



Development Charges Background Study

County of Lanark

For Public Circulation and Comment

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	<i>Development Charges Act</i> , 1997 as amended
G.F.A.	Gross floor area
L.C.H.C.	Lanark County Housing Corporation
LPAT	Local Planning Appeal Tribunal
N.A.I.C.S.	North American Industry Classification System
N.F.P.O.W.	No Fixed Place of Work
OLT	Ontario Land Tribunal
OMB	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O.Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	square foot
sq.m.	square metres
km	kilometers



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

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

In addition, the report is designed to set out sufficient background on the legislation, the County's current D.C. policy (Chapter 2) 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.

1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law



on the County'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 modifications to the County's D.C. by-law.

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 County staff	March 29, 2021
2. Data collection and staff interviews	April 2021 – September 2021
3. Presentation of draft findings and D.C. policy discussion with County Staff	September 22, 2021
4. D.C. Background Study and draft D.C. by-law available to public	October 8, 2021
5. Public Meeting of Council	November 10, 2021
6. D.C. By-law passage	December 2021



Process Steps	Dates
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. County makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997: More Homes, More Choice Act (Bill 108) and the COVID-19 Economic Recovery Act (Bill 197)

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province’s “*More Homes, More Choice: Ontario’s Housing Supply Action Plan*.” The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.
- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two years or more



after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and were proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;



- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in subsection 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C.-eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of section 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.



Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a community benefits charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, *An Act to Reduce Burdens on People and Businesses by Enacting, Amending and Repealing Various Acts and Revoking a Regulation* received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from D.C.s imposed under the D.C.A. if the development in respect of which D.C.A. would otherwise be payable is intended to be occupied and used by the university.

This statutory exemption to the payment of D.C.s came into effect on December 8, 2020.



Chapter 2

Current County of Lanark D.C. Policy



2. Current County of Lanark D.C. Policy

2.1 By-law Enactment

On January 1, 2017, the County enacted By-law 2016-40 to impose municipal-wide D.C.s to all areas within the County. The County's D.C. By-law will expire on January 1, 2022.

2.2 Services Covered

The following services are currently included under By-law 2016-40:

- Transportation;
- Homes for the Aged;
- Ambulance;
- Social Housing;
- Outdoor Recreation; and
- Administration Studies.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable in full at the time of building permit issuance for the development. The by-law also allows the County to enter into alternative payment agreements with owners to prepay or defer payment from the timing specified in the by-law.

2.4 Indexing

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



Table 2-1
County of Lanark
Current Development Charges

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Transportation	\$ 1,191	\$ 851	\$ 921	\$ 515	\$ 0.72
Ambulance	\$ 14	\$ 10	\$ 11	\$ 6	\$ 0.01
Social Housing	\$ 27	\$ 19	\$ 21	\$ 12	\$ -
Outdoor Recreation	\$ 9	\$ 6	\$ 7	\$ 4	\$ -
Growth-related Studies	\$ 17	\$ 12	\$ 13	\$ 7	\$ 0.01
Total	\$ 1,258	\$ 898	\$ 973	\$ 544	\$ 0.74

2.5 Redevelopment Credits

The by-law provides D.C. credits for residential and non-residential redevelopments, where the redevelopment occurs within 5 years of the demolition or conversion of an existing building. However, in situations where additional floor area or dwellings are created in excess of those demolished or converted, the incremental development is subject to the imposition of the development charges.

2.6 Area to Which the By-law Applies and Exemptions

The County's D.C. by-law is applied uniformly on all eligible development across the County. In addition, the by-law provides for the following statutory exemptions:

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes; and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

The D.C. by-law also provides non-statutory exemptions for specific types of development from the payment of D.C.s. These types of development include:



- development of a non-residential farm building used for bona fide agricultural use;
- a place of worship and land used in connection therewith;
- a hospital;
- industrial development;
- a temporary use permitted under a zoning by-law amendment enacted under section 39 of the *Planning Act*;
- temporary erection of a building without foundation as defined in the *Building Code Act* for a period not exceeding six (6) consecutive months and not more than six (6) months in any one calendar year on a site; and
- development where, by comparison with the land at any time within five years previous to the imposition of the charge:
 - no additional dwelling units are being created;
 - no additional non-residential gross floor area is being added.



Chapter 3

Anticipated Development in the County of Lanark



3. Anticipated Development in the County of Lanark

3.1 Requirement of the Act

Chapter 3 provides the methodology for calculating a D.C. as per the D.C.A. Figure 3-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Lanark County will be required to provide services, over a 10-year (early-2022 to early-2032) and longer-term (early-2022 to mid-2038) time horizon.

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

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

- Amendment No. 8 to the Lanark County Sustainable Communities Official Plan (May 1, 2019);
- Lanark County Population, Employment and Dwelling Projections 2017 – 2041 and 2071 prepared by Metro Economics (July 2017);
- Lanark County Parcel Fabric data;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2020 period; and
- Discussions with County staff regarding anticipated residential and non-residential development in the Lanark County.

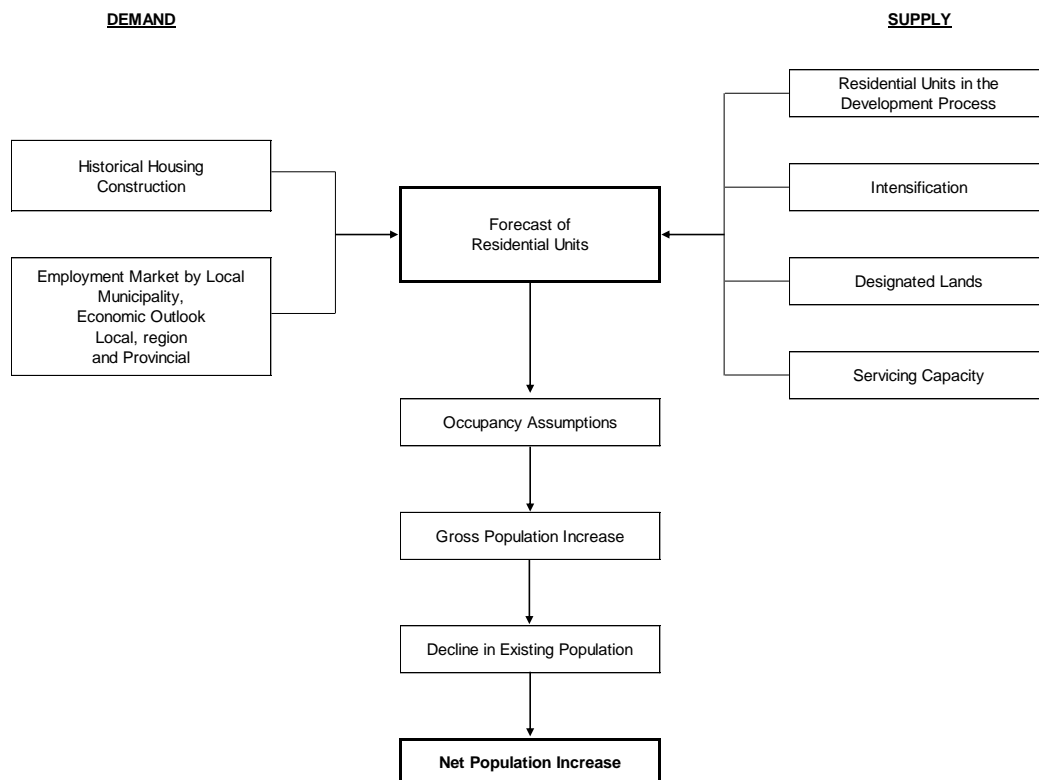


3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the County 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*, permanent population in Lanark County is anticipated to reach approximately 85,390 by early-2032 and 96,440 by mid-2038, resulting in an increase of approximately 18,380 and 29,430 persons, respectively.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 2.5%.



**Table 3-1
County of Lanark
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	Seasonal Population	Total Permanent and 50% Seasonal Population Excluding Institutional	Singles & Semi-Detached	Conversions	Singles & Semi Detached Family With Conversions	Multiples ²	Apartments ³	Total Permanent Households	Total Households w/ Conversions	Gross Seasonal Dwellings	Total Permanent and Net Seasonal Dwellings			
Historical	Mid 2006	56,383	55,008	1,183	13,860	60,755	18,250		18,250	1,020	1,855	21,360	21,360	3,872	25,232	2.58	2.73
	Mid 2011	58,106	56,689	1,159	15,095	63,078	19,329		19,329	1,009	2,018	22,762	22,762	4,216	26,978	2.49	2.66
	Mid 2016	61,416	59,918	1,298	13,585	65,413	20,710		20,710	1,260	2,130	24,505	24,505	3,794	28,299	2.45	2.60
Forecast	Early 2022	68,685	67,010	1,465	13,949	72,520	22,823	31	22,854	1,873	2,712	27,814	27,845	3,897	31,711	2.41	2.55
	Early 2032	87,520	85,385	1,891	14,558	90,773	29,615	91	29,705	2,523	3,337	35,880	35,971	4,067	39,947	2.38	2.50
	Mid 2038	98,854	96,443	2,106	14,923	101,799	33,400	126	33,527	2,901	3,856	40,562	40,688	4,169	44,730	2.38	2.49
Incremental	Mid 2006 - Mid 2011	1,723	1,681	-24	1,235	2,323	1,079	0	1,079	-11	163	1,402	1,402	344	1,746		
	Mid 2011 - Mid 2016	3,310	3,229	139	-1,510	2,335	1,381	0	1,381	251	112	1,743	1,743	-422	1,321		
	Mid 2016 - Early 2022	7,269	7,092	167	364	7,107	2,113	31	2,144	613	582	3,309	3,340	103	3,412		
	Early 2022 - Early 2032	18,834	18,375	426	609	18,254	6,792	60	6,851	650	624	8,066	8,126	170	8,236		
	Early 2022 - Mid 2038	30,169	29,433	641	974	29,279	10,577	95	10,672	1,027	1,143	12,748	12,843	272	13,020		

Source: Watson & Associates Economists Ltd., 2021

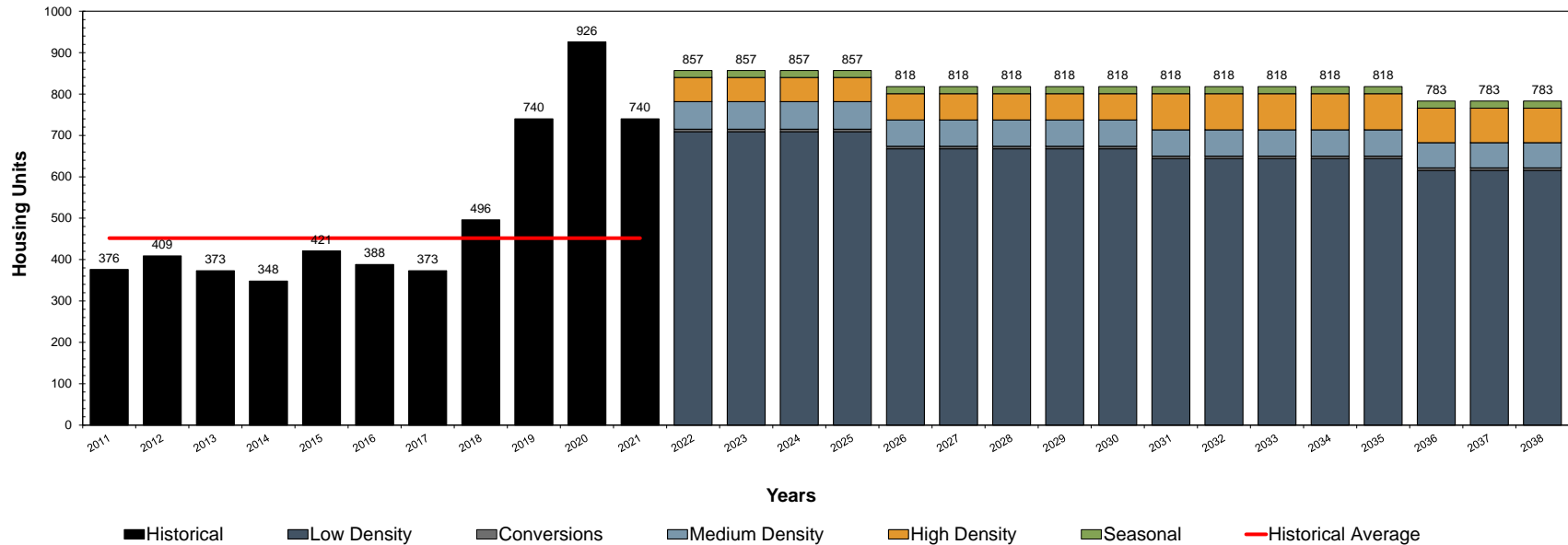
¹ Population excludes net Census Undercount of approximately 2.5%.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
County of Lanark
Annual Housing Forecast¹



Source: Historical housing activity derived from Statistics Canada building permit data for the Lanark County, 2011-2021.

¹Growth forecast represents calendar year.



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

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

- The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 6), as well as discussions with County staff regarding anticipated development trends for Lanark County.
- Based on the above indicators, the 2022 to 2038 household growth forecast for the County is comprised of a unit mix of 83% low density units (single detached and semi-detached), 7% medium density (multiples except apartments) and 10% high density (bachelor, 1-bedroom and 2-bedroom apartments).
- Net seasonal housing growth is anticipated at 111 and 177 units over the 10-year and longer-term period.

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the County of Lanark.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2022-2038 by development location is summarized below.

Development Location	Amount of Housing Growth, 2022 to 2038	Percentage of Housing Growth, 2022 to 2038
Beckwith	2,028	17%
Carleton Place	3,647	28%
Drummond North Elmsley	1,494	12%
Montague	427	3%
Mississippi Mills	2,892	22%
Lanark Highlands	747	6%
Tay Valley	534	4%
Perth	1,074	7%
County Total	12,843	100%

Note: Figures may not add precisely due to rounding.



3. Planning Period

- The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon (which doesn't apply in the context of the County services). All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2038 in the County of Lanark over the forecast period is presented in



- Figure 3-2. Over the 2021-2038 forecast period, the County is anticipated to average 803 new housing units per year.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the County of Lanark. The total calculated 25-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 2.675
 - Medium density: 1.977
 - High density¹: 1.777

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

- Existing households for early-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022-2038 forecast period is approximately 3,574.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.

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



- 2016 employment data¹ (place of work) for the Lanark County is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 325 primary (1%);
 - 3,075 work at home employment (14%);
 - 4,155 industrial (19%);
 - 8,665 commercial/population related (40%); and
 - 5,575 institutional (26%).
- The 2016 employment by usual place of work, including work at home, is 18,570. An additional 2,890 employees have been identified for the County in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the County is anticipated to reach approximately 29,110 by early-2032 and 32,390 by mid-2038. This represents an employment increase of approximately 5,235 for the 10-year forecast period and 8,510 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 3,500 sq.ft. per employee for primary;

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

² No fixed place of work is defined by Statistics Canada 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.



- 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 County-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by about 2.9 million sq.ft. over the 10-year forecast period and 4.7 million sq.ft. over the longer-term forecast period.
 - In terms of percentage growth, the 2022-2038 incremental G.F.A. forecast by sector is broken down as follows:
 - primary – 3%;
 - industrial – 42%;
 - commercial/population-related – 24%; and
 - institutional – 31%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the County of Lanark by area.
- The amount and percentage of forecast total non-residential growth between 2022 and 2038 by development location is summarized below.



Development Location	Amount of Non-Residential G.F.A., 2022 to 2038 (in millions)	Percentage of Non-Residential G.F.A., 2022 to 2038
Beckwith	0.187	4%
Carleton Place	0.725	15%
Drummond - North Elmsley	1.227	26%
Mississippi Mills	1.109	24%
Montague	0.186	4%
Lanark Highlands	0.117	2%
Tay Valley	0.166	4%
Perth	0.993	21%
County Total	4.708¹	100%

¹ May not add due to rounding.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

s.s.2 (4) of the D.C.A. sets out the eligible services that can be included in a D.C. By-law as follows:

- Water supply services, including distribution and treatment services.
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed



In addition to the above eligible services, the D.C.A. also sets out in s.s.7 (3) that a development charge by-law may provide for a class consisting of studies.

Two ineligible costs defined in s.s.5(3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services).

Table 4-1 identifies the potential components within each service category, whether the County provides the service, and whether the service has been included in the proposed D.C. by-law.

4.3 Increase in Need for Service

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

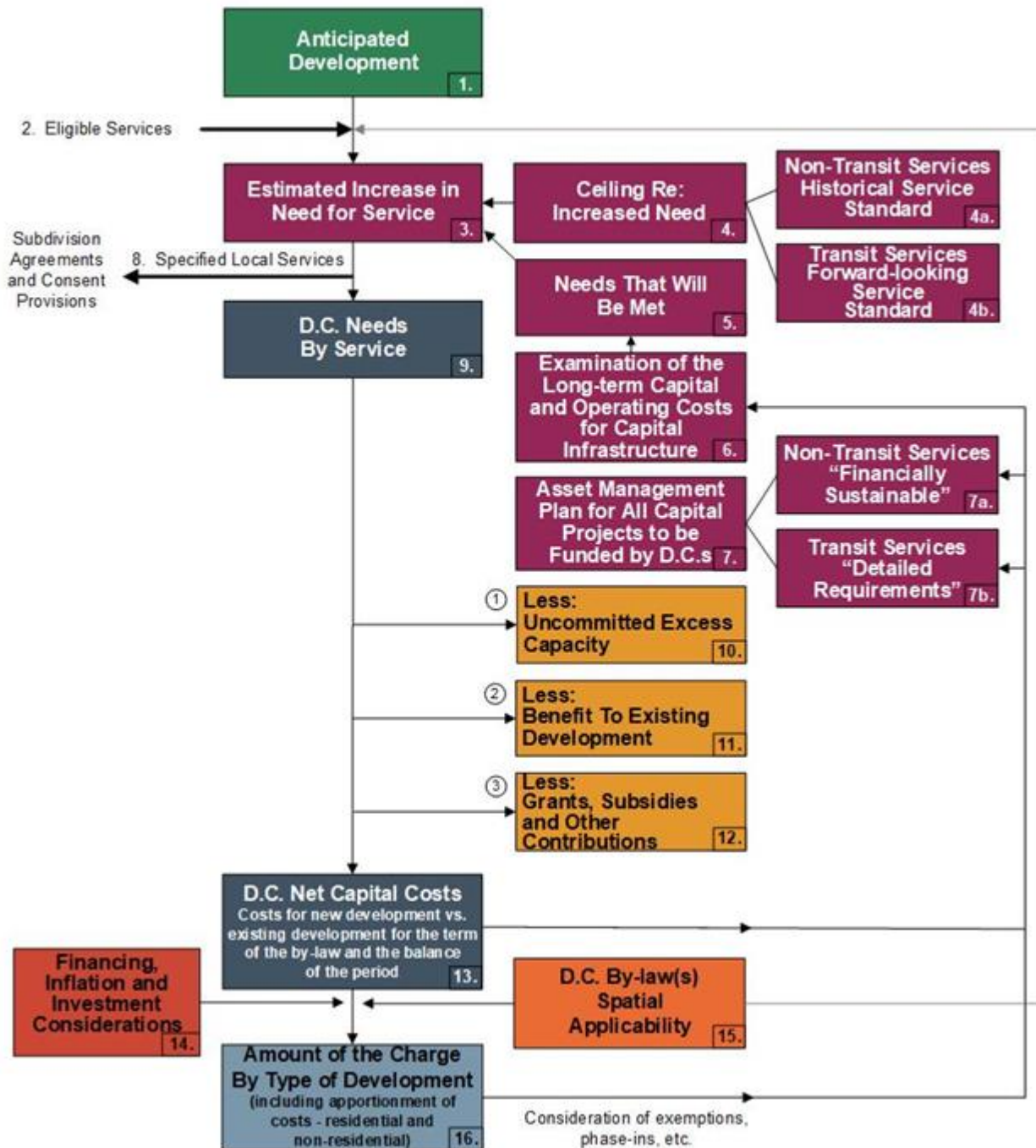




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Services Related to a Highway	Yes	1.1 Arterial roads
	Yes	1.2 Collector roads
	Yes	1.3 Bridges, Culverts and Roundabouts
	No	1.4 Local municipal roads
	Yes	1.5 Traffic signals
	Yes	1.6 Sidewalks and streetlights
	Yes	1.7 Active Transportation
	Yes	1.8 Works Yard
	Yes	1.9 Rolling stock ¹
2. Transit Services	n/a	2.1 Transit vehicles ¹ & facilities
	n/a	2.2 Other transit infrastructure
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds
4. Fire Protection Services	Yes	4.1 Fire stations
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹
	Yes	4.3 Small equipment and gear

¹with 7+ year life time

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



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Parks and Recreation Services Outdoor Recreation Services (i.e. Parks and Open Space and Indoor Recreation)	Ineligible Yes Yes Yes Yes Yes Yes	5.1 Acquisition of land for parks, woodlots and E.S.A.s 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of municipal-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock ¹ and yards 5.7 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 5.8 Recreation vehicles and equipment ¹
6. Library Services	n/a n/a n/a	6.1 Public library space (incl. furniture and equipment) 6.2 Library vehicles ¹ 6.3 Library materials
7. Electrical Power Services	n/a n/a n/a	7.1 Electrical substations 7.2 Electrical distribution system 7.3 Electrical system rolling stock
9. Wastewater Services	n/a n/a n/a n/a	9.1 Treatment plants 9.2 Sewage trunks 9.3 Local systems 9.4 Vehicles and equipment ¹
10. Water Supply Services	n/a n/a n/a n/a	10.1 Treatment plants 10.2 Distribution systems 10.3 Local systems 10.4 Vehicles and equipment ¹
11. Waste Diversion Services	Ineligible Ineligible No No	11.1 Landfill collection, transfer vehicles and equipment 11.2 Landfills and other disposal facilities 11.3 Waste diversion facilities 11.4 Waste diversion vehicles and equipment ¹

¹with 7+ year life time



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
12. Policing Services	n/a n/a n/a	12.1 Police detachments 12.2 Police rolling stock ¹ 12.3 Small equipment and gear
13. Long-Term Care Services	Yes Yes	13.1 Long-Term Care space 13.2 Vehicles ¹
14. Child Care and early years services	n/a n/a	14.1 Childcare space 14.2 Vehicles ¹
15. Public Health	No No	15.1 Public Health department space 15.2 Public Health department vehicles ¹
16. Housing Services	Yes	16.1 Social Housing space
17. Provincial Offences Act (P.O.A.)	n/a	17.1 P.O.A. space
18. Social Services	No	18.1 Social service space
19. Ambulance Services	Yes Yes	19.1 Ambulance station space 19.2 Vehicles ¹
20. Emergency Preparedness Services	No No	20.1 Emergency Preparedness Space 20.2 Equipment
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment
23. Other Transportation Services	Ineligible Ineligible	23.1 Ferries 23.2 Airports (in the Regional Municipality of Waterloo). 23.2 (Other)
24. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible Ineligible	24.1 Cultural space (e.g. art galleries, museums and theatres) 24.2 Tourism facilities and convention centres

¹with 7+ year life time



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
25. Other Services	Yes	25.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost
	No	25.2 Interest on money borrowed to pay for growth-related capital

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

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.

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. A copy of the County’s Local Service Policy is included in this report as Appendix D.

4.5 Capital Forecast

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



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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8 para. 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." s.s.17 para. 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.

The County currently has no outstanding D.C. credit obligations.



4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. 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 provided include a proportion of the costs of growth-related studies in the respective eligible services. As provided in Chapter 5, these services include:

- Transportation Services;
- Ambulance Services;
- Social Housing Services;
- Outdoor Recreation Services; and
- Fire Communication Services.

4.8 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.

4.9 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 County’s adjusted 2020 year-end D.C. Reserve Funds balances, by service, are presented in Table 4-2. These balances have been applied against future spending requirements for all services.

Table 4-2
County of Lanark
Estimated D.C. Reserve Funds Balances (As of December 31, 2020)

Service	December 31, 2020 Balance	Adjustment	Adjusted December 31, 2020 Balance
Ambulance	\$ 201,154	\$ (191,962)	\$ 9,191
Social Housing	\$ 253,682	\$ (693,748)	\$ (440,066)
Outdoor Recreation	\$ 90,454	\$ (90,454)	\$ -
Transportation	\$ 2,388,766	\$ -	\$ 2,388,766
Growth-related Studies	\$ 168,952	\$ (36,000)	\$ 132,952
Grand Total	\$ 3,103,008	\$ (1,012,165)	\$ 2,090,843



4.10 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:

4.10.1 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 County over the 10-year period immediately preceding the preparation of the background study...”

O.Reg. 82.98 (s.4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

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



4.10.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the County'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.

4.10.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.10.1 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 Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.10.4 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 (O.Reg. 82.98 s.6). 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. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.



4.11 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.3.8.

4.12 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

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

This chapter outlines the basis for calculating eligible costs for the D.C.s. The services outlined in Section 5.1 and 5.2 apply on a uniform-basis across the County. In each case, the required calculation process set out in s.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. However, over time, County projects and Council priorities may change and accordingly, Council's intentions may be modified and different capital projects (and timing) may be required to meet the need for services required by new growth.

5.1 Service Levels and 10-Year Capital Costs for Municipal-Wide D.C. Calculation

This section evaluates the development-related capital requirements for all of the Municipal-wide services assessed over a 10-year planning period (2022-2032). Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.1.1 Ambulance Services

Ambulance services are provided within the County through the provision of 16,772 sq.ft. of facility space and 70 vehicles and items of equipment. Ambulance services are shared between the County and the Town of Smiths Falls and as such the combined historical populations have been included in the calculation of the 10-year average historical level of service. The total per capital level of service produced is approximately \$104, with a total maximum D.C.-eligible amount that can be recovered of \$1.90 million.

Ambulance service gross capital costs of \$3.05 million include two additional ambulances, the net present value of the lease costs for the Smiths Falls Ambulance Base, and the forecasted net present value of the lease costs for new Carleton Place and Perth Ambulance Bases. Approximately \$1.6 million in gross capital costs have



been deducted to reflect service benefits of the Carleton Place and Perth Ambulance Bases beyond the 10-year period. Deductions have also been made for the benefit to existing development totalling \$797,100, as well as contributions from the Ministry of Health and Long-Term Care of \$322,800. Deductions for the adjusted reserve fund balance of approximately \$9,200 have also been applied in the calculations.

As a result, the potential D.C. recoverable costs included in the calculation of the charge total approximately \$313,600. As the predominant users of ambulance services tend to be residents of the County, D.C. recoverable costs have been allocated 90% to future residential development and 10% non-residential development.

5.1.2 Social Housing Services

Social Housing services are provided by the Lanark County Housing Corporation (L.C.H.C.). The L.C.H.C. currently provides 497 social housing units. The average 10-year historical level of service produced is \$1,303 per capita. Applying the per capita service standard to the 10-year forecast growth produces a maximum D.C. eligible amount of \$23.79 million.

Gross capital costs of \$18.48 million have been identified for the provision of 60 new housing units over the 10-year period, in addition to two Housing and Homelessness Plans and previously unfunded D.C. eligible capital projects. Deductions of \$14.41 million for the benefit to existing development, as well as \$201,100 for grants attributable to new development were applied in the determination of the D.C. recoverable capital costs.

The D.C. recoverable costs included in the calculation of charge total \$3.87 million. As the user of social housing are entirely residential, these costs have been allocated 100% to future residential development.

5.1.3 Outdoor Recreation Services

The County currently maintains approximately 92 kilometres of paths and trails. The County's level of service over the historical 10-year period averaged \$22 per capita. The maximum D.C. eligible amount for outdoor recreation services over the 10-year forecast period is approximately \$405,400 based on the established level of service standards.



The 10-year capital needs for outdoor recreation services have a gross capital cost of \$138,000. These capital needs include new and expanded parking lots, access gates, and paving of trails. A deduction of \$13,800 has been observed to reflect the benefits to existing development, resulting in net growth-related capital costs of \$124,200 included in the calculation of the D.C.

As the predominant users of outdoor recreation services are residents of the County, the forecast D.C. recoverable costs have been allocated 95% to residential development and 5% to non-residential development.

5.1.4 Fire Communication Services

The County provides fire communication services through the provision of eight communication towers and associated equipment. The County's level of service over the historical 10-year period averaged \$25 per capita. The maximum D.C. eligible amount for outdoor recreation services over the forecast period is approximately \$4690,600 based on the established level of service standards.

The capital program includes gross capital costs of \$1.67 million for the acquisition of a new Fire Communications System. These cost estimates are based on Option 2 identified in the County's 2021 Fire Communications and Dispatch Technology Review. A deduction of approximately \$1.34 million has been provided in the calculations recognizing the benefit to existing development. This results in net growth-related capital costs of approximately \$328,700 included in the calculation of the charge.

The net growth-related costs for Fire Communication Services have been allocated between future residential and non-residential development based on the incremental population to employment growth over the 10-year forecast period (i.e., 83% residential and 17% non-residential).

5.1.5 Long-term Care Services

The County provides long-term care services through the provision of 126,420 square feet of facility space. Long-term care services are provided to residents of the County, as well as residents of the Town of Smiths Falls. The 10-year average historical level of service provided in the County is \$650 per capita. When applied to the 10-year growth within the County, a maximum D.C. recoverable amount of \$11.86 million is produced.



Gross capital costs of \$120.00 million have been identified for the redevelopment of the long-term care home. As this redevelopment project will not increase the service capacity available for future population growth within the County (i.e. additional beds) no growth-related capital needs have been included in the calculation of the charge for this service.

5.1.6 Growth-Related Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the County's increase in capital needs. As discussed in Section 4.7, these studies have been identified herein and allocated to the eligible services for which the study and by-law relate. Growth related studies include the costs associated with preparing the County's Official Plan and D.C. Background Studies associated with the next two updates over the forecast period.

The anticipated costs of these studies totals \$160,000. A deduction of \$4,400 has been provided for the Official Plan study recognizing the extent to which this studies relates to non-D.C. eligible services. A further deduction of \$44,000 has also been applied attributing a share of the costs existing development.

The County currently as sufficient funds within the Growth-Related Studies D.C. Reserve Fund to address this increase in growth-related needs. As such the residual funds have been allocated to the D.C. eligible services presented in the earlier sections of this chapter. For greater clarity, the \$12,400 in residual funding has been allocated in the following manner:

- Transportation Services – 78%
- Ambulance Services – 2%
- Social Housing Services – 18%
- Outdoor Recreation Services – 1%
- Fire Communication Services – 2%
- Long-term Care Services – 0%



Infrastructure Costs Covered in the D.C. Calculation – Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2032									90%	10%
1	Smiths Falls Ambulance Base (lease)	2022-2031	1,074,700	-		1,074,700	778,700	148,000	148,000	133,200	14,800
2	Carleton Place New Base	2032	806,000	806,000		-	-		-	-	-
3	Perth New Base	2034	806,000	806,000		-	-		-	-	-
4	2 Additional Ambulances	2023-2030	368,000	-		368,000	18,400	174,800	174,800	157,320	17,480
	Reserve Fund Adjustment								(9,191)	(8,272)	(919)
	Total		3,054,700	1,612,000	-	1,442,700	797,100	322,800	313,609	282,248	31,361



Infrastructure Costs Covered in the D.C. Calculation – Outdoor Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2032									95%	5%
	Ottawa Valley River Trail										
1	Parking Lot Expansion	2028	30,000	-		30,000	3,000		27,000	25,650	1,350
2	New Parking Lots (2)	2026/2030	20,000	-		20,000	2,000		18,000	17,100	900
3	Access Gate	2024-2029	10,000	-		10,000	1,000		9,000	8,550	450
	Tay Havelock Trail										
4	New Parking Lot	2028	20,000	-		20,000	2,000		18,000	17,100	900
5	Access Gate	2023-2026	10,000	-		10,000	1,000		9,000	8,550	450
	Tay River Pathway										
6	Surface Work	2024/2028	8,000	-		8,000	800		7,200	6,840	360
7	Pave Trails	2022-2031	40,000	-		40,000	4,000		36,000	34,200	1,800
				-		-	-		-	-	-
	Reserve Fund Adjustment			-		-	-		-	-	-
				-		-	-		-	-	-
	Total		138,000	-	-	138,000	13,800	-	124,200	117,990	6,210



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2032									83%	17%
1	D.C. Background Study	2026	36,000	-		36,000	-		36,000	29,880	6,120
2	D.C. Background Study	2031	36,000	-		36,000	-		36,000	29,880	6,120
3	Official Plan	2022-2025	88,000	-	4,400	83,600	44,000		39,600	32,868	6,732
	Reserve Fund Adjustment								(132,952)	(110,350)	(22,602)
	Total		160,000	-	4,400	155,600	44,000	-	(21,352)	(17,722)	(3,630)



5.2 Service Levels and 17-Year Capital Costs for Municipal-Wide D.C. Calculation

This section evaluates the development-related capital requirements for all of the County-wide services assessed over a 17-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Transportation Services*

The County has a current inventory of 562 kilometres of roads in Classes 2-5. This historical level of infrastructure investment equates to a \$3,764 per capita level of service. When applied to the forecast population growth to 2038, a maximum D.C. eligible cost of approximately \$110.19 million would be permissible to meet the future increase in needs for service.

In addition to roads, the County’s public works department utilizes 68,717 square feet of facility space and operates a fleet of 60 vehicles and equipment. In this regard, a historical average level of service of \$220 per capita has been provided, resulting in a further increase to the maximum D.C. eligible cap of approximately \$6.45 million.

Review of the County’s road needs for the forecast period identified \$36.75 million in gross capital costs. These capital needs include various road projects identified in the County’s previous D.C. Background Studies that have not yet been completed, the County’s Transportation Master Plan, and other needs identified by County staff. Approximately \$16.64 million has been deducted from the roads program to reflect post period benefits to growth anticipated beyond the 17-year forecast period. A further \$2.39 million has been deducted from the gross capital costs estimates for existing reserve fund balances, accounting for funds already secured towards these future needs. Recognizing the benefit to existing development, \$3.79 million has been deducted in the calculation the charge. As a result, approximately \$13.93 million in D.C. capital needs have been identified in the proposed charges for Transportation Services.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 17-year forecast period. As a result 83% of



the D.C. recoverable costs are allocated to future residential development and 17% non-residential development.



Infrastructure Costs Covered in the D.C. Calculation – Transportation Services

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	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 83%	Non-Residential Share 17%
	2022-2038									
1	McNeely Avenue, Coleman Street to Lake Avenue (Road widening suburban (0.6 km))	2025-2030	2,706,300	-	2,706,300	541,260		2,165,040	1,796,983	368,057
2	March Road, Appleton Side Road to Ottawa Boundary (Turn lane, intersection improvements, 4 lane)	2025-2030	3,520,100	-	3,520,100	704,020		2,816,080	2,337,346	478,734
3	Townline Road East, McNeely to Ramsay 8 (Road widening (0.3km)/intersection)	2025-2030	352,000	-	352,000	70,400		281,600	233,728	47,872
4	McNeely Avenue, widen to 4 lanes for the extension (Project # 4 above)	post 2038	3,075,300	3,075,300	-	-		-	-	-
5	McNeely Avenue- Lake Ave to Patterson Crescent	2025-2030	1,173,400	-	1,173,400	-		1,173,400	973,922	199,478
6	McNeely Avenue - Patterson Crescent to Town Line	post 2038	10,560,400	10,560,400	-	-		-	-	-
7	Perth Arterial Road (Hwy 7 to County Road 10, 1.5 km)	2022-2028	5,500,000	-	5,500,000	1,100,000		4,400,000	3,652,000	748,000
8	Transportation Master Plan	2022-2027	129,100	-	129,100	32,300		96,800	80,344	16,456
9	March Road - Traffic Study	2022-2024	15,000	-	15,000	3,000		12,000	9,960	2,040
10	CR10 South St. -Traffic Study	2022-2024	15,000	-	15,000	3,000		12,000	9,960	2,040
11	CR17 Martin St. North & Ottawa St. Intersection - Improved alignment	2025-2030	1,000,000	-	1,000,000	200,000		800,000	664,000	136,000
12	CR17 Martin St. North Urban Extension to White Tail Dr. for 1.4km	post 2038	1,500,000	1,500,000	-	-		-	-	-
13	CR10 South St. - from CR1 to Otty Lake Side Road- Widen to 4-Lanes or add C/G + sidewalk (Study to be completed)	2025-2030	3,000,000	-	3,000,000	600,000		2,400,000	1,992,000	408,000
14	CR29 McNeely Ave - Upgrade signals to coordinated timing	2022-2027	200,000	-	200,000	40,000		160,000	132,800	27,200
15	CR29 Intersection Improvements - CR16A Perth St.	2025-2030	1,500,000	-	1,500,000	300,000		1,200,000	996,000	204,000
16	CR29 Intersection Improvements - CR16 Almonte St.	2025-2030	1,000,000	-	1,000,000	200,000		800,000	664,000	136,000
17	CR7B Townline Rd Urban Extension from Hwy 7 to Edwards Dr.	post 2038	1,500,000	1,500,000	-	-		-	-	-
	Reserve Fund Adjustment							(2,388,766)	(1,982,676)	(406,090)
	Total		36,746,600	16,635,700	20,110,900	3,793,980	-	13,928,154	11,560,368	2,367,786



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the D.C. calculation for transportation services to be imposed on the development in the County over the 2022-2038 forecast period. Table 6-2 presents the D.C. calculation for all remaining services that will be imposed by the County over the 2022-2032 forecast period.

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor & 1-bedroom, and other multiples). The non-residential D.C. for all services has been calculated on a uniform municipal-wide basis denominated in square feet (sq.ft.) of gross floor area (G.F.A.).

Table 6-3 summarizes the calculated schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft. of non-residential G.F.A.

Table 6-4 compares the County’s existing charges to those proposed herein, for a single detached residential dwelling unit and per sq.ft. of non-residential G.F.A. The calculated charges per single-detached dwelling unit are \$1,536, which is approximately 22% greater than the current charges of \$1,258. The calculated charges for non-residential development are \$0.53 per sq.ft. of G.F.A., which is approximately 28% lower than the current charges of \$0.74 per sq.ft of G.F.A.



Table 6-1
Municipal-wide D.C. Calculation
2022-2038

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Transportation	11,560,368	2,367,786	950	0.50
TOTAL	\$11,560,368	\$2,367,786	\$950	\$0.50
Growth-related Studies	(13,797)	(2,826)		
D.C.-Eligible Capital Cost	\$11,546,571	\$2,364,960		
17-Year Gross Population/GFA Growth (sq.ft.)	32,508	4,708,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$355.19	\$0.50		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.675	\$950		
Other Multiples	1.977	\$702		
Apartments - 2 Bedrooms +	1.824	\$648		
Apartments - Bachelor and 1 Bedroom	1.721	\$611		

Table 6-2
Municipal-wide D.C. Calculation
2022-2032

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
2. Ambulance	282,248	31,361	36	0.01
3. Social Housing	3,866,666	-	500	-
4. Outdoor Recreation	117,990	6,210	15	-
5. Fire Communication System	272,804	55,876	35	0.02
6. Long-term Care	-	-	-	-
TOTAL	4,539,708	93,446	\$586	\$0.03
Growth-related Studies	(3,925)	(804)		
D.C.-Eligible Capital Cost	\$4,535,783	\$92,642		
10-Year Gross Population/GFA Growth (sq.ft.)	20,655	2,920,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$219.60	\$0.03		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.675	\$587		
Other Multiples	1.977	\$434		
Apartments - 2 Bedrooms +	1.824	\$401		
Apartments - Bachelor and 1 Bedroom	1.721	\$378		



Table 6-3
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	(per sq.ft. of Gross Floor Area)
Municipal-Wide Services					
Transportation	\$ 950	\$ 702	\$ 648	\$ 611	\$ 0.50
Ambulance	\$ 36	\$ 27	\$ 25	\$ 23	\$ 0.01
Social Housing	\$ 500	\$ 370	\$ 341	\$ 322	\$ -
Outdoor Recreation	\$ 15	\$ 11	\$ 10	\$ 10	\$ -
Fire Communication System	\$ 35	\$ 26	\$ 24	\$ 23	\$ 0.02
Long-term Care	\$ -	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services	\$ 1,536	\$ 1,136	\$ 1,048	\$ 989	\$ 0.53



Table 6-4
Comparison of Current, and Calculated D.C.s
Per Residential (Single Detached) Dwelling unit and per sq.ft. of non-residential G.F.A.

Service/Class of Service	Residential (Single Detached)		Non-Residential (per sq.ft.)	
	Current	Calculated	Current	Calculated
Municipal-Wide Services				
Transportation	\$ 1,191	\$ 950	\$ 0.72	\$ 0.50
Ambulance	\$ 14	\$ 36	\$ 0.01	\$ 0.01
Social Housing	\$ 27	\$ 500	\$ -	\$ -
Outdoor Recreation	\$ 9	\$ 15	\$ -	\$ -
Fire Communication System	\$ -	\$ 35	\$ -	\$ 0.02
Long-term Care	\$ -	\$ -	\$ -	\$ -
Growth-related Studies	\$ 17		\$ 0.01	
Total Municipal Wide Services	\$ 1,258	\$ 1,536	\$ 0.74	\$ 0.53



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

The rules provided are based on the County’s existing policies as reflected in By-law 2016-40.



7.2 D.C. By-law Structure

It is recommended that:

- classes of services be established for growth-related studies; and
- the County impose a uniform municipal-wide development charge calculation for all municipal services.

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are detailed in Chapter 5 herein.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than five years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions:
 - industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor



area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O.Reg. 82/98; and
- buildings or structures owned and used by a University that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

b) Non-statutory exemptions:

- development of a non-residential farm building used for bona fide agricultural use;
- a place of worship and land used in connection therewith;
- a hospital;
- industrial development;
- non-profit housing;
- a temporary use permitted under a zoning by-law amendment enacted under section 39 of the *Planning Act*;
- temporary erection of a building without foundation as defined in the *Building Code Act* for a period not exceeding six (6) consecutive months and not more than six (6) months in any one calendar year on a site;
- development where, by comparison with the land at any time within five years previous to the imposition of the charge:
 - no additional dwelling units are being created;
 - no additional non-residential gross floor area is being added.

7.3.5 Phasing in

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



7.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of the first building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the County and an owner under s.27 of the D.C.A., 1997.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years 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 Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application will be subject to annual interest charges. The applicable interest rate will be equal to the prime lending rate.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“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.

“Institutional development” means development of a building or structure intended for use,

- a. as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- b. as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
- c. by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;



- d. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e. as a hospice to provide end of life care.

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

- a. a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- b. 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
- c. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

7.3.7 Indexing

All D.C.s may be subject to discretionary annual indexing commencing on January 1, 2023 and annually thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 D.C. Spatial Applicability

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

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

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.



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

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

The County currently imposes development charges through a municipal-wide D.C. By-law for needs that are provided through an integrated network basis. Based on discussions with County staff it is recommended that the County’s current D.C. policy of imposing all services on a uniform municipal-wide bases be maintained.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes for Reserve Fund and Credit Purposes

It is recommended that the County’s D.C. collections be contributed into six separate reserve funds including:

- Transportation Services;
- Ambulance Services;
- Social Housing Services;
- Outdoor Recreation Services; and
- Fire Communication System Services.

7.4.2 By-law In-force Date

The proposed by-laws under D.C.A., 1997 will come into force on January 1, 2022.

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

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



7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated October 8, 2021, subject to further annual review during the capital budget process;”

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

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



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

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

The A.M.P. shall,

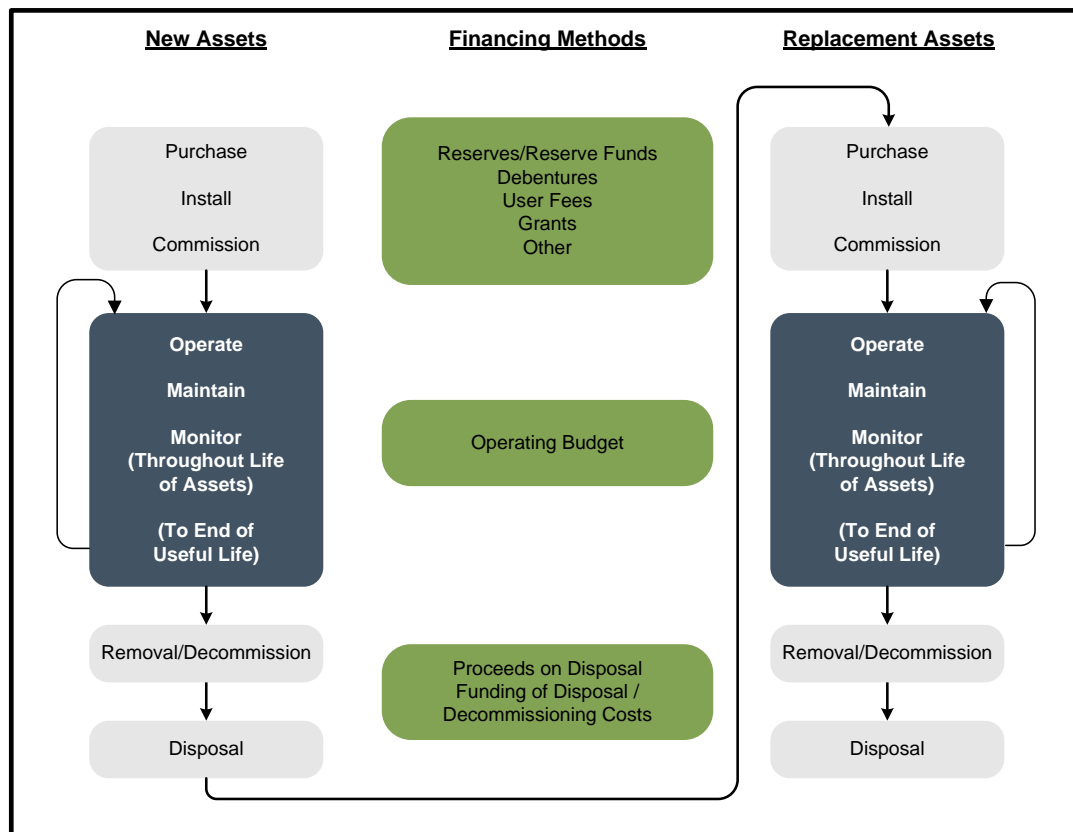
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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

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

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

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



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

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

The above provides for the general approach to be considered by Ontario municipalities. At this time, there is not a mandated approach for municipalities hence leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. The County completed its A.M.P. in 2015, however, this A.M.P. did not include all the assets identified in this background study. As a result, the asset management requirement for this D.C. Background Study has been undertaken independently of the 2015 A.M.P.



8.2 Asset Management Plan Analysis

In recognition to the above schematic, the following table (presented in 2021\$) 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 County 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 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. Total incremental costs attributable to the growth-related expenditures (i.e. annual lifecycle costs and incremental operating costs) total approximately \$1.55 million.
5. The resultant total annualized expenditures are approximately \$2.98 million.
6. 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 estimated to be \$15.99 million. This amount, totalled with the existing operating revenues of \$93.32 million, provides annual revenues of \$109.32 million by the end of the period.
7. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2021\$)

	2038 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,438,573
Annual Debt Payment on Post Period Capital ²	-
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	628,208
Incremental Operating Costs (for D.C. Services)	\$918,212
Total Expenditures	2,984,993
Revenue (Annualized)	
Total Existing Revenue ³	\$93,324,689
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$15,993,476
Total Revenues	\$109,318,165

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 9.1.4 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 regarding additional public meetings, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal (LPAT) and Ontario Municipal Board (OMB)).

9.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with County 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 County policy with respect to development agreements, D.C. credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in County 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 higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other County 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 County has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

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

The sections which follow overview the requirements in each case.

9.3.2 Notice of Passage

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

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

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

9.3.3 By-law Pamphlet

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

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



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

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

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

9.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the 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 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 County agrees to expand the credit to other services for which a D.C. is payable.

9.3.7 Front-Ending Agreements

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

Part III of the D.C.A. (Sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County 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 s.51 or s.53 of the *Planning Act*, except for:

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



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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



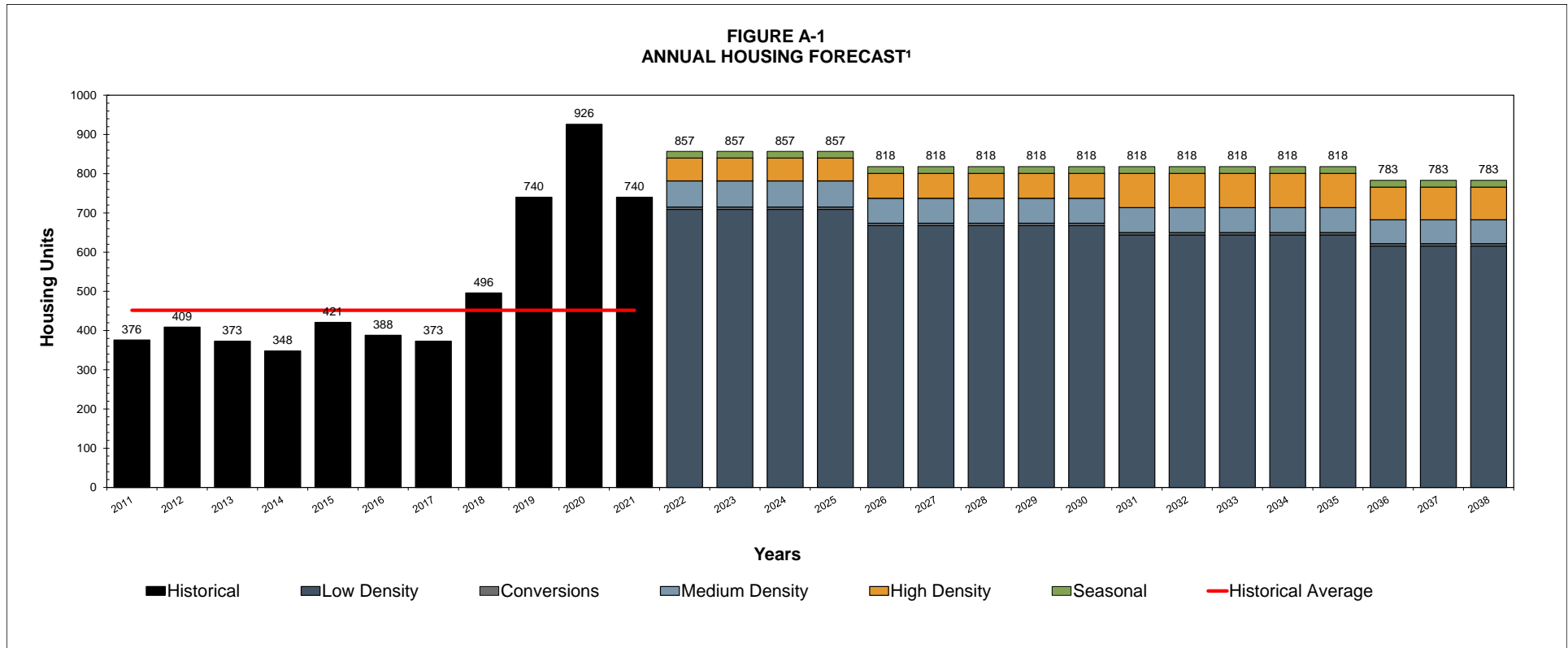
Schedule 1 County of Lanark Residential Growth Forecast Summary

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	Seasonal Population	Total Permanent and 50% Seasonal Population Excluding Institutional	Singles & Semi-Detached	Conversions	Singles & Semi Detached Family With Conversions	Multiples ²	Apartments ³	Total Permanent Households	Total Households w/ Conversions	Gross Seasonal Dwellings	Total Permanent and Net Seasonal Dwellings			
Historical	Mid 2006	56,383	55,008	1,183	13,860	60,755	18,250		18,250	1,020	1,855	21,360	21,360	3,872	25,232	2.58	2.73
	Mid 2011	58,106	56,689	1,159	15,095	63,078	19,329		19,329	1,009	2,018	22,762	22,762	4,216	26,978	2.49	2.66
	Mid 2016	61,416	59,918	1,298	13,585	65,413	20,710		20,710	1,260	2,130	24,505	24,505	3,794	28,299	2.45	2.60
Forecast	Early 2022	68,685	67,010	1,465	13,949	72,520	22,823	31	22,854	1,873	2,712	27,814	27,845	3,897	31,711	2.41	2.55
	Early 2032	87,520	85,385	1,891	14,558	90,773	29,615	91	29,705	2,523	3,337	35,880	35,971	4,067	39,947	2.38	2.50
	Mid 2038	98,854	96,443	2,106	14,923	101,799	33,400	126	33,527	2,901	3,856	40,562	40,688	4,169	44,730	2.38	2.49
	Mid 2006 - Mid 2011	1,723	1,681	-24	1,235	2,323	1,079	0	1,079	-11	163	1,402	1,402	344	1,746		
	Mid 2011 - Mid 2016	3,310	3,229	139	-1,510	2,335	1,381	0	1,381	251	112	1,743	1,743	-422	1,321		
	Mid 2016 - Early 2022	7,269	7,092	167	364	7,107	2,113	31	2,144	613	582	3,309	3,340	103	3,412		
	Early 2022 - Early 2032	18,834	18,375	426	609	18,254	6,792	60	6,851	650	624	8,066	8,126	170	8,236		
	Early 2022 - Mid 2038	30,169	29,433	641	974	29,279	10,577	95	10,672	1,027	1,143	12,748	12,843	272	13,020		

Source: Watson & Associates Economists Ltd., 2021
 1. Population excludes net Census Undercount of approximately 2.5%.
 2. Includes townhouses and apartments in duplexes.
 3. Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1
County of Lanark
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Lanark County, 2011-2021.

¹Growth forecast represents calendar year.



Schedule 2
County of Lanark
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total New Residential Units	Gross Seasonal Units	Conversions	Net Seasonal Units	Total Units Including Net Seasonal	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase	Institutional Population	Seasonal Population (50% equivalent)	Net Population Increase (including 50% Seasonal Equivalent and excl. institutional population)
		A	B	C	D = A + B + C	E	F	G = E - F	H = D + G						
Beckwith	2022 - 2032	1,302	-	-	1,302	17	9	9	1,310	3,482	(335)	3,147	54	30	3,162
	2022 - 2038	2,028	-	-	2,028	27	14	14	2,041	5,424	(457)	4,967	82	49	4,991
Carleton Place	2022 - 2032	1,644	325	312	2,281	-	-	-	2,281	5,595	(465)	5,130	76	-	5,130
	2022 - 2038	2,561	514	572	3,647	-	-	-	3,647	8,883	(635)	8,248	114	-	8,248
Drummond North Elmsley	2022 - 2032	959	-	-	959	34	17	17	976	2,566	(340)	2,226	55	61	2,256
	2022 - 2038	1,494	-	-	1,494	54	27	27	1,521	3,996	(463)	3,533	83	97	3,582
Montague	2022 - 2032	274	-	-	274	9	4	4	278	733	(164)	569	27	15	576
	2022 - 2038	427	-	-	427	14	7	7	434	1,142	(224)	918	40	24	930
Mississippi Mills	2022 - 2032	1,439	195	187	1,821	17	9	9	1,830	4,567	(575)	3,992	94	30	4,007
	2022 - 2038	2,241	308	343	2,892	27	14	14	2,906	7,214	(785)	6,429	141	49	6,453
Lanark Highlands	2022 - 2032	480	-	-	480	43	21	21	501	1,283	(233)	1,050	38	76	1,088
	2022 - 2038	747	-	-	747	68	34	34	781	1,998	(318)	1,680	57	122	1,741
Tay Valley	2022 - 2032	343	-	-	343	51	26	26	368	916	(248)	669	40	91	714
	2022 - 2038	534	-	-	534	82	41	41	574	1,427	(338)	1,090	61	146	1,163
Perth	2022 - 2032	411	130	125	666	-	-	-	666	1,578	(259)	1,319	42	-	1,319
	2022 - 2038	640	205	229	1,074	-	-	-	1,074	2,525	(354)	2,172	63	-	2,172
Lanark County	2022 - 2032	6,766	650	624	8,041	170	85	85	8,211	20,720	(2,619)	18,102	426	152	18,254
	2022 - 2038	10,536	1,027	1,143	12,707	272	136	136	12,979	32,609	(3,574)	29,037	641	244	29,279

Source: Watson & Associates Economists Ltd., 2021

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with County staff regarding future development prospects.

¹ Includes townhomes and apartments in duplexes.

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

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



**Schedule 3
County of Lanark
Current Year Growth Forecast
Mid 2016 to Early 2022**

		Population
Mid 2016 Population		65,413
Occupants of Permanent New Housing Units, Mid 2016 to Early 2022	<i>Units (2)</i>	3,309
	<i>multiplied by P.P.U. (3)</i>	2.41
	<i>gross population increase</i>	7,979
		7,979
Occupants of New Seasonal Units Mid 2016 to Early 2022	<i>Conversion Units (2)</i>	31
	<i>multiplied by P.P.U. (3)</i>	2.41
	<i>gross population increase</i>	75
		75
Occupants of New Seasonal Units Mid 2016 to Early 2022	<i>Net Seasonal Units (2)</i>	72
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase (50% Seasonal)</i>	128
		128
Institutional Population	<i>gross population increase</i>	167
		167
Total Units (Permanent and Seasonal)	<i>Total Units</i>	3,412
	<i>Total gross population increase</i>	8,349
Decline in Housing Unit Occupancy, Mid 2016 to Early 2022	<i>Units (4)</i>	24,505
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0507
	<i>total decline in population</i>	-1,242
		-1,242
Population Estimate to Early 2022		72,520
<i>Net Population Increase (excluding institutional population), Mid 2016 to Early 2022</i>		7,107

- (1) 2016 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. Seasonal units growth is net of conversions from seasonal to permanent Units. Gross seasonal units from 2016 - 2021 is 193.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.766	64%	1.78
<i>Multiples (6)</i>	2.122	18%	0.39
<i>Apartments (7)</i>	1.412	17%	0.25
Total		100%	2.41

- ¹ Based on 2011 Census custom database
² Based on Building permit/completion activity
 (4) 2011 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 4 County of Lanark Ten Year Growth Forecast Early 2022 to Early 2032

		Population
Early 2022 Population		72,520
Occupants of Permanent New Housing Units, Early 2022 to Early 2032	<i>Units (2)</i>	8,041
	<i>multiplied by P.P.U. (3)</i>	2.55
	<i>gross population increase</i>	20,503
		20,503
Occupants of New Seasonal Units Early 2022 to Early 2032	<i>Conversion Units (2)</i>	85
	<i>multiplied by P.P.U. (3)</i>	2.55
	<i>gross population increase</i>	217
		217
Occupants of New Seasonal Units Early 2022 to Early 2032	<i>Net Seasonal Units (2)</i>	85
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase (50% Seasonal equivalent)</i>	152
	152	
Institutional Population	<i>gross population increase</i>	426
	426	
Total Units (Permanent and Seasonal)	<i>Total Units</i>	8,211
	<i>Total gross population increase</i>	20,872
Decline in Housing Unit Occupancy, Early 2022 to Early 2032	<i>Units (4)</i>	27,845
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0940
	<i>total decline in population</i>	-2,619
	-2,619	
Population Estimate to Early 2032		90,773
<i>Net Population Increase (excluding institutional population), Early 2022 to Early 2032</i>		18,254

(1) Early 2022 Population based on:

2011 Population (65,413) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (3,309 x 2.41 = 7,979) + (24,505 x -0.0507 = -1,242) + Seasonal population (72 x 3.58 = 128) + Conversions (31 x 2.41 = 75) = 72,520

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

Seasonal units growth is net of conversions from seasonal to permanent Units. Gross seasonal units from 2022 - 2032 is 350.

(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
<i>Singles & Semi Detached</i>	2.675	84%	2.255
<i>Multiples (6)</i>	1.977	8%	0.158
<i>Apartments (7)</i>	1.777	8%	0.137
<i>one bedroom or less</i>	1.721		
<i>two bedrooms or more</i>	1.824		
Total		100%	2.55

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Early 2022 households based upon 24,505 (2011 Census) + 3,309 (Mid 2011 to Early 2022 unit estimate) = 27,845

(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 5 County of Lanark 2038 Growth Forecast Early 2022 to Mid 2038

Early 2022 Population		72,520
Occupants of Permanent New Housing Units, Early 2022 to Early 2038	<i>Units (2)</i>	12,707
	<i>multiplied by P.P.U. (3)</i>	2.54
	<i>gross population increase</i>	32,264
	<i>Conversion Units (2)</i>	136
	<i>multiplied by P.P.U. (3)</i>	2.54
	<i>gross population increase</i>	345
		345
Occupants of New Seasonal Units Early 2022 to Early 2038	<i>Net Seasonal Units (2)</i>	136
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase (50% seasonal equivalent)</i>	244
		244
Institutional Population	<i>gross population increase</i>	641
		641
Total Units (Permanent and Seasonal)	<i>Total Units</i>	12,979
	<i>Total gross population increase</i>	32,853
		32,853
Decline in Housing Unit Occupancy, Early 2022 to Early 2038	<i>Units (4)</i>	27,845
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1283
	<i>total decline in population</i>	-3,574
		-3,574
Population Estimate to Early 2038		101,799
<i>Net Population Increase (excluding institutional population), Early 2022 to Early 2038</i>		29,279

- (1) Early 2022 Population based on:
2011 Population (65,413) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (3,309 x 2.41 = 7,979) + (24,505 x -0.0507 = -1,242) + Seasonal population (72 x 3.58 = 128) + Conversions (31 x 2.41 = 75) = 72,520
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
Seasonal units growth is net of conversions from seasonal to permanent Units. Gross seasonal units from 2022 - 2038 is 560.
- (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
<i>Singles & Semi Detached</i>	2.675	83%	2.223
<i>Multiples (6)</i>	1.977	8%	0.158
<i>Apartments (7)</i>	1.777	9%	0.158
<i>one bedroom or less</i>	1.721		
<i>two bedrooms or more</i>	1.824		
Total		100%	2.54

¹ Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

- (4) Early 2022 households based upon 24,505 (2011 Census) + 3,309 (Mid 2011 to Early 2022 unit estimate) = 27,845
- (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 6
County of Lanark
Historical Residential Building Permits
Years 2011 to 2020

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2011	307	29	40	376
2012	287	21	101	409
2013	294	78	1	373
2014	305	35	8	348
2015	289	53	79	421
Sub-total	1,482	216	229	1,927
Average (2011 - 2015)	294	47	47	388
% Breakdown	76.9%	11.2%	11.9%	100.0%
2016	296	47	45	388
2017	319	22	32	373
2018	307	96	93	496
2019	314	281	145	740
2020	554	134	238	926
Sub-total	2,330	580	753	3,663
Average (2016 - 2020)	388	97	126	611
% Breakdown	63.6%	15.8%	20.6%	100.0%
2011 - 2020				
Total	3,812	796	982	5,590
Average	327	80	78	485
% Breakdown	68.2%	14.2%	17.6%	100%

Source: Statistics Canada Publication, 64-001XIB

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7
County of Lanark
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.016	2.870	4.923	2.766		
6-10	-	-	1.862	2.779	3.909	2.644		
11-15	-	-	1.942	2.910	3.625	2.796		
16-20	-	1.750	2.000	2.684	3.882	2.628		
20-25	-	-	1.861	2.787	3.421	2.691	2.705	2.675
25-35	-	1.385	1.818	2.580	3.302	2.509		
35+	-	1.436	1.923	2.468	3.220	2.353		
Total	-	1.527	1.917	2.600	3.468	2.491		

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.688	2.313	-	2.122		
6-10	-	-	-	2.083	-	2.048		
11-15	-	-	-	2.545	-	2.273		
16-20	-	-	1.583	2.600	-	2.195		
20-25	-	-	1.800	2.750	-	2.079	2.143	1.977
25-35	-	-	1.600	2.840	-	2.304		
35+	-	-	1.643	2.667	-	2.397		
Total	-	1.500	1.736	2.569	-	2.231		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.500	-	-	-	1.412		
6-10	-	-	-	-	-	-		
11-15	-	-	-	-	-	-		
16-20	-	-	1.600	-	-	1.550		
20-25	-	-	1.842	-	-	1.759	1.573	1.777
25-35	-	1.029	1.292	-	-	1.221		
35+	0.714	1.163	1.624	3.130	-	1.490		
Total	1.000	1.156	1.570	2.893	-	1.463		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.333	1.917	2.813	4.923	2.596
6-10	-	-	1.817	2.760	4.143	2.574
11-15	-	1.818	1.925	2.902	3.783	2.736
16-20	-	1.632	1.783	2.681	3.579	2.512
20-25	-	1.320	1.819	2.758	3.474	2.536
25-35	-	1.176	1.621	2.622	3.250	2.345
35+	1.000	1.242	1.809	2.484	3.323	2.214
Total	1.167	1.277	1.798	2.609	3.520	2.352

¹ Includes townhouses and apartments in duplexes.

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

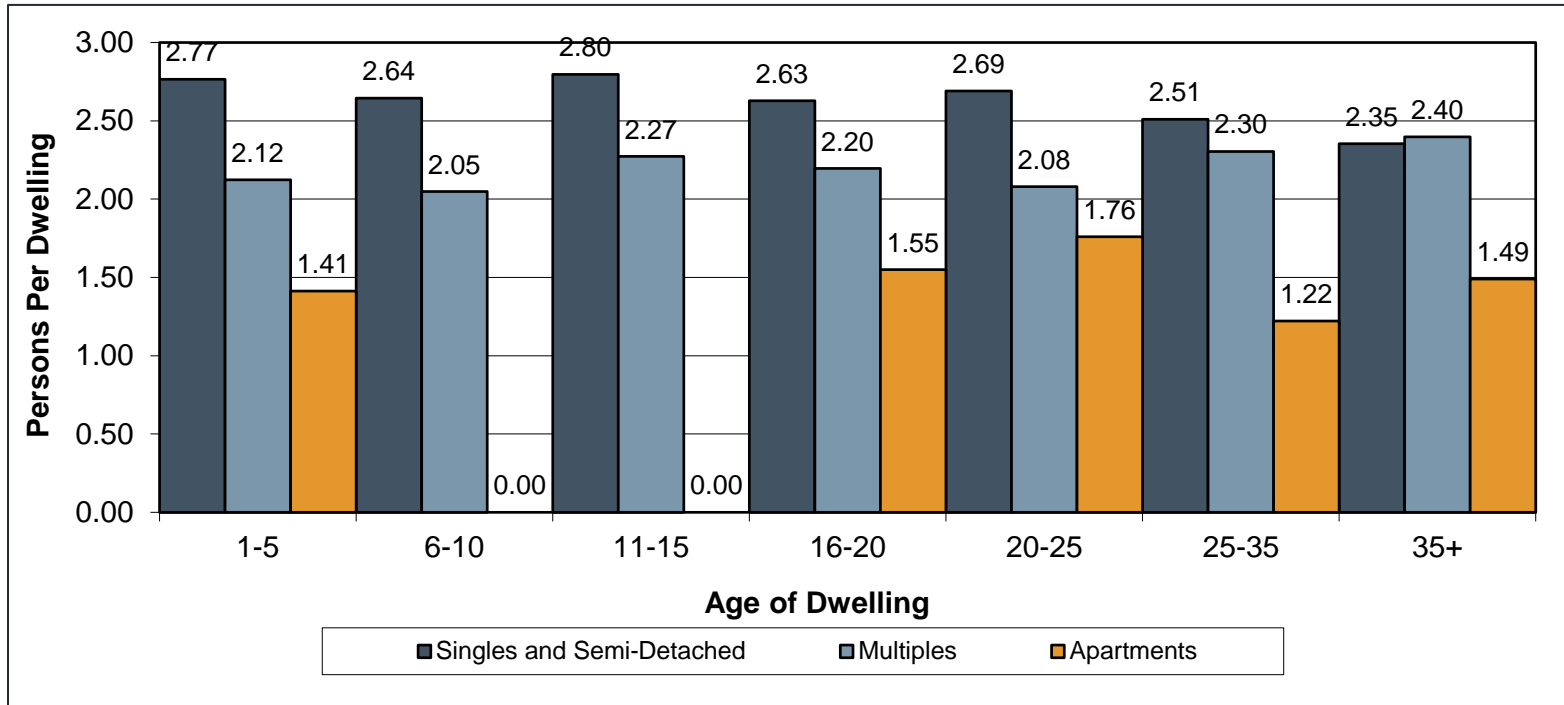
³ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 8
County of Lanark
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 9a County of Lanark Employment Forecast, 2022 to 2038

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	55,008	0.005	0.048	0.058	0.103	0.065	0.280	0.048	0.328	290	2,665	3,213	5,658	3,565	15,390	2,645	18,035	12,725
Mid 2011	56,689	0.006	0.046	0.054	0.095	0.102	0.303	0.046	0.349	335	2,620	3,063	5,378	5,785	17,180	2,625	19,805	14,560
Mid 2016	59,918	0.004	0.051	0.056	0.106	0.093	0.310	0.048	0.358	260	3,075	3,333	6,328	5,575	18,570	2,890	21,460	15,495
Early 2022	67,010	0.004	0.055	0.057	0.096	0.095	0.308	0.048	0.356	275	3,665	3,848	6,466	6,382	20,636	3,242	23,878	16,971
Early 2032	85,385	0.003	0.055	0.057	0.092	0.089	0.296	0.045	0.341	295	4,695	4,843	7,821	7,638	25,292	3,819	29,111	20,597
Mid 2038	96,443	0.003	0.055	0.056	0.091	0.088	0.293	0.043	0.336	310	5,342	5,375	8,768	8,453	28,248	4,141	32,389	22,906
Incremental Change																		
Mid 2006 - Mid 2011	1,681	0.001	-0.002	-0.004	-0.008	0.037	0.023	-0.002	0.022	45	-45	-150	-280	2,220	1,790	-20	1,770	1,835
Mid 2011 - Mid 2016	3,229	-0.0016	0.0051	0.0016	0.0107	-0.0090	0.0069	0.0019	0.0088	-75	455	270	950	-210	1,390	265	1,655	935
Mid 2016 - Early 2022	7,092	-0.0002	0.0034	0.0018	-0.0091	0.0022	-0.0020	0.0001	-0.0018	15	590	516	139	807	2,066	352	2,418	1,476
Early 2022 - Early 2032	18,375	-0.0006	0.0003	-0.0007	-0.0049	-0.0058	-0.0117	-0.0037	-0.0154	20	1,030	995	1,355	1,256	4,656	577	5,233	3,626
Early 2022 - Mid 2038	29,433	-0.0009	0.0007	-0.0017	-0.0056	-0.0076	-0.0151	-0.0055	-0.0205	35	1,677	1,527	2,302	2,071	7,612	899	8,511	5,935
Annual Average																		
Mid 2006 - Mid 2011	336	0.00013	-0.00045	-0.00088	-0.00160	0.00745	0.00466	-0.00036	0.00430	9	-9	-30	-56	444	358	-4	354	367
Mid 2011 - Mid 2016	646	-0.0003	0.0010	0.0003	0.0021	-0.0018	0.0014	0.0004	0.0018	-15	91	54	190	-42	278	53	331	187
Mid 2016 - Early 2022	1,182	0.0000	0.0006	0.0003	-0.0015	0.0004	-0.0003	0.0000	-0.0003	3	98	86	23	135	344	59	403	246
Early 2022 - Early 2032	1,838	-0.00006	0.00003	-0.00007	-0.00049	-0.00058	-0.00117	-0.00037	-0.00154	2	103	100	136	126	466	58	523	363
Early 2022 - Mid 2038	1,840	-0.00006	0.00004	-0.00011	-0.00035	-0.00048	-0.00094	-0.00034	-0.00128	2	105	95	144	129	476	56	532	371

Watson & Associates Economists Ltd., 2021

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.



Schedule 9b
County of Lanark
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2038

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	55,008	290	3,213	5,658	3,565	12,725					
Mid 2011	56,689	335	3,063	5,378	5,785	14,560					
Mid 2016	59,918	260	3,333	6,328	5,575	15,495					
Early 2022	67,010	275	3,848	6,466	6,382	16,971					
Early 2032	85,385	295	4,843	7,821	7,638	20,597					
Mid 2038	96,443	310	5,375	8,768	8,453	22,906					
Incremental Change											
Mid 2006 - Mid 2011	1,681	45	-150	-280	2,220	1,835					
Mid 2011 - Mid 2016	3,229	-75	270	950	-210	935					
Mid 2016 - Early 2022	7,092	15	516	139	807	1,476	52,500	670,100	69,200	564,900	1,356,700
Early 2022 - Early 2032	18,375	20	995	1,355	1,256	3,626	70,000	1,293,500	677,500	879,200	2,920,200
Early 2022 - Mid 2038	29,433	35	1,527	2,302	2,071	5,935	122,500	1,985,100	1,151,000	1,449,700	4,708,300
Annual Average											
Mid 2006 - Mid 2011	336	9	-30	-56	444	367					
Mid 2011 - Mid 2016	646	-15	54	190	-42	187					
Mid 2016 - Early 2022	1,182	3	86	23	135	246	8,750	111,683	11,533	94,150	226,117
Early 2022 - Early 2032	1,838	2	100	136	126	363	14,000	129,350	67,750	87,920	292,020
Early 2022 - Mid 2038	1,840	2	95	144	129	371	8,167	124,069	71,938	90,606	294,269

Watson & Associates Economists Ltd., 2021

¹ Square Foot Per Employee Assumptions

Primary 3,500

Industrial 1,300

Commercial/ Population Related 500

Institutional 700

* Reflects Early 2022 to Mid 2038 forecast period

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



Schedule 9c
County of Lanark
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ¹	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Beckwith	2022 - 2032	7,000	59,700	15,000	35,100	116,800	128
	2022 - 2038	12,300	91,600	25,500	57,800	187,200	208
Carleton Place	2022 - 2032	-	238,900	82,700	131,900	453,500	538
	2022 - 2038	-	366,600	140,500	217,500	724,600	874
Drummond North Elmsley	2022 - 2032	14,000	418,000	142,900	192,900	767,800	887
	2022 - 2038	24,500	641,500	242,700	318,100	1,226,800	1,440
Mississippi Mills	2022 - 2032	3,500	341,400	151,100	195,100	691,100	845
	2022 - 2038	6,100	524,000	256,800	321,700	1,108,600	1,378
Montague	2022 - 2032	7,000	59,700	22,600	26,400	115,700	131
	2022 - 2038	12,300	91,600	38,300	43,500	185,700	213
Lanark Highlands	2022 - 2032	17,500	29,200	7,500	17,500	71,700	68
	2022 - 2038	30,600	44,800	12,800	28,900	117,100	110
Tay Valley	2022 - 2032	21,000	12,900	30,100	35,100	99,100	126
	2022 - 2038	36,800	19,900	51,100	57,800	165,600	211
Perth	2022 - 2032	-	133,600	225,600	245,200	604,400	904
	2022 - 2038	-	205,100	383,200	404,300	992,600	1,502
Lanark County	2022 - 2032	70,000	1,293,500	677,500	879,200	2,920,200	3,626
	2022 - 2038	122,500	1,985,100	1,151,000	1,449,700	4,708,300	5,935

Watson & Associates Economists Ltd., 2021

¹ Square feet per employee assumptions:

Primary	3,500
Industrial	1,300
Commercial	500
Institutional	700

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

*Reflects Early 2022 to Mid 2038 forecast period



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

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	31,575	400	0	31,975	33,595	6,437	3,492	43,524	584	1,860	307	2,752	65,754	8,697	3,799	78,251
2008	6,128	528	4,794	11,449	7,551	6,710	912	15,173	1,397	1,993	36,902	40,291	15,075	9,231	42,608	66,913
2009	1,489	357	0	1,846	16,116	5,857	5,610	27,583	4,371	2,089	0	6,460	21,976	8,303	5,610	35,890
2010	30,393	460	0	30,853	3,998	4,732	3,364	12,094	2,308	2,557	9,629	14,494	36,699	7,749	12,993	57,441
2012	36,802	597	0	37,399	3,007	9,146	0	12,153	472	2,379	367	3,217	40,280	12,122	367	52,769
2013	40,082	1,403	0	41,486	1,530	4,512	3,069	9,110	1,433	1,049	1,999	4,480	43,045	6,964	5,067	55,076
2014	674	1,499	0	2,173	2,759	4,094	2,683	9,536	13,643	6,618	691	20,953	17,075	12,212	3,375	32,662
2015	1,225	1,203	0	2,427	1,060	3,077	0	4,137	1,180	1,164	0	2,344	3,465	5,444	0	8,908
2016	10,162	5,754	0	15,915	1,804	2,268	244	4,316	531	1,795	1,508	3,834	12,497	9,817	1,752	24,066
Subtotal	160,842	12,670	5,833	179,344	76,754	51,613	19,813	148,179	39,959	22,576	51,403	113,938	277,554	86,858	77,049	441,462
Percent of Total	90%	7%	3%	100%	52%	35%	13%	100%	35%	20%	45%	100%	63%	20%	17%	100%
Average	16,084	1,267	2,916	17,934	7,675	5,161	2,477	14,818	3,996	2,258	7,343	11,394	27,755	8,686	8,561	44,146
2007 - 2011 Period Total				79,944				108,927				79,109				267,980
2007 - 2011 Average				15,989				21,785				15,822				53,596
% Breakdown				29.8%				40.6%				29.5%				100.0%
2012 - 2016 Period Total				99,401				39,253				34,829				173,482
2012 - 2016 Average				19,880				7,851				6,966				34,696
% Breakdown				57.3%				22.6%				20.1%				100.0%
2007 - 2016 Period Total				179,344				148,179				113,938				441,462
2007 - 2016 Average				17,934				14,818				11,394				44,146
% Breakdown				40.6%				33.6%				25.8%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



Schedule 11
County of Lanark
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	750	635	765	-115	130	
21	<i>Mining and oil and gas extraction</i>	165	165	110	0	-55	
	Sub-total	915	800	875	-115	75	
	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	175	150	130	-25	-20	
23	<i>Construction</i>	930	1,025	1,195	95	170	
31-33	<i>Manufacturing</i>	3,295	2,455	1,985	-840	-470	
41	<i>Wholesale trade</i>	680	520	530	-160	10	
48-49	<i>Transportation and warehousing</i>	685	775	645	90	-130	
56	<i>Administrative and support</i>	273	313	243	40	-70	
	Sub-total	6,038	5,238	4,728	-800	-510	
	Population Related Employment						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	3,840	3,850	3,630	10	-220	
51	<i>Information and cultural industries</i>	275	305	465	30	160	
52	<i>Finance and insurance</i>	565	550	600	-15	50	
53	<i>Real estate and rental and leasing</i>	340	325	350	-15	25	
54	<i>Professional, scientific and technical services</i>	1,085	1,150	1,225	65	75	
55	<i>Management of companies and enterprises</i>	10	0	10	-10	10	
56	<i>Administrative and support</i>	273	313	243	40	-70	
71	<i>Arts, entertainment and recreation</i>	490	565	530	75	-35	
72	<i>Accommodation and food services</i>	1,505	1,620	1,930	115	310	
81	<i>Other services (except public administration)</i>	1,200	835	1,215	-365	380	
	Sub-total	9,583	9,513	10,198	-70	685	
	Institutional						
61	<i>Educational services</i>	1,440	1,400	1,620	-40	220	
62	<i>Health care and social assistance</i>	3,650	3,670	3,340	20	-330	
91	<i>Public administration</i>	1,095	1,095	1,035	0	-60	
	Sub-total	6,185	6,165	5,995	-20	-170	
	Total Employment	22,720	21,715	21,795	-1,005	80	
	Population	63,785	65,667	68,698	1,882	3,031	
	Employment to Population Ratio						
	Industrial and Other Employment	0.09	0.08	0.07	-0.01	-0.01	
	Population Related Employment	0.15	0.14	0.15	-0.01	0.00	
	Institutional Employment	0.10	0.09	0.09	0.00	-0.01	
	Primary Industry Employment	0.01	0.01	0.01	0.00	0.00	
	Total	0.36	0.33	0.32	-0.03	-0.01	

Source: Statistics Canada Employment by Place of Work

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



Schedule 11
County of Lanark
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	150	170	120	20	-50	
21	<i>Mining and oil and gas extraction</i>	0	0	10	0	10	
	Sub-total	150	170	130	20	-40	
	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	165	200	120	35	-80	
23	<i>Construction</i>	845	970	885	125	-85	
31-33	<i>Manufacturing</i>	5,110	3,925	4,345	-1,185	420	
41	<i>Wholesale trade</i>	1,060	1,175	1,025	115	-150	
48-49	<i>Transportation and warehousing</i>	990	1,010	1,195	20	185	
56	<i>Administrative and support</i>	1,190	1,068	1,045	-123	-23	
	Sub-total	9,360	8,348	8,615	-1,013	268	
	Population Related Employment						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	6,270	5,825	5,835	-445	10	
51	<i>Information and cultural industries</i>	545	550	415	5	-135	
52	<i>Finance and insurance</i>	880	695	785	-185	90	
53	<i>Real estate and rental and leasing</i>	590	505	440	-85	-65	
54	<i>Professional, scientific and technical services</i>	1,630	1,180	1,135	-450	-45	
55	<i>Management of companies and enterprises</i>	10	25	0	15	-25	
56	<i>Administrative and support</i>	1,190	1,068	1,045	-123	-23	
71	<i>Arts, entertainment and recreation</i>	275	305	270	30	-35	
72	<i>Accommodation and food services</i>	2,315	2,095	2,210	-220	115	
81	<i>Other services (except public administration)</i>	1,355	1,260	1,190	-95	-70	
	Sub-total	15,060	13,508	13,325	-1,553	-183	
	Institutional						
61	<i>Educational services</i>	2,180	2,345	2,185	165	-160	
62	<i>Health care and social assistance</i>	3,955	4,580	4,790	625	210	
91	<i>Public administration</i>	1,170	1,745	1,535	575	-210	
	Sub-total	7,305	8,670	8,510	1,365	-160	
	Total Employment	31,875	30,695	30,580	-1,180	-115	
	Population	48,821	49,454	50,716	633	1,262	
	Employment to Population Ratio						
	Industrial and Other Employment	0.19	0.17	0.17	-0.02	0.00	
	Population Related Employment	0.31	0.27	0.26	-0.04	-0.01	
	Institutional Employment	0.15	0.18	0.17	0.03	-0.01	
	Primary Industry Employment	0.00	0.00	0.00	0.00	0.00	
	Total	0.65	0.62	0.60	-0.03	-0.02	

Source: Statistics Canada Employment by Place of Work

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



Appendix B

Historical Level of Service Calculations



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/km)
County Roads - Class 2	26	26	26	26	26	28	30	32	33	35	\$727,500
County Roads - Class 3	263	263	261	261	261	268	276	284	292	300	\$492,800
County Roads - Class 4	241	241	239	239	239	231	224	216	208	200	\$381,300
County Roads - Class 5	35	35	35	35	35	33	32	30	29	27	\$222,900
Total	565	565	561	561	561	561	562	562	562	562	

Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Per Capita Standard	0.00890	0.00880	0.00870	0.00860	0.00860	0.00850	0.00840	0.00830	0.00820	0.00770

10 Year Average	2012-2021
Quantity Standard	0.0085
Quality Standard	\$442,765
Service Standard	\$3,764

D.C. Amount (before deductions)	17 Year
Forecast Population	29,279
\$ per Capita	\$3,764
Eligible Amount	\$110,191,517



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works-Office Building & Garage	6,621	6,621	6,621	6,621	6,621	11,053	11,053	11,053	11,053	11,053	\$335	\$373
Public Works- Perth Garage Old Location	7,690	7,690	7,690	7,690	7,690	-	-	-	-	-	\$302	\$337
Salt/Sand Dome - Perth Old Location	7,850	7,850	7,850	7,850	7,850	-	-	-	-	-	\$37	\$44
Salt Shed - Perth Old Location	700	700	700	700	700	-	-	-	-	-	\$27	\$33
Public Works-Union Hall Garage	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	2,825	\$302	\$337
Union Hall Salt Dome -Old Unit	7,850	7,850	7,850	7,850	-	-	-	-	-	-	\$37	\$44
Union Hall Storage Shed	300	300	300	300	-	-	-	-	-	-	\$38	\$46
Union Hall - New Coverall for Sand & Salt	-	-	-	-	6,930	6,930	6,930	6,930	6,930	6,930	\$33	\$40
Union Hall - New Coverall for Equipment	-	-	-	-	3,900	3,900	3,900	3,900	3,900	3,900	\$31	\$38
Public Works-Almonte Garage	4,805	4,805	4,805	4,805	4,805	4,805	4,805	4,805	4,805	4,805	\$306	\$341
Almonte Storage Shed	700	700	700	700	700	700	700	700	700	700	\$27	\$33
Almonte Sand/Salt Storage Dome	6,864	6,864	6,864	6,864	6,864	6,864	6,864	6,864	6,864	6,864	\$37	\$44
McDonalds Corners Equipment Shed	300	300	300	300	300	300	300	300	300	300	\$38	\$46
McDonalds Corners Shingled Salt/Sand Dome	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	\$37	\$44
McDonalds Corners Salt/Sand Coverall	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$37	\$44
McDonalds Corners Office Trailer	80	80	80	80	80	80	80	80	80	80	\$73	\$84
Perth - Equipment Storage Dome	-	-	-	-	-	6,160	6,160	6,160	6,160	6,160	\$37	\$44
Perth - Salt Dome	-	-	-	-	-	10,500	10,500	10,500	10,500	10,500	\$37	\$44
Total	61,185	61,185	61,185	61,185	63,865	68,717	68,717	68,717	68,717	68,717		

Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Per Capita Standard	0.9628	0.9556	0.9488	0.9428	0.9763	1.0405	1.0308	1.0171	0.9968	0.9476

10 Year Average	2012-2021
Quantity Standard	0.9819
Quality Standard	\$140
Service Standard	\$138

D.C. Amount (before deductions)	17 Year
Forecast Population	29,279
\$ per Capita	\$138
Eligible Amount	\$4,029,962



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
Pickup Trucks	10	10	12	14	14	14	14	15	16	12	\$50,000
Vans for Staff Travelling	-	-	-	-	-	-	-	-	-	5	\$25,000
Super Duty 550 Trucks	3	3	2	1	1	2	3	3	4	4	\$50,000
Tandem Snow Plows	11	11	9	10	10	12	12	12	12	12	\$285,000
Graders	2	2	2	2	2	2	2	2	2	2	\$188,600
Shoulder Reclaimer	1	1	1	1	1	1	1	1	1	-	\$18,900
Backhoe/Loader/Tractor	5	5	5	5	6	6	6	6	6	-	\$151,250
Backhoe	-	-	-	-	-	-	-	-	-	1	\$150,000
Tractor	-	-	-	-	-	-	-	-	-	3	\$80,000
Backhoe/Loader	-	-	-	-	-	-	-	-	-	2	\$150,000
Loader	-	-	-	-	-	-	-	-	-	2	\$260,000
Steamer	2	2	1	1	1	1	1	1	1	2	\$18,900
Float Trailer	2	2	2	2	2	2	2	2	2	2	\$30,200
Load Trailer	-	-	-	-	-	-	-	-	-	1	\$10,000
Cargo Trailer	-	-	-	-	-	-	-	-	-	2	\$7,500
Chipper	1	1	1	1	1	1	1	1	1	1	\$18,900
Trailer Genset	1	1	1	1	1	1	1	1	1	1	\$31,400
Traffic Signals	2	2	2	2	2	2	1	1	1	1	\$33,300
Water Flusher Unit	-	-	-	1	1	1	1	1	1	1	\$50,000
RTV	-	-	-	-	-	-	1	1	1	1	\$15,000
Remote Mower	-	-	-	-	-	-	-	-	-	1	\$95,000
Portable Messaging Message Sign	-	-	-	-	-	-	-	-	-	2	\$16,350
Boom Mower Attachment	-	-	-	-	-	-	-	-	-	1	\$90,000
Sweepster Sweeper	-	-	-	-	-	-	-	-	-	1	\$25,000
Total	40	40	38	41	42	45	46	47	49	60	

Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0008

10 Year Average	2012-2021
Quantity Standard	0.0007
Quality Standard	\$117,871
Service Standard	\$83

D.C. Amount (before deductions)	17 Year
Forecast Population	29,279
\$ per Capita	\$83
Eligible Amount	\$2,415,810



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/ Linear Kms)
Tay Havelock Trail	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	\$28,900
OVRT	-	-	-	-	-	-	61.0	61.0	61.0	61.0	\$28,900
Tay River Pathway	-	-	-	-	-	-	1.5	1.5	1.5	1.5	\$28,900
Conboy Trail	-	-	-	-	-	-	-	-	-	3.0	\$28,900
Baird Trail	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$28,900
Total	27	27	27	27	27	27	89	89	89	92	

Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0013	0.0013	0.0013	0.0013

10 Year Average	2012-2021
Quantity Standard	0.0008
Quality Standard	\$27,763
Service Standard	\$22

D.C. Amount (before deductions)	10 Year
Forecast Population	18,254
\$ per Capita	\$22
Eligible Amount	\$405,421



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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Smiths Falls, Ont - Old Base	2,000	2,000	2,000	2,000	2,000	2,000	-	-	-	-	\$235	\$263
Carleton Place, Ont	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	\$235	\$263
Perth, Ont	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$235	\$263
Almonte, Ont	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	\$352	\$392
Lanark, Ont	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	2,480	\$352	\$392
Montague, ON - New Base	-	-	-	-	-	7,212	7,212	7,212	7,212	7,212	\$352	\$392
Total	11,560	11,560	11,560	11,560	11,560	18,772	16,772	16,772	16,772	16,772		

Lanark County Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Smiths Falls Population ¹	9,873	9,839	9,785	9,767	9,719	9,827	9,933	10,063	10,242	10,535
Total Population	73,420	73,865	74,270	74,667	75,132	75,870	76,599	77,624	79,182	83,055
Per Capita Standard	0.1575	0.1565	0.1556	0.1548	0.1539	0.2474	0.2190	0.2161	0.2118	0.2019

10 Year Average	2012-2021
Quantity Standard	0.1875
Quality Standard	\$340
Service Standard	\$64

¹ This service is shared with the Town of Smiths Falls

D.C. Amount (before deductions)	10 Year
Forecast Population	18,254
\$ per Capita	\$64
Eligible Amount	\$1,163,327



Service: Ambulance Vehicles
 Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Vehicle)
Land Ambulance	10	10	10	12	12	12	13	13	13	13	\$183,000
Emergency Response Vehicle (ERV)	2	2	2	2	2	2	2	3	3	3	\$95,000
Lifepak Defibrillator	12	12	12	12	12	12	13	14	15	15	\$24,000
Cot/Strechers, etc.	10	10	10	10	10	12	13	13	13	13	\$17,000
Misc Equipment	12	12	12	12	12	13	13	13	13	13	\$5,700
Power Stretchers	-	-	-	-	6	8	10	12	13	13	\$25,000
Total	46	46	46	48	54	59	64	68	70	70	

Lanark County Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Smiths Falls Population ¹	9,873	9,839	9,785	9,767	9,719	9,827	9,933	10,063	10,242	10,535
Total Population	73,420	73,865	74,270	74,667	75,132	75,870	76,599	77,624	79,182	83,055
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0007	0.0008	0.0008	0.0009	0.0009	0.0008

10 Year Average	2012-2021
Quantity Standard	0.0007
Quality Standard	\$57,957
Service Standard	\$41

¹ This service is shared with the Town of Smiths Falls

D.C. Amount (before deductions)	10 Year
Forecast Population	18,254
\$ per Capita	\$41
Eligible Amount	\$740,565



Service: Long-term Care Facilities
 Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lanark Lodge	126,420	126,420	126,420	126,420	126,420	126,420	126,420	126,420	126,420	126,420	\$352	\$392
Total	126,420	126,420	126,420	126,420	126,420	126,420	126,420	126,420	126,420	126,420		

Lanark County Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Smiths Falls Population ¹	9,873	9,839	9,785	9,767	9,719	9,827	9,933	10,063	10,242	10,535
Total Population	73,420	73,865	74,270	74,667	75,132	75,870	76,599	77,624	79,182	83,055
Per Capita Standard	1.7219	1.7115	1.7022	1.6931	1.6826	1.6663	1.6504	1.6286	1.5966	1.5221

10 Year Average	2012-2021
Quantity Standard	1.6575
Quality Standard	\$392
Service Standard	\$650

¹ This service is shared with the Town of Smiths Falls

D.C. Amount (before deductions)	10 Year
Forecast Population	18,254
\$ per Capita	\$650
Eligible Amount	\$11,860,537



Service: Housing Services - Facilities
 Unit Measure: Number of Units

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Bld'g Value (\$/Unit)	Value/sq.ft. with land, site works, etc.
Housing Units	532	532	532	532	532	533	533	533	497	497	149,095	\$164,381
Total	532	532	532	532	532	533	533	533	497	497		

Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Per Capita Standard	0.0084	0.0083	0.0082	0.0082	0.0081	0.0081	0.0080	0.0079	0.0072	0.0069

10 Year Average	2012-2021
Quantity Standard	0.0079
Quality Standard	\$164,959
Service Standard	\$1,303

D.C. Amount (before deductions)	10 Year
Forecast Population	18,254
\$ per Capita	\$1,303
Eligible Amount	\$23,788,248



Service: Fire Communication System
 Unit Measure: No. of Fire Communication Towers

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021 Value (\$/Item)
Fire Communication Towers	8	8	8	8	8	8	8	8	8	8	\$209,125
Total	8	8	8	8	8	8	8	8	8	8	

Population	63,547	64,026	64,485	64,900	65,413	66,043	66,666	67,561	68,940	72,520
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

10 Year Average	2012-2021
Quantity Standard	0.0001
Quality Standard	\$252,300
Service Standard	\$25

D.C. Amount (before deductions)	10 Year
Forecast Population	18,254
\$ per Capita	\$25
Eligible Amount	\$460,548



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 County's 2020 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 costs 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
Transportation	463,178	320,766	783,943
Ambulance	37,850	101,572	139,422
Social Housing	102,750	495,874	598,624
Outdoor Recreation	5,343	-	5,343
Fire Communication System	19,089	-	19,089
Long-term Care	-	-	-
Growth-Related Studies	-	-	-
TOTAL	628,208	918,212	1,546,420



Appendix D

Local Service Policy



Appendix D: Local Service Policy

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

1. Arterial Roads (as defined in the Official Plan)
 - 1.1. New roads or the widening of existing roads shall be considered development charges projects.
2. Collector Roads (as defined in the Official Plan)
 - 2.1. The oversizing costs of any additional width (over the first 11 m) required for the road surface of new collector roads are considered to be a development charges project.
 - 2.2. The first 11 m of new collector roads and storm water management facilities is considered to be a developer’s responsibility.
 - 2.3. Widening of existing collector roads is considered to be a development charges project.
3. Local Roads
 - 3.1. New local roads and storm water management facilities are considered to be the developer’s responsibility.
4. Traffic Signals, Traffic Control Systems and Intersection Modifications
 - 4.1. As part of the new construction or widening of County roads and if warranted, traffic signals, traffic control systems and intersection modifications are considered to be development charges projects.



- 4.2. Off-site traffic signals, traffic control systems and intersection modifications, required to meet the needs of projected development growth and resulting in increasing traffic, are considered to be development charges projects, subject to meeting warrants.
 - 4.3. Where foreseeable off-site intersection modifications, traffic signals and traffic control systems that are not enforceable under the Planning Act, are required as a result of growth, they will be considered development charges projects provided they have been identified within a development charge program. Identification of annual projects within the program will be through the budgetary process.
 - 4.4. Traffic signals, traffic control systems and intersection modifications are considered to be part of the construction of the road with the lower designation. As an example, traffic signals and intersection modifications at the intersection of an arterial road and a collector are to be part of the collector road's construction and should follow the guidelines outlined in the road section.
 - 4.5. Local streets or entrances to specific developments which require traffic signals, traffic control systems or intersection modifications are the developer's responsibility.
5. Streetlights
- 5.1. Streetlights are considered to be a developer's responsibility.
6. Sidewalks
- 6.1. Local Municipality's responsibility.
7. Bike Lanes/Bike Paths
- 7.1. Bike lanes within the road allowance are considered to be part of the road construction and should follow the guidelines explained in the road construction section.
 - 7.2. Bike paths outside road allowances are considered to be the developer's responsibility if they are part of a plan of subdivision.



8. Noise Abatement Measures

- 8.1. Refer to the Policy for the Assessment and Mitigation of Traffic Noise on County Roads.
- 8.2. Subject to 8.1 above, on arterial and collector roads, any other noise abatement measures, when warranted (i.e., barriers, berms, etc.), are considered to be development charge projects.
- 8.3. Internal to a development, noise abatement measures are the developer's responsibility.

9. Cost Reimbursement for County In-House Work

9.1. Arterial Roads:

9.1.1.	Engineering	10%
9.1.2.	Project Management	10%
9.1.3.	Land	10%
9.1.4.	Contingency	15%

9.2. Collector Roads:

9.2.1.	Engineering	10%
9.2.2.	Contingency	15%

- 9.3. No land as these are generally acquired via *Planning Act*.

10. Land Acquisition for Roads

- 10.1. Land acquisition for arterial or collector roads, to the widths required according to the approved engineering standards, is primarily provided by dedications under the *Planning Act*. In areas where limited or no development is anticipated and direct dedication is unlikely, the land acquisition is considered to be part of the capital cost of the related development charges project.
- 10.2. Land acquisition for grade separations (beyond normal dedication requirements) is considered to be part of the capital cost of the related development charges project.



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



Appendix E

Proposed Development Charges By-law



THE CORPORATION OF THE COUNTY OF LANARK

BY-LAW NUMBER 2021-XX

A BY-LAW OF THE CORPORATION OF THE COUNTY OF LANARK WITH RESPECT TO DEVELOPMENT CHARGES

WHEREAS section 2(1) of the *Development Charges Act, 1997*, as amended (hereinafter called “the Act”) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality for increased capital costs required because of the increased need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the County of Lanark has made the “County of Lanark 2021 Development Charges Background Study,” dated October 8, 2021, prepared by Watson & Associates Economists Ltd., available to the public at least two weeks prior to the public meeting and has given Notice in accordance with section 12 of the Act of its intention to pass a by-law under section 2 thereof and has heard all persons who applied to be heard whether in objection thereto or in support thereof;

AND WHEREAS on _____, 2021, Council approved the Background Study, thereby indicating that it intends that the increase in the need for services attributable to the anticipated development will be met, and determined that no further public meetings were required under the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF LANARK ENACTS AS FOLLOWS:



DEFINITIONS

1. In this by-law,
 - (1) “Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27, as amended*;
 - (2) “agricultural use” means lands, buildings or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;
 - (3) “apartment dwelling” means a dwelling consisting of four or more dwelling units, which units have a common entrance from street level and common halls and /or stairs, elevators and yards;
 - (4) “bedroom” means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room or other similar use;
 - (5) “commercial” means any non-residential development not defined as “industrial” in this by-law;
 - (6) “Council” means the council of the County;
 - (7) “County” means the “Corporation of the County of Lanark”;
 - (8) “detached dwelling” means a dwelling containing only a dwelling unit or a dwelling unit and an accessory apartment
 - (9) “development” includes redevelopment;
 - (10) “development charge” means a charge imposed pursuant to this by-law adjusted in accordance with Section 13;



- (11) “dwelling unit” means a room or group of rooms in a dwelling used or intended to be used as a single independent and separate housekeeping unit containing a kitchen or sanitary facilities, and has a private entrance from outside the dwelling or from a common hallway or stairway inside the dwelling, but does not include a room or suite of rooms in a hotel or motel;
- (12) “grade” means the average level of finished ground adjoining a building at all exterior walls;
- (13) “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (14) “hospital” means land, buildings or structures used, or designed or intended for use as defined in the *Public Hospitals Act, R.S.O. 1990, c. P.40*, as amended;
- (15) “industrial” means any building used for or in connection with,
 - (a) manufacturing, producing, processing, storing or distributing something and includes a greenhouse;
 - (b) research or development in connection with manufacturing, producing or processing something;
 - (c) retail sales by a manufacturer, producer or processor of something manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; and,
 - (d) office for administrative purposes, if carried out with respect to manufacturing, producing, processing, storage or distribution and in or attached to the building or structure used for that manufacturing, producing, storage or distribution;



- (16) “institutional use” for the purposes of subsection 9(4), means a building used for or in connection with:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (17) “non-profit housing” means:
- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- (18) “non-residential use” means land, buildings or structures or portions thereof used, or designed or intended for a use other than a residential use;



- (19) “other dwelling” means any residential dwelling which is not a detached dwelling, a semi-detached dwelling, or an apartment dwelling;
- (20) “place of worship” means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the *Assessment Act, R.S.O. 1990, c. A.31*, as amended;
- (21) “rental housing”, for the purposes of subsection 9(4), means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- (22) “residential use” means land or buildings or structures or part thereof of any kind whatsoever used, designed or intended to be used as a residence for one or more individuals but does not include a hotel or motel;
- (23) “semi-detached dwelling” means the whole of a dwelling divided vertically both above grade and below grade into two separate dwelling units.

2. **SCHEDULE OF DEVELOPMENT CHARGES**

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the rates set out in Schedule B, which relate to the services set out in Schedule A.
- (2) 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 and type of dwelling units, in accordance with Schedule B;
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the number of square feet of gross floor area of such development, in accordance with Schedule B.



- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule A.

3. **APPLICABLE LANDS**

- (1) Subject to subsections (2), (3), (4) and (7), this by-law applies to all lands in the County, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act, 1990, c.A..31*.
- (2) This by-law shall not apply to:
 - (a) land that is owned by and used for purposes of:
 - (i) a board as defined in subsection 1(1) of the Education Act;
 - (ii) the County, or any local board thereof;
 - (iii) An area municipality, or any local board thereof in the County;
 - (b) the development of a non-residential farm building used for bona fide agricultural use;
 - (c) a place of worship and land used in connection therewith;
 - (d) a hospital;
 - (e) an industrial building;
 - (f) non-profit housing;
 - (g) a temporary use permitted under a zoning by-law amendment enacted under section 39 of the *Planning Act*;
 - (h) temporary erection of a building without foundation as defined in the *Building Code Act* for a period not exceeding six (6) consecutive months and not more than six (6) months in any one calendar year on a site;
 - (i) development where, by comparison with the land at any time within five years previous to the imposition of the charge:
 - (i) no additional dwelling units are being created;



- (ii) no additional non-residential gross floor area is being added.
- (3) Notwithstanding exemptions contained in subsection (2), this by-law shall not apply to development that would be exempt from the payment of development charges by the applicable lower-tier area municipal development charges by-law.
- (4) Section 2 of this by-law shall not apply to that category of exempt development described in s.s. 2(3) of the Act, namely:
 - (a) the enlargement of an existing dwelling unit or the creation of one or two additional dwelling units in an existing single detached dwelling; or
 - (b) the creation of one additional dwelling unit in any other existing residential building.
- (5) Notwithstanding subsection (4)(a), development charges shall be calculated and collected in accordance with Schedule B where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing dwelling unit.
- (6) Notwithstanding subsection (4)(b), development charges shall be calculated and collected in accordance with Schedule B, where the additional dwelling unit has a residential gross floor area greater than,
 - (a) in the case of a semi-detached house, the gross floor area of the existing smallest dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest dwelling unit contained in the residential building.
- (7) Section 2 of this by-law shall not apply to that category of exempt development described in s.s. 2(3.1) of the Act, namely:
 - (a) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of a second



dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- (8) Section 2 of this by-law shall not apply to that category of exempt development described in s.4 of the Act, and s.1 of O.Reg. 82/98, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of (a), the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 under the Act.
 - (c) Notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 per cent, development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- (9) That where a conflict exists between the provisions of this by-law and any other agreement between the County and the owner, with respect to land to be charged under this by-law, the provisions of such agreement prevail to the extent of the conflict.

4. **APPLICATION OF CHARGES**

- (1) Subject to subsection (2), development charges shall apply to, and shall be calculated, paid and collected in accordance with the provisions of this



by-law in respect of land to be developed for residential and non-residential uses within the geographical limits of the County, where, the development requires:

- (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act, R.S.O. 1990, cP.13*, as amended (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 S.O. c. 19*, as amended; or
 - (g) the issuing of a permit under the *Building Code Act, 1992 S.O. c. 23*, as amended, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of local services as described in s.s.59(2) (a) and (b) of the Act;

5. **LOCAL SERVICE INSTALLATION**

- (1) Nothing in this by-law prevents Council from requiring, as a condition of any approval under s. 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, as Council may require, or that the owner pay for the local connection to a water, sanitary sewer or storm drainage facility related to the approval or within the area to which the approval relates.



6. **MULTIPLE CHARGES**

- (1) Where two or more of the actions described in Section 4(1) of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be calculated, paid and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in Section 4(1) of this by-law occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule A, an additional development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (3) If a development does not require a building permit but does require one or more of the actions described in Subsection 4(1) of this by-law, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such action.

7. **SERVICES IN LIEU**

- (1) Council may authorize an owner, through an agreement under s.38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit, without interest, against the development charge in accordance with the agreement provisions and the provisions of s.39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu, as determined by the County. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the County in respect of the development to which the agreement relates.



8. **DEVELOPMENT CHARGE REDEVELOPMENT CREDITS**

- (1) Where residential space is being converted to non-residential space, the development charge equivalent that would have been payable on the residential space shall be deducted from the charge calculated on the non-residential space being added.
- (2) Where non-residential space is being converted to residential space, the development charge equivalent that would have been payable on the non-residential space shall be deducted from the charge calculated on the residential units being added.
- (3) An owner who has obtained a demolition permit and demolished existing dwelling units or a non-residential building or structure in accordance with the provisions of the Building Code Act shall not be subject to the development charge with respect to the development being replaced, provided that the building permit for the replacement residential units or non-residential building or structure is issued not more than 5 years after the date of issuance of the demolition permit and provided that any dwelling units or non-residential floor area created in excess of what was demolished shall be subject to the development charge imposed under section 2.
- (4) Notwithstanding subsection 8(2) where the lower-tier area municipal D.C. By-Law provides for a longer redevelopment period, the lower-tier area municipal D.C. By-Law provisions will apply.
- (5) No redevelopment credit shall be made in excess of the development charge payable for a redevelopment.

9. **TIMING OF CALCULATION AND PAYMENT**

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.



- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full to the County.
- (3) Notwithstanding subsections (1) and (2), an owner and the County of Lanark may enter into an agreement to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.
- (4) Notwithstanding subsections (1) and (2), Development Charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated on the rates set out in Schedule B on the date of the planning application, including interest. Where both planning applications apply Development Charges under Section 2 shall be calculated on the rates, including interest, set out in Schedules B on the date of the later planning application.
- (6) If a development does not require a building permit, the development charge shall be calculated and paid in full at the rate in effect at the time the approval is granted as a condition of the earliest of any of the approvals required for the development and enumerated in Section 4 of this by-law.
- (7) Interest for the purposes of sections (4) to (5) shall be determined as the Bank of Canada prime lending rate on the date of building permit issuance. Notwithstanding the foregoing, the interest rate shall not be less than 0%.

10. **BY-LAW REGISTRATION**



- (1) This By-law or a certified copy of this by-law may be registered against the title to any land to which this by-law applies.

11. **RESERVE FUNDS**

- (1) Monies received from payment of development charges shall be maintained in a separate reserve fund for each service designated in Schedule "A," plus interest earned thereon.
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of s.35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (1).
- (5) The Treasurer of the County shall furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98, or any amending regulation.

12. **BY-LAW AMENDMENT OR REPEAL**

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Municipal Board or by resolution of the Council, the County Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:



- (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
- (b) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

13. **DEVELOPMENT CHARGE SCHEDULE INDEXING**

- (1) The development charges referred to in Schedule “B” may be adjusted annually, without amendment to this by-law, commencing on January 1, 2023, and annually thereafter on January 1, while this by-law is in force, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01).

14. **BY-LAW ADMINISTRATION**

- (1) This by-law shall be administered by the County Treasurer.

15. **SCHEDULES TO THE BY-LAW**

- (1) The following schedules to this by-law form an integral part of this by-law:

Schedule A - Designated Municipal Services Under this By-law

Schedule B - Schedule of Development Charges

16. **DATE BY-LAW EFFECTIVE**

- (1) This by-law shall come into force and effect on January 1, 2022.

17. **DATE BY-LAW EXPIRES**

- (1) This By-law will expire five years from the date of enactment unless it is repealed at an earlier date.

18. **EXISTING BY-LAW REPEALED**

- (1) By-law No. 2016-40 is hereby repealed as of the date and time of this By-law coming into effect.



19. **SEVERABILITY**

- (1) If, for any reason, any provision, section, subsection or paragraph of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all of the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

20. **SHORT TITLE**

- (1) This by-law may be cited as the “Lanark County Development Charge By-law”

Read a first time this ____ day of December 2021.

Read a second time this ____ day of December 2021.

Read a third time and finally passed this ____ day of December 2021.

Warden

Clerk



SCHEDULE “A” TO BY-LAW NUMBER 2021-XX

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Transportation Services
2. Ambulance Services
3. Social Housing Services
4. Outdoor Recreation Services
5. Fire Communication System Services
6. Long-term Care Services



SCHEDULE “B” TO BY-LAW NUMBER 2021-XX

SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal-Wide Services					
Transportation	\$ 950	\$ 702	\$ 648	\$ 611	\$ 0.50
Ambulance	\$ 36	\$ 27	\$ 25	\$ 23	\$ 0.01
Social Housing	\$ 500	\$ 370	\$ 341	\$ 322	\$ -
Outdoor Recreation	\$ 15	\$ 11	\$ 10	\$ 10	\$ -
Fire Communication System	\$ 35	\$ 26	\$ 24	\$ 23	\$ 0.02
Long-term Care	\$ -	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services	\$ 1,536	\$ 1,136	\$ 1,048	\$ 989	\$ 0.53