in accordance with the rules set out in the Development Charges Act, 1997 and imposed against development in the Municipality as set out in this By-law;

n) “Dwelling Unit” means any part of a building or structure used or designated to be used as a domestic establishment in which one or more persons may sleep, prepare and serve meals except in the case of a special needs dwelling designed for communal style occupancy and not

included as an institutional use as defined in subsection 2 (t). For special needs housing a Dwelling Unit shall mean a room or suite of rooms designated for residential occupancy by one or more persons with or without exclusive sanitary and/or culinary facilities;

o) "Duplex Dwelling" means a residential building that is divided horizontally into two dwelling units;

p) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

q) “Green Energy” means lands, buildings or structures that that are not of an accessory use and that:

    i. form, support or accommodate a system or utility used, designed or intended to convert wind or solar energy into electricity and feed it into the general power grid, and includes such systems or utilities that are subject to the Green Energy Act or are participating or intended to participate in the Independent Electricity System Operator’s Feed-In Tariff Program, or successor thereof, or similar program; and

r) "Gross Floor Area" means the total floor area, measure between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building form another building, of all floors above the average level of finished ground adjoining the building at its exterior;

s) "Industrial building" means a building used for or in connection with,

    i. manufacturing, producing, processing, storing or distributing something;

    ii. research or development in connection with manufacturing, producing or processing something;

    iii. retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place; or

    iv. office or administrative purposes, if they are;

1. carried out with respect to manufacturing, producing, processing, storage or distributing of something, and;
2. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

t) "institutional development" means development of a building or structure intended for use:

i. as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;

ii. as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*.

iii. By any institution of the following post-secondary institutions for the objects of the institution:

1. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
2. a college or university federated or affiliated with a university described in subclause (a); or
3. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;

iv. As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

v. As a hospice to provide end of life care;

u) Multiple Dwellings" means all dwellings other than single-detached, semi-detached, and apartment unit dwellings.

v) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:

i. 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;

ii. a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

w) "Non-Residential Development" means development other than residential development as defined herein, and includes development for commercial, agricultural, industrial, institutional, and Green Energy uses;

x) “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;

y) “Park Model Trailer” means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square metres;

z) “Regulation” means any regulation made pursuant to the Act;

aa) “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;

bb) "Residential" means designed, adopted or used as a home or residence of one or more individuals who reside or dwell there permanently or seasonally;

cc) a "Row Dwelling or Townhouse" means a residential building containing not less than three units with each unit separated by a common or party wall or walls with a separate outside entrance to each unit;

dd) a "Seasonal Dwelling" means a single detached dwelling occupied on a non-permanent basis, the owner(s), occupant(s), having another permanent address, but does not include nursing homes, hotels, motels, tourist homes, bed & breakfast establishments, student residences, barracks, or any other development of an institutional nature and included in the Municipality's Zoning By-law as a non- residential use;

ee) a "Semi-detached Dwelling" means a residential building that is divided vertically into two or more dwelling units, each dwelling unit having one or two vertical walls, but no other parts attached to another structure;

ff) a "Single Detached Dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;

gg) "Stacked Townhouse Dwelling" means a building, other than a Duplex, Row Townhouse, Back to Back Townhouse, containing at least 3 Dwelling Units; each Dwelling Unit separated from the other vertically and/or horizontally and each Dwelling Unit having a separate entrance to grade;

hh) a "Triplex Dwelling" means a residential building that is divided into three dwelling units;

ii) "Use" means occupation and utilization for a particular purpose, practice or benefit; and

jj) "Wind Turbine" means a rotary engine that extracts energy from the flow of wind, converts it to mechanical energy by causing a bladed rotor to rotate, and further converts it to electrical energy through an electrical generator; and

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

DEVELOPMENT CHARGE CALCULATION

3. The Development Charge with respect to the use of any land, buildings or structures shall be calculated as follows:

   a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number of dwelling units;

   b) in the case of non-residential development or the non-residential portion of a mixed-use development based upon the Gross Floor Area devoted to the use.

   c) In the case of non-residential Green Energy development, based on the number of kW of solar development or the number of Wind Turbines.

LANDS AFFECTED

4. Pursuant to Section 2 (7) of the Act, this By-law applies to all lands within the geographic limits of the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act, R.S.O., 1990.*

DESIGNATED SERVICES

5. Pursuant to Section 7 of the Act, the Municipality hereby designates the services listed in Schedule "A" attached hereto and forming part of this By- law as the services for which the Development Charge is imposed.

DEVELOPMENT CHARGES IMPOSED

6. Subject to Sections 7 and 8 below and Section 6 of the Act, Development Charges as hereinafter provided shall be imposed upon, and shall be applied, calculated and collected in accordance with the provisions of this By-law in connection with the development of all land within the Municipality for residential uses and non-residential uses where,

   a) the development of the land will increase the need for services, and

   b) the development requires,

      i. the passing of a Zoning By-law or of an amendment thereto under section 34 of the *Planning Act*, R.S.O., 1990,

      ii. the approval of a minor variance under section 45 of the *Planning Act*, R.S.O., 1990,

      iii. a conveyance of land to which a By-law passed under subsection 50 (7) of the *Planning Act*, R.S.O., 1990,

      iv. the approval of a plan of subdivision under section 51 of the *Planning Act*, R.S.O., 1990,

      v. a consent under section 53 of the *Planning Act*, R.S.O., 1990,

      vi. the approval of a description under section 9 of the *Condominium Act*, or

      vii. the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

DEVELOPMENT CHARGES – AMOUNTS

7. Residential – The amount of the Residential Development Charge payable with respect to lands which are the subject of any approvals mentioned in Section 6 above shall be calculated in accordance with Schedule "B", subject to any exemption hereinafter provided.

    a) Park Model Trailers shall be charged at the bachelor and 1 bedroom apartment rate as set out in Schedule “B” of this by-law.

8. Non-residential – The amount of the Non-Residential Development Charge payable with respect to lands which are the subject of any approvals mentioned in Section 6 above shall be calculated in accordance with Schedule "B", subject to any exemptions hereinafter provided.

    a) Coverall buildings that are intended to be used exclusively for winter storage of vehicles and equipment items will be charged at the agricultural rate as set out in Schedule “B” of this by-law.

CREDITS/ANNUAL ADJUSTMENTS

9. Credit for previous Development Charge Payments and lot levies: A credit shall be applied to the Development Charge calculated in Sections 7 and 8 above for any previous Development Charge or lot levy payment. The onus shall be upon the owner/applicant to provide proof of earlier payments.

10. The Development Charge shall be adjusted annually on January 1st of each year, to reflect the change in third quarter Construction Prices as reported in the Statistics Canada Quarterly Construction Price Statistics publications (catalog no. 62-007).

EXEMPTIONS

11. The Municipality does not have the authority to waive or exempt development charges, except where defined in section 11 to 18 of this by-law or within the Act. Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:

    a) The enlargement of 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; or

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.

12. For the purposes of subsection 11 (d) 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 Residential Unit as defined herein

13. If a development includes the enlargement of the gross floor area of an existing non-residential building, the amount of the development charge that is payable is the following:

a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero; and

b) if the gross floor area is enlarged by more than 50 per cent, development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.

c) For the purpose of this section, “existing”: means the number, use and size that existed as of September 2, 2014 or the number, use and size that existed after the issuance of a building permit for a new building;

d) For greater certainty in applying this Section, the gross floor area of an existing non-residential building is enlarged where there is a bona fide increase in the size of the existing building and the enlarged area is attached to existing non-residential building and is used for or in connection with a non-residential purpose as set out in this By-law. Without limiting the generality of the foregoing, the exemption in this Section shall not apply where the enlarged area is attached to the existing non-residential building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.

14. The following categories of uses are hereby designated as being fully or partially exempt from the payment of development charges:

a) Buildings or structures to be used as hospitals as governed by the *Public Hospitals AC, R.S.O., 1990;*

b) For the first 500 sq. m. of new non-residential buildings/structures, the charge shall be calculated on the basis of 50% of the rate set out in Schedule “B”; and

c) Green Energy developments with a nameplate generating capacity of less than 500kW.

15. A 50% reduction in the calculated Development Charge shall be applied for agricultural uses;

16. 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.

17. The Development Charge calculated pursuant to Sections 7, 8, 11, 12, 13, 14, 15, and 16, shall be further reduced by 50% if the development occurs within

the designated villages or hamlets of Chaffey's Lock, Chantry, Crosby, Delta, Elgin, Forfar, Harlem, Jones Falls, Lombardy, Morton, Newboro, Newboyne, Phillipsville, Plum Hollow, Portland and Rideau Ferry, as set out in Schedule "C" to this By-law (Township of Rideau Lakes Official Plan schedules A2, A4, and A5).

SPECIAL PROVISIONS

18. Development Charges are hereby imposed upon all lands that are developed for residential, non-residential uses, in accordance with Sections 7 and 8 respectively above insofar as;

    a) the growth-related net capital costs are attributable development; and

    b) Where two or more of the actions described in Section 6 (b) are applicable only one Development Charge shall be calculated and collected in accordance with the provisions of this By-law.

    c) Notwithstanding Subsection (b), if two or more of the actions described in Section 6 (b) occur at difference times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional Development Charge on the additional residential units and/or non-residential gross floor area shall be calculated and collected in accordance with the provision of this By-law.

TIMING AND CALCULATION OF PAYMENT

19. The Development Charge shall be calculated as of, and shall be payable on.

    a) The date a building permit is issued in relation to a building or structure on land to which the Development Charge applies, less any amount paid pursuant to Section 20 after the enactment of this By-law.

    b) Notwithstanding Subsection 19 (a), development charges for rental housing and institutional developments are due and payable in 6 equal 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.

    c) Notwithstanding Sections 19 (a) and 19 (b), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment application 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 Section 19 (a) and 19 (b) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Section 19 (a) shall be calculated on the rates, set out in Schedule "B" on the date the later planning application was made, including interest.

d) Interest for the purposes of Subsections 19 (b) and 19 (c) shall be determined as the base rate plus 1 %, where:

    i. The base rate shall be equal to the average prime rate on:

        1. October 15 of the previous year, if the adjustment date is January 1,
        2. January 15 of the same year, if the adjustment date is April 1,
        3. April 15 of the same year, if the adjustment date is July 1, and
        4. July 15 of the same year, if the adjustment date is October 1.

    ii. 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.

e) Notwithstanding the Sections 19 (c) and 19 (d), the total charge payable under Section 19 (c), shall not be greater than the charge that would otherwise be payable under Section 19 (a).

20. Notwithstanding Section 19 above, an Owner and the Municipality may enter into an agreement:

    a) providing for the payment of a Development Charge before or otherwise required;

b) providing for payment of all or any portion of the Development Charge on dates later than the issuing of a building; or

c) whereby an owner provides services in lieu of the payment of all or any portion of a Development Charge.

DEMOLITION CREDIT

21. Where there is a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof, the Development Charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to Development Charges at the time this By-law was passed

a) With respect to a residential building or structure or the residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall by calculated by multiplying the number of dwelling units demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule “B” of this By-law.

b) With respect to a non-residential building or structure or the non-residential portion of a mixed-use building or structure that has been demolished or converted, the credit shall by calculated by multiplying the Gross Floor Area of that portion of the building demolished or converted within five years of the date of building permit application by the Development Charge for the relevant demolished units in accordance with Schedule “B” of this By-law. No credit shall be given with respect to the redevelopment, conversion, demolition, or change of use of an existing park model trailer that was created after October 7, 2019 and for which development charges were not paid.

c) The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the Development Charges payable with respect to new or proposed development.

d) No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof

where the existing building or structure or part thereof would have been exempt from Development Charges in accordance with this By-law.

PAYMENT BY MONEY OR THE PROVISION OF SERVICES:

22. Payment of Development Charges to the Municipality shall be by;

    a) cash or as permitted by the normal standards of the Development Services Department

23. In the alternative to payment by the means provided in Subsection 22 (a), the Municipality may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable.

BUILDING PERMIT ISSUANCE:

24. Where Development Charges apply to land in relation to which a building permit is required, unless an agreement is entered into pursuant to Section 23 above, the building permit shall not be issued until the Development Charge has been paid in full.

DEVELOPMENT CHARGE RESERVE FUNDS:

25. All payments received by the Municipality pursuant to this By-law, including income on investments of the reserve funds, shall be apportioned among the reserve funds in accordance with Schedule “B” and paid into the respective reserves.

WITHDRAWL FROM RESERVE FUNDS:

26. That no monies be withdrawn from the said Reserve Funds except:

    a) refunds, including interest, if applicable, as hereinafter set out, and

    b) to meet growth related net capital costs for which the Development Charge was imposed, as set out in the Municipality’s Development Charges Background Study, subject to any modifications to project definition, budget priority and phasing, as may occur as part of the Municipality’s annual Capital Budget process, or amendments to this By-law. Council may withdraw funds from the Municipal Services Reserve Fund based on project definition, budget priority and phasing as aforesaid.

ANNUAL STATEMENTS RE RESERVE FUNDS

27. That the Treasurer provides an Annual Statement to Council on or before May 31st of each year for the preceding calendar year for each Development Charge reserve fund.

REFUNDS:

28. Notwithstanding the foregoing, if a Development Charge is paid at the time a building permit is issued and no building proceeds pursuant to the said permit and the building permit has expired, the registered owner may apply to the Treasurer of the Municipality for a refund of the Development Charge paid at the time the building permit was issued within one year of payment to the Municipality provided the building permit is surrendered with the said refund application, if not already surrendered.

    Where this By-law or any Development Charge prescribed under this By-law is amended or repealed by order of the Ontario Land Tribunal, the Treasurer shall forthwith calculate and refund the amount of any overpayment as a result of such amendment or repeal.

    Upon issuing a refund, the Municipality will retain an administrative fee of $150.00 per building application.

29. Refunds that are required to be paid under Section 25 shall be paid with interest to be calculated from the date on which the overpayment was collected to the date on which the refund is paid. The interest rate shall be the Bank of Canada rate on the day the by-law comes into force, updated on the first business day of every January, April, July and October.

FULL FORCE AND EFFECT

30. This By-law, known as the “Development Charges By-law, 2024", shall come into force and effect on October 7, 2024.

31. This By-law shall continue in force and effect until ten years from the date of adoption by Council, unless it is repealed at an earlier date.

READ A FIRST and SECOND TIME THIS 7th DAY OF OCTOBER, 2024.

_____

, Mayor

_____

, Deputy Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 7TH DAY OF OCTOBER, 2024.

_____

, Mayor

_____

, Deputy Clerk

Schedule "A" to By-law 2024-XX

Designated Service Categories for which Development Charges are imposed

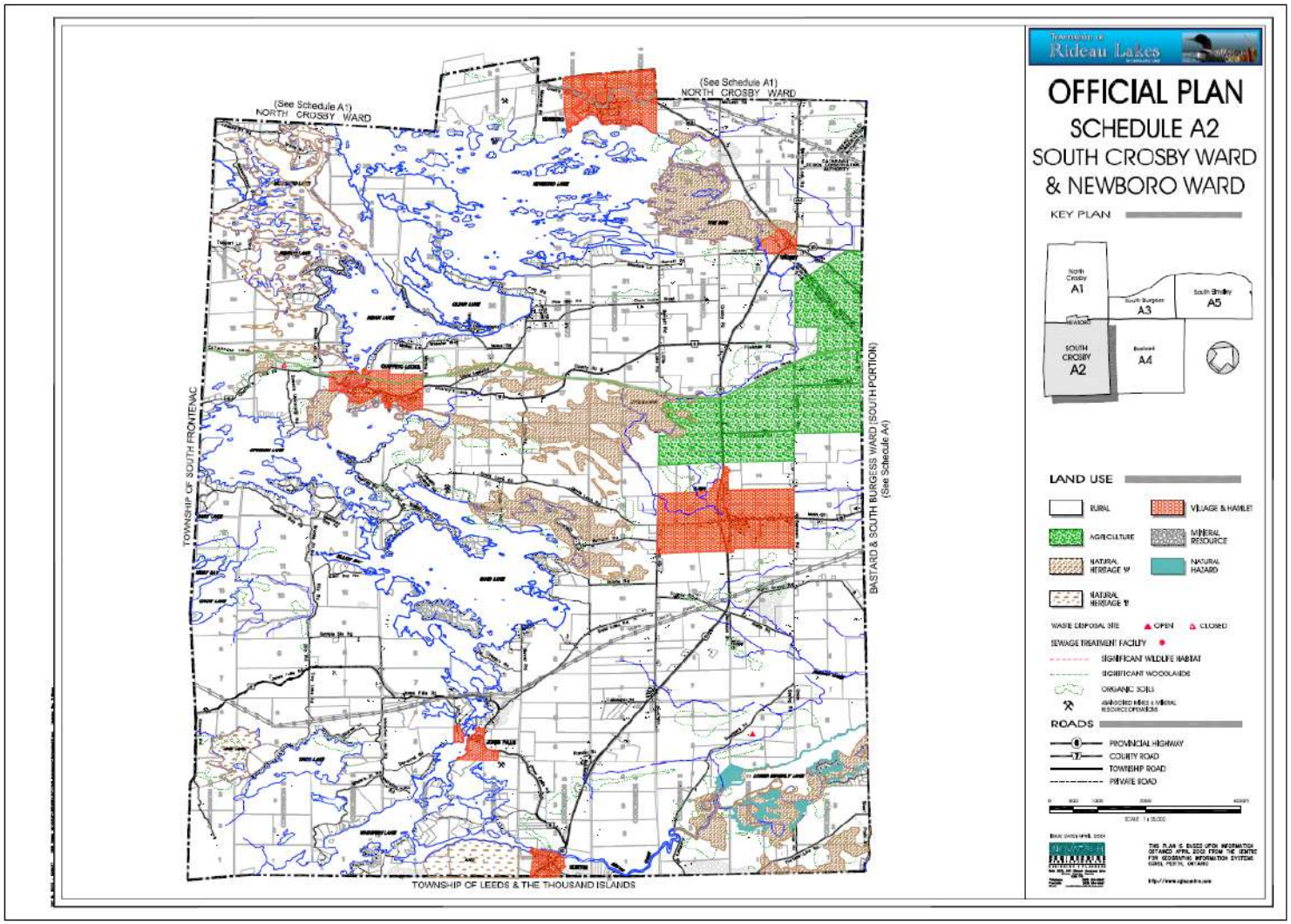
1. Roads and Related
2. Fire Services
3. Waste Diversion Services
4. Parks and Recreation Services
5. Library Services
6. Growth-related Studies

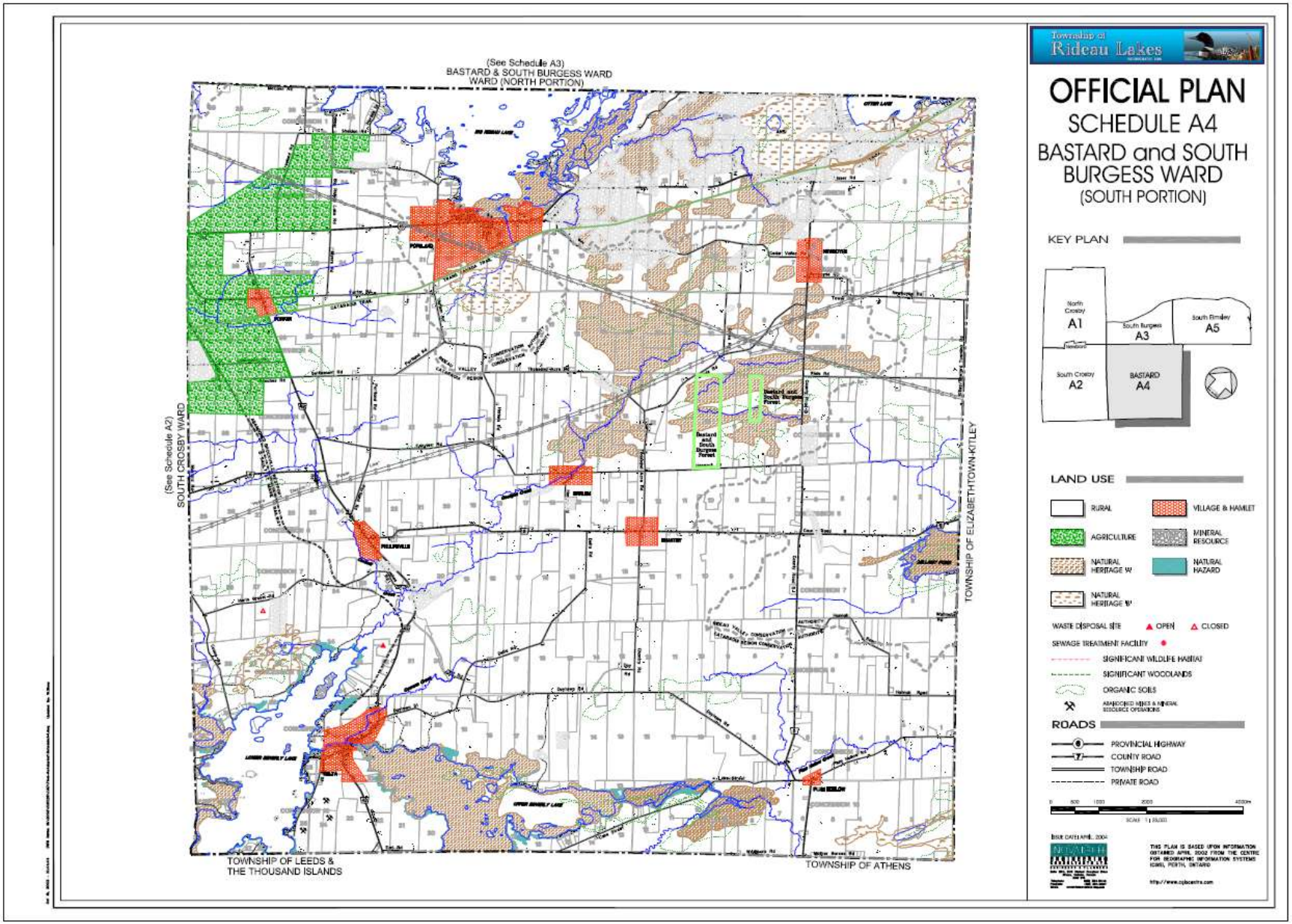
Schedule 'B' to By-law 2024-XX

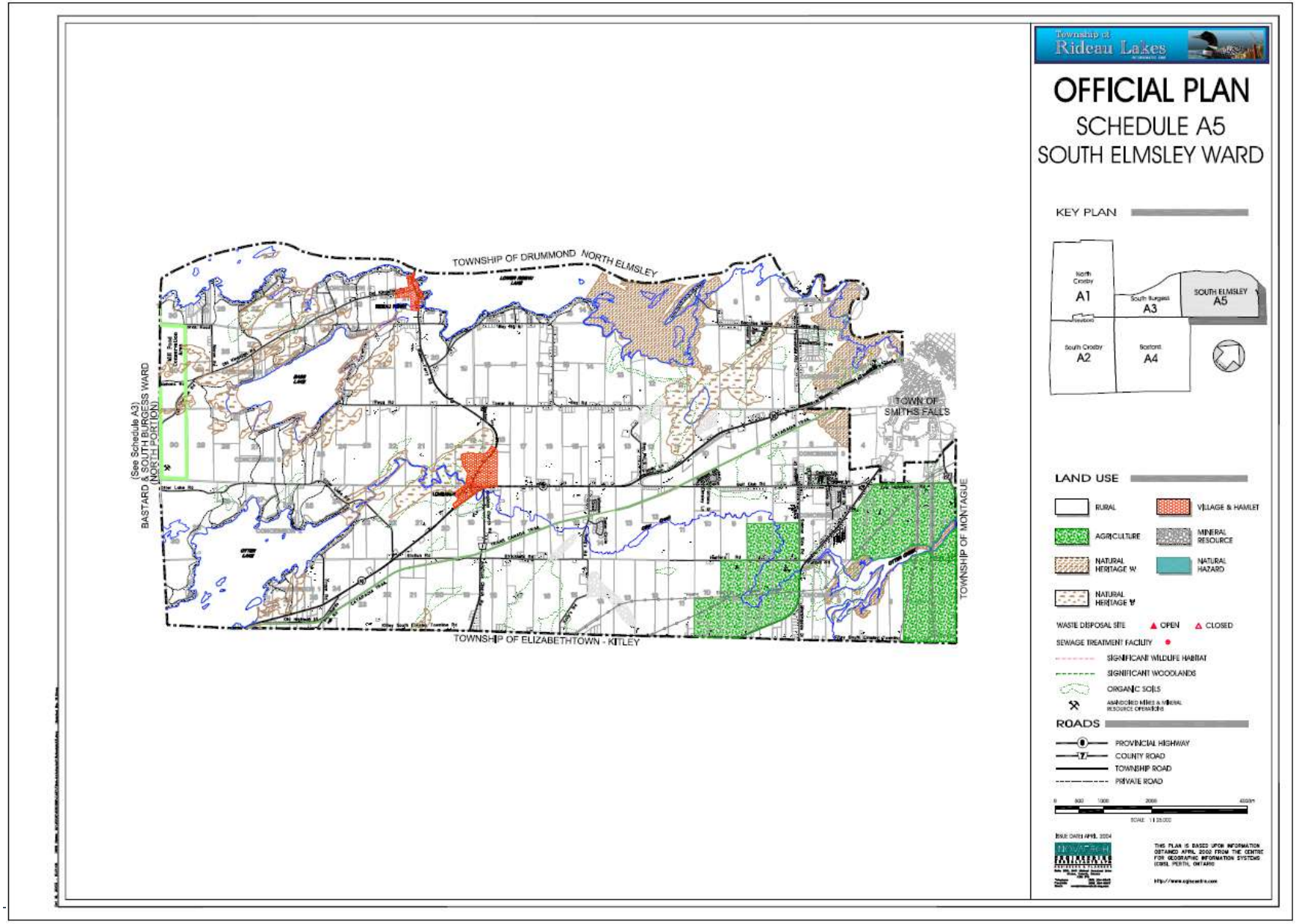
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services/Class of Service:								
Fire Protection Services	754	589	518	389	0.45	0.10	754	754
Services Related to a Highway	1,534	1,199	1,055	792	0.91	0.21	1,534	1,534
Parks and Recreation Services	3,207	2,506	2,205	1,656	0.62	0.14		
Library Services	1,254	980	862	647	0.24	0.06		
Waste Diversion Services	41	32	28	21	0.02	0.01	41	41
Growth-Related Studies	194	152	133	100	0.06	0.01	194	194
Total Municipal Wide Services/Class of Services	**6,984**	**5,458**	**4,801**	**3,605**	**2.30**	**0.54**	**2,523**	**2,523**

Schedule 'C' to By-law 2024-XX




(See Schedule A3)
BASTARD & SOUTH BURGESS WARD
WARD (NORTH PORTION)
(See Schedule A2)
SOUTH CROSBY WARD
TOWNSHIP OF ELIZABETHTOWN-KITLEY
TOWNSHIP OF LEEDS &
THE THOUSAND ISLANDS
TOWNSHIP OF ATHENS
Township of
Rideau Lakes
OFFICIAL PLAN
SCHEDULE A4
BASTARD and SOUTH
BURGESS WARD
(SOUTH PORTION)
KEY PLAN
North
Crosby
A1
South Burgess
A3
South Elmsley
A5
South Crosby
A2
BASTARD
A4
LAND USE
RURAL
VILLAGE & HAMLET
AGRICULTURE
MINERAL
RESOURCE
NATURAL
HERITAGE W
NATURAL
HAZARD
NATURAL
HERITAGE W
WASTE DISPOSAL SITE
OPEN
CLOSED
SEWAGE TREATMENT FACILITY
SIGNIFICANT WILDLIFE HABITAT
SIGNIFICANT WOODLANDS
ORGANIC SOILS
ABANDONED MINES & MINERAL
RESOURCE OPERATIONS
ROADS
PROVINCIAL HIGHWAY
COUNTY ROAD
TOWNSHIP ROAD
PRIVATE ROAD
ISSUE DATE APRIL 2004
THIS PLAN IS BASED UPON INFORMATION
OBTAINED APRIL 2002 FROM THE CENTRE
FOR GEOGRAPHIC INFORMATION SYSTEMS
(CGIS), PERTH, ONTARIO
http://www.cgiscentre.com


Township of Rideau Lakes
OFFICIAL PLAN
SCHEDULE A5
SOUTH ELMSLEY WARD
KEY PLAN
North Crosby A1
South Burgess A3
SOUTH ELMSLEY A5
South Crosby A2
Bastard A4
LAND USE
RURAL
VILLAGE & HAMLET
AGRICULTURE
MINERAL RESOURCE
NATURAL HERITAGE W
NATURAL HAZARD
NATURAL HERITAGE W
WASTE DISPOSAL SITE
OPEN
CLOSED
SEWAGE TREATMENT FACILITY
SIGNIFICANT WILDLIFE HABITAT
SIGNIFICANT WOODLANDS
ORGANIC SOILS
ABANDONED MINES & MINERAL RESOURCE OPERATIONS
ROADS
PROVINCIAL HIGHWAY
COUNTY ROAD
TOWNSHIP ROAD
PRIVATE ROAD
TOWNSHIP OF DRUMMOND NORTH ELMSLEY
TOWN OF SMITHS FALLS
TOWNSHIP OF MONTAGUE
TOWNSHIP OF ELIZABETHTOWN - KITLEY
(See Schedule A3) BASTARD & SOUTH BURGESS WARD (NORTH PORTION)