



2022 Development Charges Update Study

Township of Rideau Lakes

For Public Circulation and Comment

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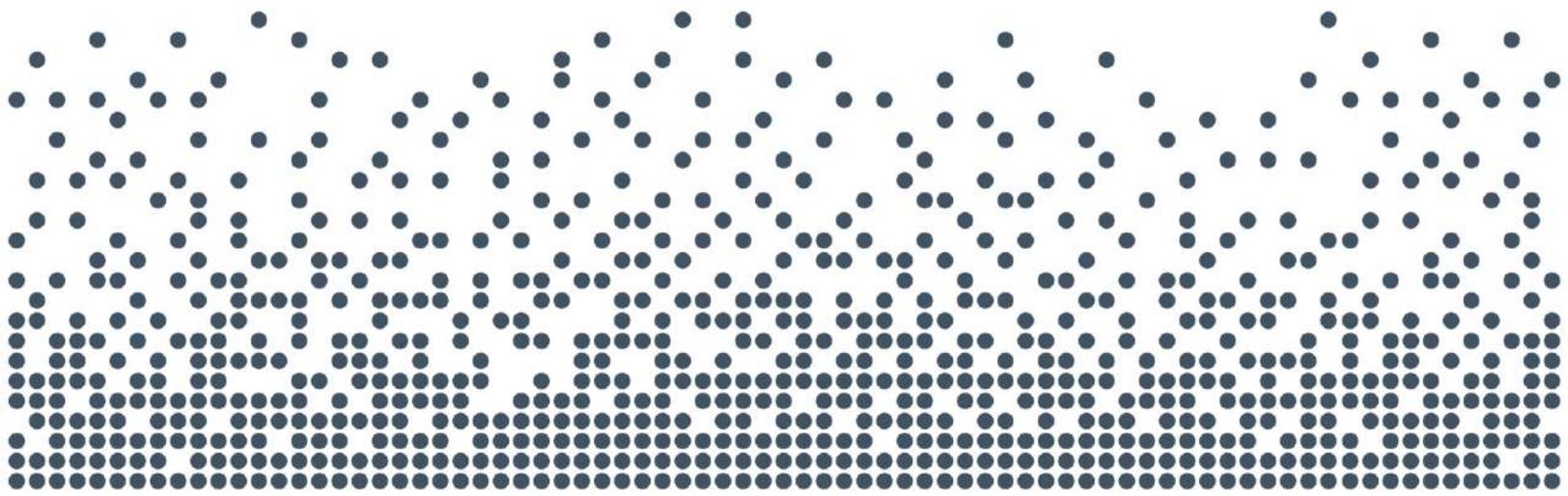
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Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Township of Rideau Lakes (Township) imposes development charges (D.C.) to recover the increase in need for service arising from development. The basis for the calculation of the Township’s current residential and non-residential D.C. is documented in the Township’s development charges background study titled “2019 Development Charges Background Study – Township of Rideau Lakes” dated August 2, 2019 (as amended on September 4, 2019). This D.C. Background Study provides the supporting documentation for the Township’s D.C. By-law 2019-59. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force.

Table 1-1
Township of Rideau Lakes
Current Schedule of D.C.s (2022\$)

Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services:								
Roads and Related	1,773	1,262	858	1,337	1.22	0.36	1,773	1,773
Fire Services	749	533	362	565	0.51	0.15	749	749
Waste Diversion Services	29	21	14	22	0.02	0.01	29	29
Parks & Recreation	1,060	754	513	799	0.23	0.07	-	-
Harbours	19	13	9	14	0.00	0.00	-	-
Library Services	651	463	314	491	0.14	0.04	-	-
Social Housing	139	99	68	105	0.00	0.00	-	-
Growth-Related Studies	206	146	99	156	0.14	0.04	206	206
Total Municipal Wide Services	4,626	3,291	2,238	3,488	2.27	0.67	2,758	2,758

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 2019-59, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

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



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

1.2.2 Determination of the Amount of the Charge

The following conventions were adopted:

- a) Costs allocated to residential uses is generated on a per capita basis and imposed based on four housing types – single and semi-detached, multiples, apartments (2 bedrooms +) and apartments (bachelor and 1 bedroom). The D.C. eligible cost calculations are based on the net anticipated population increase. The total eligible D.C. cost is divided by the “gross” (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.
- b) Non-residential D.C.s are imposed on three types of development – industrial, commercial and institutional (on a per square foot basis), agricultural (on a per square foot basis) and green energy developments (on a per 500kW of generating capacity and/or per wind turbine basis).

1.2.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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



- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

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

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)). The exemption for an existing industrial building provided shall be applied to a maximum of fifty percent (50%) of the gross floor area in existence at the time of by-law passage.
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s.3)
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O. Reg. 82/98).

Non-statutory exemptions

- Buildings or structures to be used as hospitals as governed by the *Public Hospitals Act*, R.S.O., 1990;
- For the first 500 square metres of new non-residential development, the charges shall be calculated on the basis of 50% of the D.C. rate; and
- The Development Charge calculated pursuant to Sections 11, 12, and 13 of by-law 2019-59, shall be further reduced by 50% if the development occurs within the designated villages or hamlets of Chaffey's Lock, Chantry, Crosby, Delta,



Elgin, Forfar, Harlem, Jones Falls, Lombardy, Morton, Newboro, Newbooyne, Phillipsville, Plum Hollow, Portland and Rideau Ferry, as set out in Schedule “C” to by-law 2019-59 (Township of Rideau Lakes Official Plan schedules A2, A4, and A5).

1.2.5 Indexing

All D.C.s will be subject to mandatory indexing annually January 1st of each year, in accordance with provisions under the D.C.A.

1.2.6 By-law Duration

The by-law will expire on October 7, 2024, unless it is repealed by Council at an earlier date.

1.2.7 Date Charge Payable

Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building, or structure.

1.3 Changes to the D.C.A.: More Homes, More Choice Act and the COVID-19 Economic Recovery Act

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 was 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 s.s. 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 s. 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, the *Better for People, Smarter for Business Act*, 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 development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges 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 the December 8, 2020.

1.5 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Township’s D.C. by-law. The proposed amendments relate to the removal of the 10% deduction for soft services, recategorization of the Township’s services to



reflect changes to the D.C.A., and provides updates to the underlying D.C. eligible capital cost estimates. In addition, other proposed amendments relate to the timing and collection of D.C.s, statutory exemptions as a result of recent changes to the D.C.A. (as summarized in Section 1.3 and 1.4 herein), and D.C. by-law policies relating to redevelopment credits and by-law definitions/policies (i.e. clarification of the treatment of park model trailer developments, green energy projects, reductions for the first 500 sq. m. for new non-residential buildings, not for profit housing projects, coverall buildings).

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this Study is provided as an update to the Township's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Township's D.C. Background Study cost base).

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Township's website in accordance with provisions of the D.C.A. by September 8, 2022. The statutory public meeting will be held on October 11, 2022. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.



It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is November 7, 2022.

1.6 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 2019-59 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Township's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible costs and calculation of the charges resulting from the removal of the 10% statutory deduction for 'soft' services, as well as the change in classification of Administration service to the class of service for Growth-Related Studies. These changes are discussed in detail in Chapter 3 of this report.

Chapter 5 presents the changes to the D.C. by-law collection policies and statutory exemptions to reflect legislative changes. Chapter 5 also includes additional updates to the Township's D.C. policies and definitions.



Chapter 2

Anticipated Development



2. Anticipated Development

It is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which D.C.s can be imposed, must be estimated”. The growth forecast contained in Chapter 3 of the 2019 D.C. Background Study provides for the anticipated development for which the Township will be required to provide services over a 10-year planning horizon.

The growth forecast contained in the 2019 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2019 D.C. Background Study remains unchanged.

Table 2-1
Township of Rideau Lakes
2019 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment ²	Sq.ft. of GFA
Mid 2019	19,329	6,875	1,051	
Mid 2029	20,056	7,345	1,174	
Incremental Change				
10-year (2019-2029)	727	470	123	124,700

1. Including Seasonal Population
2. Excludes NFPOW and WAH



Chapter 3

Revisions to the Anticipated Capital Needs



3. Revisions to the Anticipated Capital Needs

The 2019 D.C. Background Study justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Roads and Related;
- Fire Services;
- Waste Diversion Services;
- Community Services (Parks and Recreation Services);
- Harbours (Parks and Recreation Services);
- Library Services;
- Social Housing Services; and
- Administrative Studies (Growth-Related Studies).

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A., the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Community Services (Parks and Recreation Services), Harbours (Parks and Recreation Services), Waste Diversion Services, Social Housing Services, Library Services, and Administration Studies (Growth-Related Studies).

Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Township's 2019 D.C. Background Study remain unchanged.

3.1 Administration (Growth-Related Studies Class of Service)

The Township's 2019 D.C. Background Study included growth-related studies under the Administration Studies service. Changes to Administration Studies are provided to conform with changes in the D.C. eligible services under the D.C.A. and the ability to include a separate class of services for growth-related studies (as summarized in Section 1.3). General growth-related studies included in the Township's 2019 D.C. Background Study have been included in the D.C. calculation under a separate class of



service (i.e. Growth-Related Studies). The following provides a list of the projects included in the Growth-Related Studies class of service:

- Development Charges Study and By-law Update (3);
- Official Plan Update;
- Zoning By-law Update; and
- Asset Management Plan.

The gross capital costs for Growth-Related Studies total \$239,200. A deduction of \$2,400 has been made to reflect the general benefits of these studies to other non-D.C. eligible services as well as \$148,300 for the benefit to existing development. This results in D.C. eligible costs of \$86,700 and which are presented in Table 3-1.

The D.C. recoverable costs included in the schedule of charges as a separate “class of service” total approximately \$77,600 after accounting for the current D.C. reserve fund balance of \$9,000.

The allocation of D.C.-eligible costs between residential and non-residential development is based on the weighted average share of D.C.-eligible costs for all other services (i.e., 90% residential and 10% non-residential). This attribution by service area is presented in Table 3-2.

3.2 Fire Services

Updates to the D.C.-eligible costs for Fire Services include revised capital cost estimates for the expansion to the Portland Fire Hall. This updated capital cost results in total gross capital costs for Fire Services of \$4.2 million. To recognize the benefit to existing development of these capital projects, \$2.7 million is deducted from the calculation of the charge. A further \$985,300 is deducted from the calculation of the charge to account for the benefits development outside of the forecast period will receive. After accounting for a reserve fund balance of \$3,100, \$492,800 has been included in the calculation of the charge.

The D.C.-eligible capital costs are then attributed 86% residential and 14% non-residential based on the incremental growth of population and employment.

The calculation of D.C.-eligible costs for Fire Services is presented in Table 3-3.



3.3 Waste Diversion Services

Updates to the D.C-eligible costs included within Waste Diversion service consist entirely of the removal of the prior mandatory 10% deduction. A capital program with total gross capital cost of \$200,000 is considered for inclusion in the calculation of the charge. After deducting \$145,500 for the benefit existing development will receive, \$36,300 reflective of the growth-related share of anticipated grants towards these needs, and \$728 for existing reserve funds, a total of \$17,400 is included in the calculation of the charge.

The D.C.-eligible capital costs are then attributed 86% residential and 14% non-residential based on the incremental growth of population and employment.

The calculation of D.C.-eligible costs for Waste Diversion Services is presented in Table 3-4.

3.4 Community Services and Harbours (Parks and Recreation Services)

To align with the changes to the D.C.A., Community Services and Harbours have been amalgamated into one class of service (i.e., Parks and Recreation). The capital costs for these areas have been altered to reflect the removal of the 10% deduction, updated capital cost estimates for the Portland Hall facility, and inclusion of service specific study costs. This results in total gross capital costs of \$1.9 million in projects relating to Parks and Recreation. Of these costs, \$621,200 relates to the benefits the existing population will receive, \$5,300 relates to anticipated contributions towards the Lorne Park improvements in Newboro and \$405,300 relates to benefits that development outside the forecast period will receive. After deducting the reserve fund balance of \$500, a total of \$875,300 is included in the calculation of the charge.

The D.C.-eligible costs are then allocated 95% to residential development and 5% to non-residential development in recognition that residents are the main benefactors of Parks and Recreation services.

The calculation of D.C.-eligible costs for Parks and Recreation Services is presented in Table 3-5.



3.5 Library Services

The revisions to the capital needs relating to library services include removal of the 10% deduction, revising the capital cost estimate of the Portland Hall facility and inclusion of service specific studies that were previously accounted for under Administration Studies. The total gross capital costs after these updates are \$699,200. Deductions are then made in recognition of the benefits existing development and development outside of the planning horizon will receive totaling \$337,000. After accounting for a reserve fund deficit of \$607, a total of \$362,800 is included in the calculation of the charge.

The D.C.-eligible costs are then allocated 95% to residential development and 5% to non-residential development in recognition that residents are the main benefactors of Library services.

The calculation of D.C.-eligible costs for Library Services is presented in Table 3-6.

3.6 Social Housing Services

The adjustments to the D.C. eligible costs consist of the removal of the 10% deduction. The gross capital costs considered for recovery through development charges is \$1.8 million. After a deduction of \$1.7 million to account for the benefits to existing development, and the reserve fund balance of \$6,700, a total of \$70,900 is included in the calculation of the charge.

These costs are allocated 100% to residential development reflective of the associated demand for this service.

The calculation of D.C.-eligible costs for Social Housing Services is presented in Table 3-7.



Table 3-1
Township of Rideau Lakes
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 (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2019-2028								
1	D.C. Background Study	2019	26,000	-		26,000	-		26,000
2	D.C. Background Study	2024	26,000	-		26,000	-		26,000
3	D.C. Study Update	2020	15,000	-		15,000	-		15,000
4	Official Plan Update	2019	18,000	-	900	17,100	9,000		8,100
5	Zoning By-Law Update	2019-2028	20,000	-	1,000	19,000	10,000		9,000
6	Asset Management Plan and Software	2019-2028	134,200	-	489	133,711	129,314	1,821	2,577
									-
	Reserve Fund Adjustment								(9,031)
									-
	Total		239,200	-	2,389	236,811	148,314	1,821	77,646



Table 3-2
Township of Rideau Lakes
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies
Residential/Non-Residential Shares

Service/Class of Service	Total	Residential Share	Non-Residential Share
Roads and Related	26,308	22,625	3,683
Fire Services	13,906	11,959	1,947
Waste Diversion Services	492	423	69
Parks & Recreation	24,702	23,467	1,235
Library Services	10,238	9,726	512
Social Housing	2,000	2,000	-
Total	77,646	70,200	7,446



Table 3-3
Township of Rideau Lakes
Infrastructure Costs Covered in the D.C. Calculation – Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non- Residential Share 14%
1	Administrative Vehicle	2019-2028	60,000		60,000	-		60,000	51,600	8,400
2	65-100ft Ladder Vehicle	2019-2028	650,000	390,000	260,000	260,000		-	-	-
3	Bulk Water Storage (6)	2019-2028	210,000	8,450	201,550	201,550		-	-	-
4	Provision for Expansion to Portland Fire Hall	2019-2028	3,265,173	586,878	2,678,295	2,242,386		435,909	374,882	61,027
			-		-	-		-	-	-
	Reserve Fund Adjustment		-		-	-		(3,130)	(2,692)	(438)
			-		-	-		-	-	-
	Total		4,185,173	985,327	3,199,846	2,703,937	-	492,779	423,790	68,989



Table 3-4
Township of Rideau Lakes
Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Waste Diversion Compactors and Site Works	2019	200,000	-	200,000	145,489	36,340	18,170	15,626	2,544
				-	-	-		-	-	-
	Reserve Funds Adjustment			-	-	-		(728)	(626)	(102)
				-	-	-		-	-	-
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		200,000	-	200,000	145,489	36,340	17,442	15,000	2,442



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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	Non-Residential Share
	2019-2028								95%	5%
	Elgin Park		-	-	-	-		-	-	-
1	Elgin Play Equipment	2019-2028	26,000	-	26,000	-		26,000	24,700	1,300
	Lorne Park - Newboro		-	-	-	-		-	-	-
2	Pickleball Court & Park Improvements	2019	146,900	-	146,900	141,551	5,349	-	-	-
	Shillington Park - North Crosby		-	-	-	-		-	-	-
3	Trail Expansion	2019-2028	10,000	-	10,000	9,636		364	346	18
4	Ball Diamond Lighting	2019-2028	70,000	-	70,000	67,451		2,549	2,421	127
5	Tennis Court and Lighting Upgrades	2019-2028	150,000	-	150,000	144,538		5,462	5,188	273
	Delta Waterfront Park		-	-	-	-		-	-	-
6	Phase 1	2019	49,450	-	49,450	-		49,450	46,978	2,473
7	Phases 2 through 7	2019-2028	385,250	-	385,250	-		385,250	365,988	19,263
	Marinas									
8	Improvements to Boat Launches	2019-2028	260,000	-	260,000	250,533		9,467	8,993	473
	Facilities			-	-	-		-	-	-
9	Portland Hall Development	2019-2028	688,124	405,309	282,815	-		282,815	268,675	14,141
	Vehicles			-	-	-		-	-	-
10	Pickup Truck	2019-2028	60,000	-	60,000	-		60,000	57,000	3,000
10	Trailer	2019-2028	10,000	-	10,000	-		10,000	9,500	500
11	Mower	2019-2028	22,000	-	22,000	-		22,000	20,900	1,100
	Studies									
12	Master Parks Plan	2019-2028	30,000	-	30,000	7,500		22,500	21,375	1,125
	Reserve Fund Adjustment							(513)	(487)	(26)
	Total		1,907,724	405,309	1,502,415	621,210	5,349	875,344	831,577	43,767



Table 3-6
Township of Rideau Lakes
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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	Non-Residential Share
	2019-2028								95%	5%
1	Collection Materials	2019-2028	40,821	-	40,821	-		40,821	38,780	2,041
2	Provision for Additional Facility Space	2019-2028	633,404	330,793	302,610	-		302,610	287,480	15,131
			-	-	-	-		-	-	-
3	Library Facility Assessment Plan	2019-2028	25,000	-	25,000	6,250		18,750	17,813	938
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		607	576	30
			-	-	-	-		-	-	-
	Total		699,225	330,793	368,431	6,250	-	362,788	344,649	18,139



Table 3-7
Township of Rideau Lakes
Infrastructure Costs Covered in the D.C. Calculation – Social Housing Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	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	Non-Residential Share
	2019-2028								100%	0%
1	Provision for Additional Facility Space	2019-2028	1,783,896	-	1,783,896	1,706,363		77,533	77,533	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(6,665)	(6,665)	-
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Total		1,783,896	-	1,783,896	1,706,363	-	70,868	70,868	-



3.7 Summary

Table 3-8 summarizes the total change in D.C. eligible costs for all services and classes of service in comparison to the 2019 D.C. Background Study. In aggregate, D.C. eligible capital costs of \$493,000 have been added to the calculation of the charge.

Table 3-8
Township of Rideau Lakes
D.C.-eligible Cost Comparison

Class/Service	D.C. Recoverable Costs (\$ thousands)				Changes
	2019 D.C. Study (2019\$)	2021 D.C. Study (2019\$)	Change (\$)	Change (%)	
Roads and Related	\$932.3	\$932.3	\$0.0	0%	
Fire Services	\$393.8	\$492.8	\$99.0	25%	Updated capital costs for the fire hall replacement included
Waste Diversion Services	\$15.6	\$17.4	\$1.8	12%	Removal of the 10% deduction
Parks & Recreation	\$504.5	\$875.3	\$370.8	73%	Removal of the 10% deduction, additional costs for Portland Hall facility, marina costs moved under P&R services and costs for service specific studies
Harbours	\$8.9	\$0.0	-\$8.9	-100%	Costs moved under P&R services
Library Services	\$309.7	\$362.8	\$53.1	17%	Removal of the 10% deduction, updated costs for Portland Hall facility and costs for service specific studies
Social Housing	\$63.1	\$70.9	\$7.8	12%	Removal of the 10% deduction
Growth-Related Studies	\$108.3	\$77.6	-\$30.7	-28%	Removal of the 10% deduction and service specific studies moved to the services to which they relate
Total	\$2,336.1	\$2,829.1	\$493.0	21%	



Chapter 4

Revised D.C. Calculation and Schedule of Charges



4. Revised D.C. Calculation and Schedule of Charges

Table 4-1 presents the calculation of the D.C.s to be imposed in the Township. The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential D.C. calculated on a per sq.ft. of G.F.A. basis has been differentiated by agricultural development and all other classes of non-residential development (i.e. industrial, commercial, and institutional development). The non-residential agricultural D.C.s have been calculated based on their lower demand for service and density of development. Green Energy Development non-residential charges have also been calculated on a residential equivalent basis (per 500 kW of Solar Farms and per Wind Turbine) for Roads and Related Services, Fire Services, Waste Diversion Services, and Growth-Related Studies only.

Table 4-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft. of G.F.A. for non-residential development.

Tables 4-3 and 4-4 compares the Township's existing charges to the charges proposed herein (Table 6-2).

The calculated charges (in 2022\$) are \$5,893 for a single detached residential dwelling unit, \$2.65 per sq.ft. of industrial, commercial and institutional G.F.A., and \$0.77 for agricultural development. The residential charges for a single detached dwelling unit represent an 27% increase (+\$1,267) over the current charges of \$4,626. The non-residential (industrial, commercial, and institutional) charges per sq.ft. of G.F.A. are a \$0.38 increase compared to the Township's current charge of \$2.27.



**Table 4-1
Municipal-Wide Services D.C. Calculation (2019\$)
2019-2029**

SERVICE/CLASS OF SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. Roads and Related	801,754	130,518	1,517	1.05
2. Fire Services	423,790	68,989	802	0.55
3. Waste Diversion Services	15,000	2,442	28	0.02
4. Parks & Recreation	831,577	43,767	1,574	0.35
5. Library Services	344,649	18,139	652	0.15
6. Social Housing	70,868	-	134	-
7. Growth-Related Studies	70,200	7,446	133	0.06
TOTAL	\$2,557,838	\$271,302	\$4,840	\$2.18
D.C.-Eligible Capital Cost	\$2,557,838	\$271,302		
10-Year Gross Population/GFA Growth (sq.ft.)	1,262	124,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,026.81	\$2.18		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.388	\$4,840		
Apartments - 2 Bedrooms +	1.699	\$3,444		
Apartments - Bachelor and 1 Bedroom	1.155	\$2,341		
Other Multiples	1.799	\$3,646		

**Table 4-2
Township of Rideau Lakes
Proposed Schedule of D.C.s (2022\$)**

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural and Winter Storage Facilities (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services/Class of Service:								
Roads and Related	1,847	1,315	894	1,392	1.28	0.37	1,847	1,847
Fire Services	977	695	472	735	0.67	0.20	977	977
Waste Diversion Services	34	24	17	26	0.02	0.01	34	34
Parks & Recreation	1,917	1,364	927	1,444	0.43	0.12	-	-
Library Services	794	565	384	598	0.18	0.05	-	-
Social Housing	163	116	79	123	0.00	0.00	-	-
Growth-Related Studies	162	116	78	122	0.07	0.02	162	162
Total Municipal Wide Services/Class of Service	5,893	4,195	2,850	4,440	2.65	0.77	3,020	3,020



Table 4-3
Township of Rideau Lakes
Comparison of Current and Proposed Residential D.C.s (2022\$)

Residential (Single Detached) Comparison				
Service/Class of Service	Current	Proposed	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	1,773	1,847	74	4%
Fire Services	749	977	227	30%
Waste Diversion Services	29	34	5	17%
Parks & Recreation	1,079	1,917	838	78%
Library Services	651	794	143	22%
Social Housing	139	163	24	17%
Growth-Related Studies	206	162	(44)	-21%
Total Municipal Wide Services	4,626	5,893	1,267	27%

Table 4-4
Township of Rideau Lakes
Comparison of Current and Calculated Non-Residential D.C.s (2022\$)

Non-Residential (per sq.ft) Comparison				
Service/Class of Service	Current	Proposed	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	1.22	1.28	0.06	5%
Fire Services	0.51	0.67	0.16	31%
Waste Diversion Services	0.02	0.02	0.00	5%
Parks & Recreation	0.23	0.43	0.19	83%
Library Services	0.14	0.18	0.04	31%
Social Housing	-	-	-	n/a
Growth-Related Studies	0.14	0.07	(0.07)	-48%
Total Municipal Wide Services	2.27	2.65	0.38	17%



Chapter 5

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



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

The Township's current D.C. by-law provides for the uniform municipal-wide recovery of growth-related costs (with reductions in the charge in areas as specified in Section 1.2.4). D.C.s are imposed for all services through one by-law. The intent of the amendment does not alter the Township's policy for the imposition of municipal-wide D.C.s.

Other than those policy revisions identified in Sections 5.1 through 5.4, all other rules and polices contained within by-law 2019-59 remain unchanged.

5.1 D.C. Calculation and Collection Policies

The recent amendments to the D.C.A. (S.26.1) provide for mandatory installment payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- Rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy.
- Non-profit housing developments will pay D.C.s in 21 equal annual installments.
- Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.

Furthermore, S.26.2 of the D.C.A. requires that the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is made and will be payable at building permit issuance (or as required by S.26.1 of the D.C.A.). The requirements of S.26.2 of the D.C.A. is explained further below:

- The D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020) shall be determined based on the D.C. in effect on the date the Site Plan or Zoning By-law Amendment planning application is made.



- If the development is not proceeding via these planning approvals, or if the building permit is issued more than two-years after the application approval, then the amount is determined at building permit issuance.

The D.C.A. also provides that municipalities may charge interest on the installment payments, and charges calculated where the planning application is made in specific circumstances outlined above. Interest for the purposes described above will not be imposed by the Township.

Additionally, for further clarification to the implementation of by-law 2019-59, provisions will be included to ensure park model trailers will be treated as 1-bedroom apartments to reflect the demand for service as opposed to charging the full Single and Semi-detached rate as currently set out in by-law 2019-59.

5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:

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



Table 5-1
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The creation of an additional residential dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).

To provide additional clarity in interpreting the application of the exemption for an additional residential dwelling that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling, the proposed new principal dwelling and one ancillary dwelling unit must be located on parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.



**Table 5-2
Prescribed Classes of Proposed New Residential Buildings, and 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>
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.	<p>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.</p> <p>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.</p>

Bill 213, the *Better for People, Smarter for Business Act*, 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 development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

The Township’s D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.

5.3 Non-Statutory Exemptions

Section 18 of the Municipality’s current D.C. by-law provides for the non-statutory exemptions. Through this amendment process, the following additional non-statutory exemption shall be included:

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

Additionally, the current exemption relating to new non-residential developments shall be changed to the following for clarity:

- For the first 500 sq. m. of new non-residential buildings/structures, the charge shall be calculated on the basis of 50% of the rate as set out in the by-law.

5.4 Redevelopment Credits

Within the Township’s current D.C. by-law, redevelopment credits are granted for the conversion or demolition of existing buildings or structures on sites that will be replaced within 5-years. This policy will be updated to include the following provision:

No credit shall be given with respect to the redevelopment, conversion, demolition, or change of use of an existing park model trailer that was created after October 7, 2019, and for which development charges were not paid.



5.5 Development Charges – Amounts

To clarify the application of the Township's by D.C. by-law with respect to park model trailers and coverall buildings intended to be used exclusively for winter storage of vehicles and equipment, the following provisions will be added to the by-law:

Park Model Trailers shall be charged at the bachelor and 1 bedroom apartment rate as identified in the fee schedule of the amending by-law.

Coverall buildings that are intended to be used exclusively for winter storage of vehicles and equipment items will be charged at the agricultural rate identified in the fee schedule of the amending by-law.

5.6 By-Law Definitions

The following definition of a “Park Model Trailer” will be added to the by-law to clarify the application of development charges on that type of development:

a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square metres;

Additionally, the definition of a “bona fide farm building” will be included as follows to clarify the application of the agricultural D.C.:

the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation.



Chapter 6

Asset Management Plan and Long-Term Capital and Operating Costs



6. Asset Management Plan and Long-Term Capital and Operating Costs

The D.C.A. requires the background study to 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.**

The A.M.P. analysis included in the 2019 D.C. Background Study, which found that the capital plan was deemed to be financially sustainable, has been updated to account for the capital cost revisions described herein.

The updated A.M.P. analysis contained in Table 6-1 identifies:

- \$1.3 million in total annualized expenditures; and
- Incremental operating revenues of \$475,000 and existing operating revenues of \$16.0 million, totaling \$16.5 million by the end of the period.

In consideration of the above changes, the capital plan is still deemed to be financially sustainable.



Table 6-1
Township of Rideau Lakes
Asset Management – Future Expenditures and Associated Revenues (2019\$)

	2028 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	657,718
Annual Debt Payment on Post Period Capital ²	126,666
Lifecycle:	
Annual Lifecycle - Township Wide Services	471,587
Incremental Operating Costs (for D.C. Services)	\$159,402
Total Expenditures	\$1,288,706
Revenue (Annualized)	
Total Existing Revenue ³	\$15,999,216
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$474,632
Total Revenues	\$16,473,848

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.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.



Table 6-2
Township of Rideau Lakes
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads Roads and Related	195,814	34,565	230,379
2. Fire Services	109,761	44,503	154,264
3. Waste Diversion Services	11,786	-	11,786
4. Parks & Recreation	87,977	57,465	145,442
5. Library Services	12,122	19,349	31,471
6. Social Housing	54,128	3,519	57,647
Total	471,587	159,402	630,988



Chapter 7

Process for Adoption of the Amending Development Charges By-law



7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2019 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft Amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

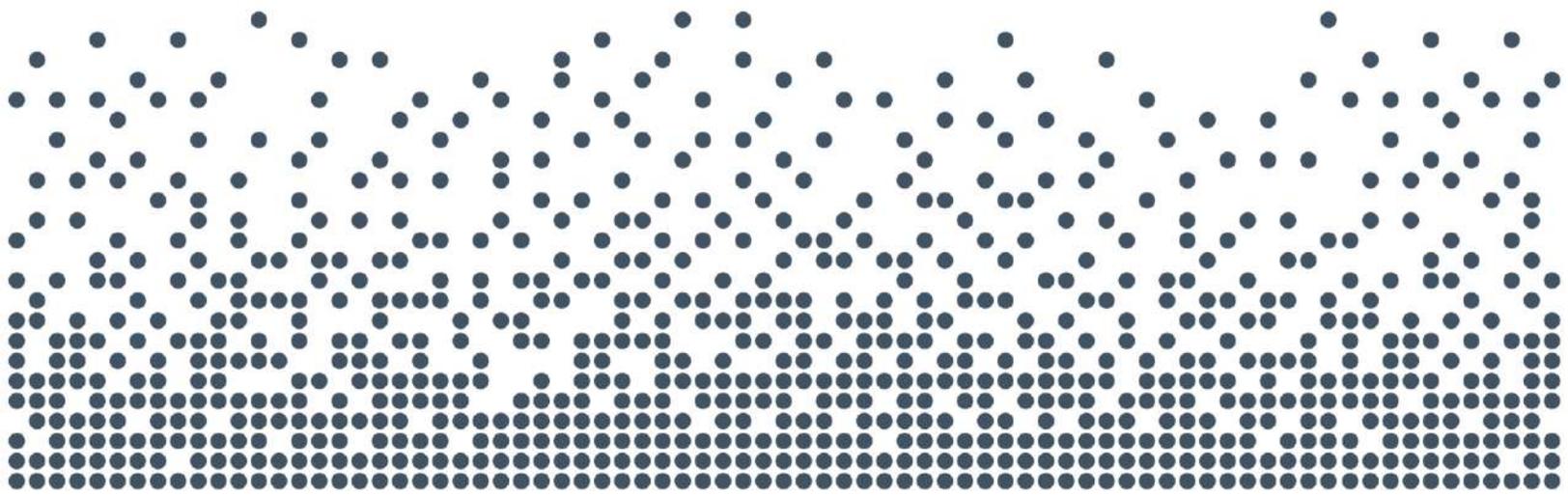
It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. It is proposed that the Amending D.C. By-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated September 1, 2022, subject to further annual review during the capital budget process;”

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

“Approve the Amending Development Charge By-law as set out herein.”



Appendices



Appendix A

Draft Amending D.C. By-law



CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

BY-LAW 2022-XX

BEING A BY-LAW TO AMEND THE TOWNSHIP OF RIDEAU LAKES DEVELOPMENT CHARGES BY-LAW 2019-59

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

AND WHEREAS Section 19 of the Development Charges Act, 1997, S.O. 1997, c27 ("the Act") provides for amendments to be made to development charges by-laws;

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

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

AND WHEREAS the Council of The Corporation of the Township of Rideau Lakes has given notice of and held a public meeting on the 11th of October, 20122 in accordance with the Act and the regulations thereto;

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

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

By-law 2019-59 is hereby amended as follows:



1. Subsection 2. s) is deleted and replaced with the following:
 - s) "institutional development" means development of a building or structure intended for use:
 - i. as a long-term care home within the meaning of Subsection 2 (1) of the Long Term Care Homes Act, 2007;
 - ii. as a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010;
 - iii. By any institution of the following post-secondary institutions for the objects of the institution:
 1. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 2. a college or university federated or affiliated with a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario; or
 3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017.
 - iv. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - v. as a hospice to provide end of life care.

2. The following Subsections are added to Section 2:
 - hh) "Park Model Trailer" means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square metres;
 - ii) "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.
 - jj) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
 - i. a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
 - ii. a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or



- iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
 - kk) “parcel of land” means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the Planning Act.
 - ll) “bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation
3. The following Subsection is added to Section 7. of the by-law:
- a) Park Model Trailers shall be charged at the bachelor and 1 bedroom apartment rate as set out in Schedule “B” of this by-law.
4. The following Subsection is added to Section 8. of the by-law:
- a) Coverall buildings that are intended to be used exclusively for winter storage of vehicles and equipment items will be charged at the agricultural rate as set out in Schedule “B” of this by-law.
5. Section 11. is deleted and replaced with the following:
11. This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only:
- a) the enlargement of an existing dwelling unit;
 - b) the creation of a maximum of two additional residential dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional residential dwelling unit or units must be less than or equal to the gross floor area of the residential dwelling unit already in the existing residential building/dwelling;
 - c) the creation of additional residential dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more residential dwelling units or within a structure ancillary to such residential building;



- d) the creation of one additional residential dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional residential dwelling unit must be less than or equal to the gross floor area of the smallest residential dwelling unit already in the existing residential building/dwelling; or
- e) the creation of a second residential dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, 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.	The proposed new detached dwelling must only contain two dwelling units. 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.
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.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. 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.
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.

- f) For the purposes of Subsections 11. b), c), and d), an “existing residential building/dwelling” means:
- i. A residential building/dwelling containing at least one dwelling unit, that existed on a parcel of land as of October 7, 2019 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
 - ii. The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after October 7, 2019 and for which development charges were paid
- g) In addition to the restrictions outlined in Subsection 11. e), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row



Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.

- h) Land, buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- i) Lands, buildings or structures owned by and used for the purposes of a board and exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31;
- j) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

6. Subsection 13. b) is deleted and replaced with:

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

7. The following Subsection is added to Section 13. of the by-law:

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

8. Section 16. is deleted and replaced with the following:

16. The Development Charge Shall be calculated as of, and shall be payable on:

- a) The date a building permit is issued in relation to a building or structure on land to which the Development Charge applies, less any amount paid pursuant to Section 17 after the enactment of this By-law.
- b) Notwithstanding Subsection 16. a), development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, payable on the anniversary date each year thereafter.



c) Notwithstanding Subsection 16. a), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, payable on the anniversary date each year thereafter.

d) Notwithstanding Subsection 16. a), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment application received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 16. a) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, Development Charges under Section 16. a) shall be calculated on the rates, set out in Schedule "B" on the date the later planning application was made. Notwithstanding the foregoing, the total charge payable, shall not be greater than the charge that would otherwise be payable under Section 16. a).

9. The following Subsection is added to Section 18. of the by-law:

b) No credit shall be given with respect to the redevelopment, conversion, demolition, or change of use of an existing park model trailer that was created after October 7, 2019 and for which development charges were not paid.

10. Schedule "A" is deleted and the attached Schedule "A" substitutes therefore.

11. Schedule "B" is deleted and the attached Schedule "B" substitutes therefore.

12. This By-law shall come into force and effect on November 7, 2022.

READ A FIRST and SECOND TIME THIS 7th DAY OF NOVEMBER, 2022.



, Mayor

, Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 7TH DAY OF NOVEMBER, 2022.

, Mayor

, Clerk



Schedule “A” to By-law 2022-XX

Designated Classes of Service for which Development Charges are imposed

1. Roads and Related
2. Fire Services
3. Waste Diversion Services
4. Parks and Recreation Services
5. Library Services
6. Social Housing Services
7. Growth Related Studies



Schedule 'B' to By-law 2022-XX

Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial, Commercial, Institutional (per sq.ft. of Gross Floor Area)	Agricultural (per sq.ft. of Gross Floor Area)	Green Energy (Solar) per 500kW	Green Energy (Wind) per Turbine
Municipal Wide Services:								
Roads and Related	1,517	1,080	734	1,143	1.05	0.30	1,517	1,517
Fire Services	802	571	388	604	0.55	0.16	802	802
Waste Diversion Services	28	20	14	21	0.02	0.01	28	28
Parks & Recreation	1,574	1,120	761	1,186	0.35	0.10		
Library Services	652	464	315	491	0.15	0.04		
Social Housing	134	95	65	101	0.00	0.00		
Growth-Related Studies	133	95	64	100	0.06	0.02	133	133
Total Municipal Wide Services	4,840	3,445	2,341	3,646	2.18	0.63	2,480	2,480