



# Development Charges Background Study

Township of Guelph/Eramosa

March 7, 2023

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)

# Table of Contents

	Page
<b>Executive Summary .....</b>	<b>i</b>
<b>1. Introduction.....</b>	<b>1-1</b>
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bill 108, 138, 197, and 213 .....	1-3
1.3.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters .....	1-3
1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019 .....	1-4
1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020 .....	1-4
1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020 .....	1-7
1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022 .....	1-7
1.4.1 Additional Residential Unit Exemption .....	1-7
1.4.2 Removal of Housing as an Eligible D.C. Service .....	1-8
1.4.3 New Statutory Exemption For Non-Profit Housing .....	1-8
1.4.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units.....	1-8
1.4.5 Historical Level of Service extended to previous 15-year period.....	1-9
1.4.6 Revised Definition of Capital Costs .....	1-9
1.4.7 Mandatory Phase-in of a D.C.....	1-9
1.4.8 D.C. By-law Expiry .....	1-9
1.4.9 Instalment Payments .....	1-9
1.4.10 Rental Housing Discount.....	1-9
1.4.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications .....	1-10
1.4.12 Requirement to Allocate Funds Received .....	1-10



# Table of Contents (Cont'd)

	Page
<b>2. Current Township of Guelph/Eramosa Policy.....</b>	<b>2-1</b>
2.1 Schedule of Charges .....	2-1
2.2 Services Covered .....	2-1
2.3 Timing of D.C. Calculation and Payment .....	2-2
2.4 Indexing .....	2-2
2.5 Redevelopment Allowance .....	2-2
2.6 Exemptions .....	2-3
<b>3. Anticipated Development in the Township of Guelph/Eramosa.....</b>	<b>3-1</b>
3.1 Requirement of the Act .....	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast .....	3-1
3.3 Summary of Growth Forecast .....	3-2
<b>4. The Approach to the Calculation of the Charge .....</b>	<b>4-1</b>
4.1 Introduction .....	4-1
4.2 Services Potentially Involved .....	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6
4.5 Capital Forecast.....	4-6
4.6 Treatment of Credits .....	4-7
4.7 Classes of Services .....	4-8
4.8 Existing Reserve Funds .....	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling .....	4-9
4.9.2 Reduction for Uncommitted Excess Capacity .....	4-10
4.9.3 Reduction for Benefit to Existing Development.....	4-11
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions.....	4-12
4.10 Municipal-wide vs. Area Rating.....	4-12
4.11 Allocation of Development .....	4-12
4.12 Asset Management.....	4-12
4.13 Transit.....	4-13
4.14 Mandatory Phase-in of a D.C.....	4-14
<b>5. D.C.-Eligible Cost Analysis by Service.....</b>	<b>5-1</b>
5.1 Introduction .....	5-1
5.2 Service Levels and Buildout Capital Costs for Guelph/Eramosa's D.C. Calculation.....	5-1
5.2.1 Services Related to a Highway .....	5-1
5.2.2 Fire Protection Services .....	5-5
5.2.3 Parks and Recreation Services.....	5-7



# Table of Contents (Cont'd)

	Page
5.3	Service Levels and Urban Buildout Capital Costs for Guelph/Eramosa's D.C. Calculation ..... 5-10
5.3.1	Wastewater Services ..... 5-10
5.3.2	Water Services..... 5-12
<b>6.</b>	<b>D.C. Calculation ..... 6-1</b>
<b>7.</b>	<b>D.C. Policy Recommendations and D.C. By-law Rules ..... 7-1</b>
7.1	Introduction ..... 7-1
7.2	D.C. By-law Structure ..... 7-2
7.3	D.C. By-law Rules..... 7-2
7.3.1	Payment in any Particular Case..... 7-2
7.3.2	Determination of the Amount of the Charge..... 7-3
7.3.3	Application to Redevelopment of Land (Demolition and Conversion)..... 7-3
7.3.4	Exemptions (full or partial) ..... 7-4
7.3.5	Phasing in ..... 7-5
7.3.6	Timing of Collection ..... 7-5
7.3.7	The Applicable Areas..... 7-5
7.3.8	Indexing ..... 7-6
7.4	Other D.C. By-law Provisions ..... 7-6
7.4.1	Categories of Services for Reserve Fund and Credit Purposes..... 7-6
7.4.2	By-law In-force Date ..... 7-6
7.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing ..... 7-7
7.4.4	Area Rating ..... 7-7
7.5	Other Recommendations ..... 7-8
<b>8.</b>	<b>By-law Implementation ..... 8-1</b>
8.1	Public Consultation Process ..... 8-1
8.1.1	Introduction ..... 8-1
8.1.2	Public Meeting of Council..... 8-1
8.1.3	Other Consultation Activity ..... 8-1
8.2	Anticipated Impact of the Charge on Development..... 8-2
8.3	Implementation Requirements ..... 8-3
8.3.1	Introduction ..... 8-3
8.3.2	Notice of Passage..... 8-3
8.3.3	By-law Pamphlet ..... 8-3
8.3.4	Appeals..... 8-4
8.3.5	Complaints ..... 8-4
8.3.6	Credits ..... 8-5



# Table of Contents (Cont'd)

	Page
8.3.7 Front-Ending Agreements .....	8-5
8.3.8 Severance and Subdivision Agreement Conditions .....	8-5
<b>Appendix A Background Information on Residential and Non-Residential Growth Forecast .....</b>	<b>A-1</b>
<b>Appendix B Level of Service .....</b>	<b>B-1</b>
<b>Appendix C Long-Term Capital and Operating Cost Examination.....</b>	<b>C-1</b>
<b>Appendix D D.C. Reserve Fund Policy .....</b>	<b>D-1</b>
<b>Appendix E Local Service Policy .....</b>	<b>E-1</b>
<b>Appendix F Asset Management Plan.....</b>	<b>F-1</b>
<b>Appendix G Proposed D.C. By-law.....</b>	<b>G-1</b>



## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	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.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



# Executive Summary



# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Guelph/Eramosa required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present D.C. policies of the Township;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
  - Chapter 4 – Approach to calculating the D.C.;
  - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the D.C.s;
  - Chapter 7 – D.C. policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
  
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Amounts in excess of 15-year historical service calculation; and
    - D.C. reserve funds (where applicable);





- 5) Net costs are then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C.A. have occurred since the passage of the Township's 2018 D.C. By-law. These changes were introduced through five bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, Bill 213, and Bill 23. The following provides a brief summary of the proposed changes.

#### Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments (non-profit housing now exempt as per Bill 23). Interest may be charged on the instalments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.
- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire,



policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.

- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

#### Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

#### Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Township of Guelph/Eramosa, this means that services currently provided in the D.C. by-law would remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. At this time the Township has not indicated their need for a C.B.C.



### Bill 213: Better for People, Smarter for Business Act, 2020

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

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

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in Section 1.4 of this report):

- Additional Residential Unit Exemption: Allowance of a third unit as-of-right;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units (currently not in force);
- New Statutory Exemption: Non-Profit Housing;
- Historical Level of Service extended to previous 15-year period instead of the previous 10-year period;
- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (nothing prescribed to date);
- Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
  - Year 1 – 80% of the maximum charge;
  - Year 2 – 85% of the maximum charge;
  - Year 3 – 90% of the maximum charge;
  - Year 4 – 95% of the maximum charge; and
  - Year 5 to expiry – 100% of the maximum charge.
- D.C. By-law expiry will be a maximum of 10 years after the date the by-law comes into force;
- D.C. for Rental Housing developments to receive a discount as follows:
  - Three or more bedrooms – 25% reduction;
  - Two bedrooms – 20% reduction; and
  - All other bedroom quantities – 15% reduction.



- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
  - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
4. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing, and non-residential floor area for the buildout (2023 to buildout) and urban buildout (2023 to urban buildout) periods.

Table ES-1  
Summary of Growth Forecast by Planing Period

Measure	Urban Buildout	Buildout
(Net) Population Increase	307	608
Residential Unit Increase	198	346
Non-Residential Gross Floor Area Increase (sq.ft.)	78,500	814,300

Source Watson & Associates Economists Ltd. Forecast 2022

5. On May 22, 2018, the Township of Guelph/Eramosa passed By-law 38/2018 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended on January 13, 2020 via By-law 3/2020. These by-laws will expire on May 22, 2023. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been scheduled for April 3, 2023 with adoption of the by-law anticipated on May 8, 2023.
6. The Township’s D.C. currently in effect is \$43,693 for single detached dwelling units for full services. The non-residential charge is \$11.77 per sq.ft. for full services.

This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3). Charges have been provided on a Township-wide basis for all services, excluding water and wastewater services, which have been provided on an urban-area basis. The corresponding



Township-wide single detached unit charge for full services is \$34,049. The non-residential charge is \$13.67 per sq.ft. of building area for all services. These rates are submitted to Council for their consideration.

7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Table ES-2  
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$9,475,646
Less: Benefit to existing development	\$1,239,633
Less: Post planning period benefit	\$20,769
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$0
<b>Net costs to be recovered from development charges</b>	<b>\$8,215,243</b>

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), approximately \$1.24 million (or an annual amount of \$0.12 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$20,769, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Township plans to spend approximately \$9.48 million over the next ten years, of which approximately \$8.22 million (87%) is recoverable from D.C.s. Of this net amount, approximately \$6.58 million is recoverable from residential development and approximately \$1.63 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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



The following services are calculated based on an urban buildout forecast:

- Wastewater Services; and
- Water Services.

All other services are calculated based on a buildout forecast. These include:

- Services Related to a Highway (including Public Works Facilities, Fleet and Equipment);
- Fire Protection Services; and
- Parks and Recreation Services.

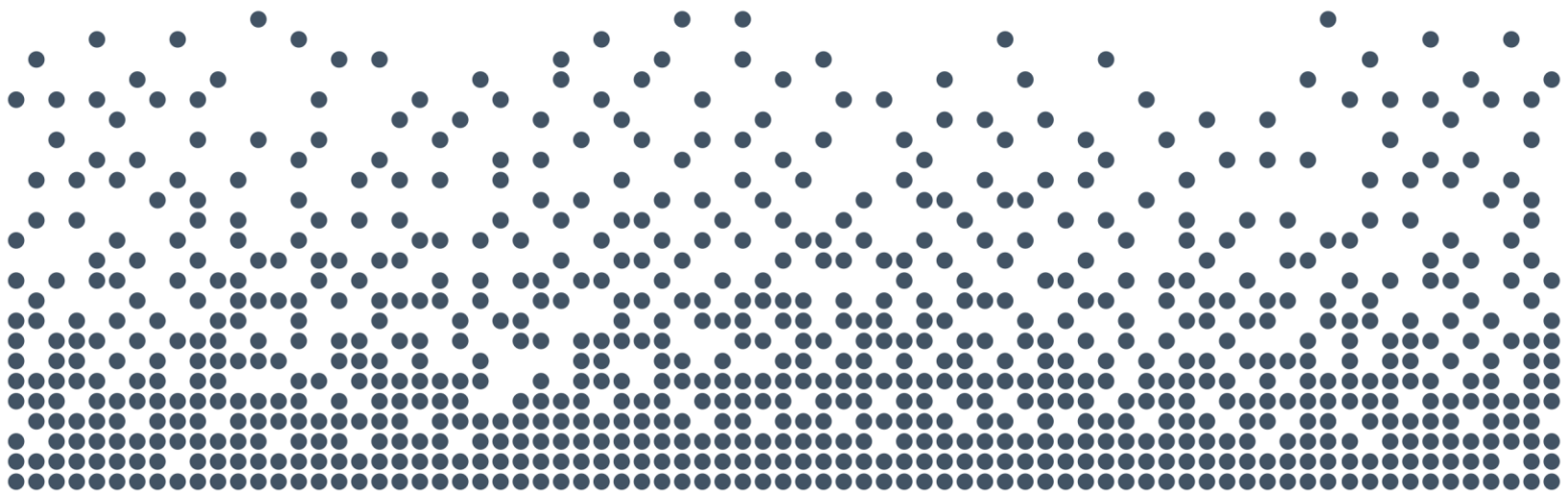
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

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



Table ES-3  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township Wide Services/Class of Service:</b>						
Services Related to a Highway	886	593	521	334	313	0.26
Fire Protection Services	1,194	800	702	450	422	0.36
Parks and Recreation Services	14,706	9,848	8,643	5,548	5,198	0.26
<b>Total Township Wide Services/Class of Services</b>	<b>16,786</b>	<b>11,241</b>	<b>9,866</b>	<b>6,332</b>	<b>5,933</b>	<b>0.88</b>
<b>Urban Services</b>						
Wastewater Services	10,875	7,283	6,392	4,103	3,844	8.06
Water Services	6,388	4,278	3,754	2,410	2,258	4.73
<b>Total Urban Services</b>	<b>17,263</b>	<b>11,561</b>	<b>10,146</b>	<b>6,513</b>	<b>6,102</b>	<b>12.79</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>16,786</b>	<b>11,241</b>	<b>9,866</b>	<b>6,332</b>	<b>5,933</b>	<b>0.88</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>34,049</b>	<b>22,802</b>	<b>20,012</b>	<b>12,845</b>	<b>12,035</b>	<b>13.67</b>



# Report





# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the D.C.A., as amended, (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Township of Guelph/Eramosa.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2022 and 2023. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

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

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

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

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

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



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A. has been scheduled for April 3, 2023. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on March 7, 2023.

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

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

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

Figure 1-1  
Schedule of Key D.C. Process Dates for the Township of Guelph/Eramosa

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	June 2022 to January 2023
2. Public release of final D.C. Background study and proposed by-law	March 7, 2023
3. Public meeting advertisement placed in newspaper(s)	No later than March 14, 2023
4. Public meeting of Council	April 3, 2023
5. Council considers adoption of background study and passage of by-law	May 8, 2023
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## 1.3 Changes to the D.C.A.: Bill 108, 138, 197, and 213

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### 1.3.1 *Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters*

On May 2, 2019, the Province introduced Bill 108, 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 (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, 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 (non-profit housing now exempt as per Bill 23). Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of the changes that were to take effect upon proclamation by the Lieutenant Governor is provided below:

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being



removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

**Mandatory 10% deduction** - The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.

**Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** - It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

### ***1.3.2 Bill 138: Plan to Build Ontario Together Act, 2019***

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

### ***1.3.3 Bill 197: COVID-19 Economic Recovery Act, 2020***

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

#### ***1.3.3.1 D.C. Related Changes***

##### List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197,



however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services.
- Storm water drainage and control services.
- Services related to a highway.
- Electrical power services.
- Toronto-York subway extension.
- Transit services.
- 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 (no longer eligible as per Bill 23).
- 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.

### Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections:

- 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.

Note: An initial consideration of “class” appears to mean any group of services.

### Mandatory 10% Deduction

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

### *1.3.3.2 C.B.C. Related Changes*

#### C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.

### *1.3.3.3 Combined D.C. and C.B.C. Impacts*

#### D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”



### **1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020**

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

## **1.4 Changes to the D.C.A. - Bill 23: More Homes Built Faster Act, 2022**

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

### **1.4.1 Additional Residential Unit Exemption**

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

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





### **1.4.2 Removal of Housing as an Eligible D.C. Service**

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

### **1.4.3 New Statutory Exemption for Non-Profit Housing**

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

### **1.4.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units**

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

*Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations.*

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



#### **1.4.5 Historical Level of Service extended to previous 15-year period**

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

#### **1.4.6 Revised Definition of Capital Costs**

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

#### **1.4.7 Mandatory Phase-in of a D.C.**

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

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

#### **1.4.8 D.C. By-law Expiry**

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

#### **1.4.9 Instalment Payments**

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

#### **1.4.10 Rental Housing Discount**

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



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

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

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

#### ***1.4.12 Requirement to Allocate Funds Received***

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



# Chapter 2

## Current Township of Guelph/Eramosa Policy



## 2. Current Township of Guelph/Eramosa Policy

### 2.1 Schedule of Charges

On May 22, 2018, the Township of Guelph/Eramosa passed By-law 38/2018 under the D.C.A. This by-law was amended on January 13, 2020 via By-law 3/2020.

These by-laws impose D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at January 1, 2023.

Table 2-1  
Township of Guelph/Eramosa  
Current D.C. Rates  
January 1, 2023

Service	Residential				Special Care/Special Dwelling Units	Non-Residential per sq.ft.
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms		
<b>Municipal Wide Services/Class of Service:</b>						
Services Related to a Highway	1,444	1,066	772	657	529	0.10
Fire Protection Services	1,443	1,064	772	655	529	0.10
Parks and Recreation Services	11,411	8,420	6,098	5,186	4,185	0.03
Growth Studies	822	607	439	373	301	0.07
<b>Total Municipal Wide Services/Class of Services</b>	<b>15,119</b>	<b>11,157</b>	<b>8,080</b>	<b>6,871</b>	<b>5,545</b>	<b>0.30</b>
<b>Area Specific Services</b>						
Wastewater Services	19,342	14,272	10,338	8,790.29	7,095.07	7.78
Water Services	9,232	6,813	4,935	4,196.50	3,386.17	3.69
<b>Total Area Specific Services</b>	<b>28,574</b>	<b>21,084</b>	<b>15,273</b>	<b>12,987</b>	<b>10,481</b>	<b>11.47</b>
<b>Grand Total Area Specific and Municipal Wide</b>	<b>43,693</b>	<b>32,241</b>	<b>23,353</b>	<b>19,858</b>	<b>16,026</b>	<b>11.77</b>

### 2.2 Services Covered

The following services are covered under By-laws 38/2018, and 3/2020 (as amended):

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Growth Studies;
- Wastewater Services; and
- Water Services.



## 2.3 Timing of D.C. Calculation and Payment

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D.C.s are payable at the time of first building permit issuance and are collected by the Township of Guelph/Eramosa Building Department.

## 2.4 Indexing

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Rates shall be adjusted, without amendment to the By-law, annually on January 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup>.

## 2.5 Redevelopment Allowance

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As a result of the redevelopment of land, a building or structure existing on the same land within 48 months prior to the date of payment of D.C.s in regard to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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



## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-laws 38/2018 and 3/2020:

- lands, buildings, or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act, R.S.O. 1990; and*
- the development of non-residential farm buildings constructed for bona fide farming uses.



# Chapter 3

## Anticipated Development in the Township of Guelph/Eramosa





## 3. Anticipated Development in the Township of Guelph/Eramosa

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2023 to 2033) and a longer-term (2023 to buildout/urban buildout) time horizon.

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

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

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

- County of Wellington Phase 1 M.C.R. Report: Urban Structure and Growth Allocations, Final Report (as amended January 21, 2022), June 16, 2021, by Watson & Associates Economists Ltd.
- Township of Guelph/Eramosa 2018 Development Charges Background Study, March 21, 2018, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2012 to September 2022 year-to-date period;
- Residential and non-residential supply opportunities as identified by Township of Guelph/Eramosa staff; and



- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Guelph/Eramosa.

### 3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of Guelph/Eramosa (excluding census undercount) is anticipated to reach approximately 14,140 by early-2033 and 14,600 by urban buildout, resulting in an increase of approximately 150 and 610 persons, respectively. <sup>[1]</sup>

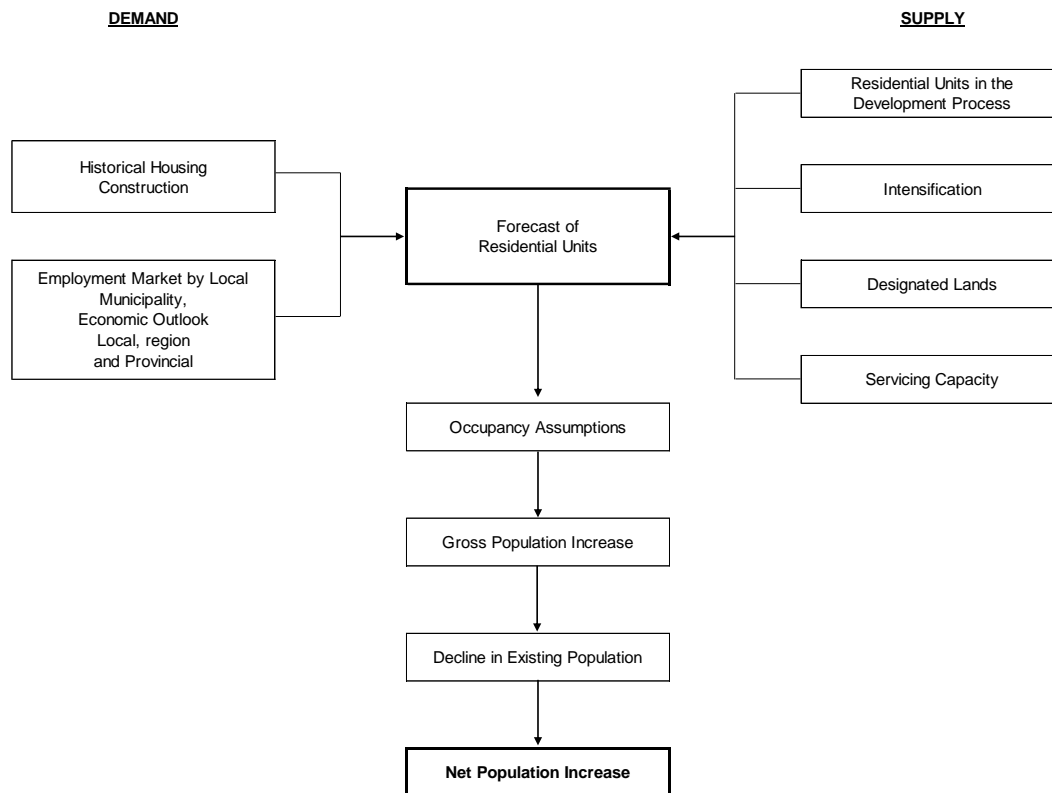
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[1] The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%.

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Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Township of Guelph/Eramosa  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	12,750	12,380	190	12,190	3,869	204	140	6	4,219	173	2.934
	Mid 2016	13,240	12,854	204	12,650	4,095	235	125	30	4,485	185	2.866
	Mid 2021	14,320	13,904	159	13,745	4,255	390	150	45	4,840	145	2.873
Forecast	Early 2023	14,410	13,989	160	13,829	4,288	390	163	45	4,886	145	2.863
	Early 2033	14,560	14,142	163	13,979	4,338	423	227	45	5,034	148	2.810
	Buildout <sup>[4]</sup>	15,032	14,597	166	14,431	4,468	445	268	45	5,225	151	2.793
Incremental	Mid 2011 - Mid 2016	490	474	14	460	226	31	-15	24	266	12	
	Mid 2016 - Mid 2021	1,080	1,050	-45	1,095	160	155	25	15	355	-40	
	Mid 2021 - Early 2023	90	85	1	84	33	0	13	0	46	0	
	Early 2023 - Early 2033	150	153	3	150	51	33	64	0	148	3	
	Early 2023 - Buildout	622	608	6	602	180	55	105	0	340	6	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 2.8% and has been rounded.

<sup>[2]</sup> Includes townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

**Notes:**

Numbers may not add due to rounding.

Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocations, Final Report (as amended January 21, 2022), June 16, 2021, forecast for the Township of Guelph/Eramosa and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Township staff regarding anticipated development trends for the Township of Guelph/Eramosa.
- Based on the above indicators, the 2023 to 2033 household growth forecast for the Township is comprised of a unit mix of 34% low density units (single detached and semi-detached), 23% medium density (multiples except apartments) and 43% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of Guelph/Eramosa
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2033 by development location is summarized below.

Table 3-2  
Township of Guelph/Eramosa  
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2033	Percentage of Housing Growth, 2023 to 2033
Rockwood Urban Area	115	56%
Rural Area	33	44%
<b>Township of Guelph/Eramosa</b>	<b>148</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.



### 3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2033 in the Township of Guelph/Eramosa over the forecast period is presented in Table 3-1. Over the 2023 to 2033 forecast period, the Township is anticipated to average approximately 15 new housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 3 people between 2023 to 2033.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of Guelph/Eramosa. Due to data limitations, medium and high density P.P.U. data was derived from the County of Wellington. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.112
  - Medium density: 2.084
  - High density: 1.631

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



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

- Existing households for early-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.<sup>[1]</sup> The forecast population change in existing households over the 2023 to 2033 forecast period is forecast to decline by approximately 180.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data <sup>[2],[3]</sup> (place of work) for the Township of Guelph/Eramosa is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 355 primary (7%);
  - 940 work at home employment (19%);
  - 1,710 industrial (35%);
  - 1,475 commercial/population-related (31%); and
  - 375 institutional (8%).
- The 2016 employment by usual place of work, including work at home, is 5,715. An additional 860 employees have been identified for the

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

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

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



Township of Guelph/Eramosa in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[1]</sup>

- Total employment, including work at home and N.F.P.O.W. for the Township of Guelph/Eramosa is anticipated to reach approximately 6,340 by early-2033 and 6,790 by urban buildout. This represents an employment increase of approximately 260 for the 10-year forecast period and 710 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township of Guelph/Eramosa (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 4,300 by early-2033 and 4,700 by urban buildout. This represents an employment increase of approximately 140 for the 10-year forecast period and 540 for the longer-term forecast period. <sup>[2]</sup>

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

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<sup>[2]</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

<sup>[2]</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 4,290 by early-2033 and 4,690 by urban buildout.





- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 3,000 sq.ft. per employee for primary;
  - 2,200 sq.ft. per employee for industrial;
  - 550 sq.ft. per employee for commercial/population-related; and
  - 685 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 208,400 sq.ft. over the 10-year forecast period and 814,300 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2023 to 2033 incremental G.F.A. forecast by sector is broken down as follows:
  - Primary – 6%
  - industrial – 76%;
  - commercial/population-related – 13%; and
  - institutional – 6%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Guelph/Eramosa by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2033 by development location is summarized below.



Table 3-3  
Township of Guelph/Eramosa  
Geographic Location of Non-Residential Development

<b>Development Location</b>	<b>Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2033</b>	<b>Percentage of Non-Residential G.F.A., 2023 to 2033</b>
Rockwood Urban Area	25,400	10%
Rural Area	183,100	90%
<b>Township of Guelph/Eramosa</b>	<b>208,400</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding



# Chapter 4

## The Approach to the Calculation of the Charge



## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

---

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

### 4.2 Services Potentially Involved

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Table 4-1 lists the full range of municipal services that are provided within the Township.

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

### 4.3 Increase in the Need for Service

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



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

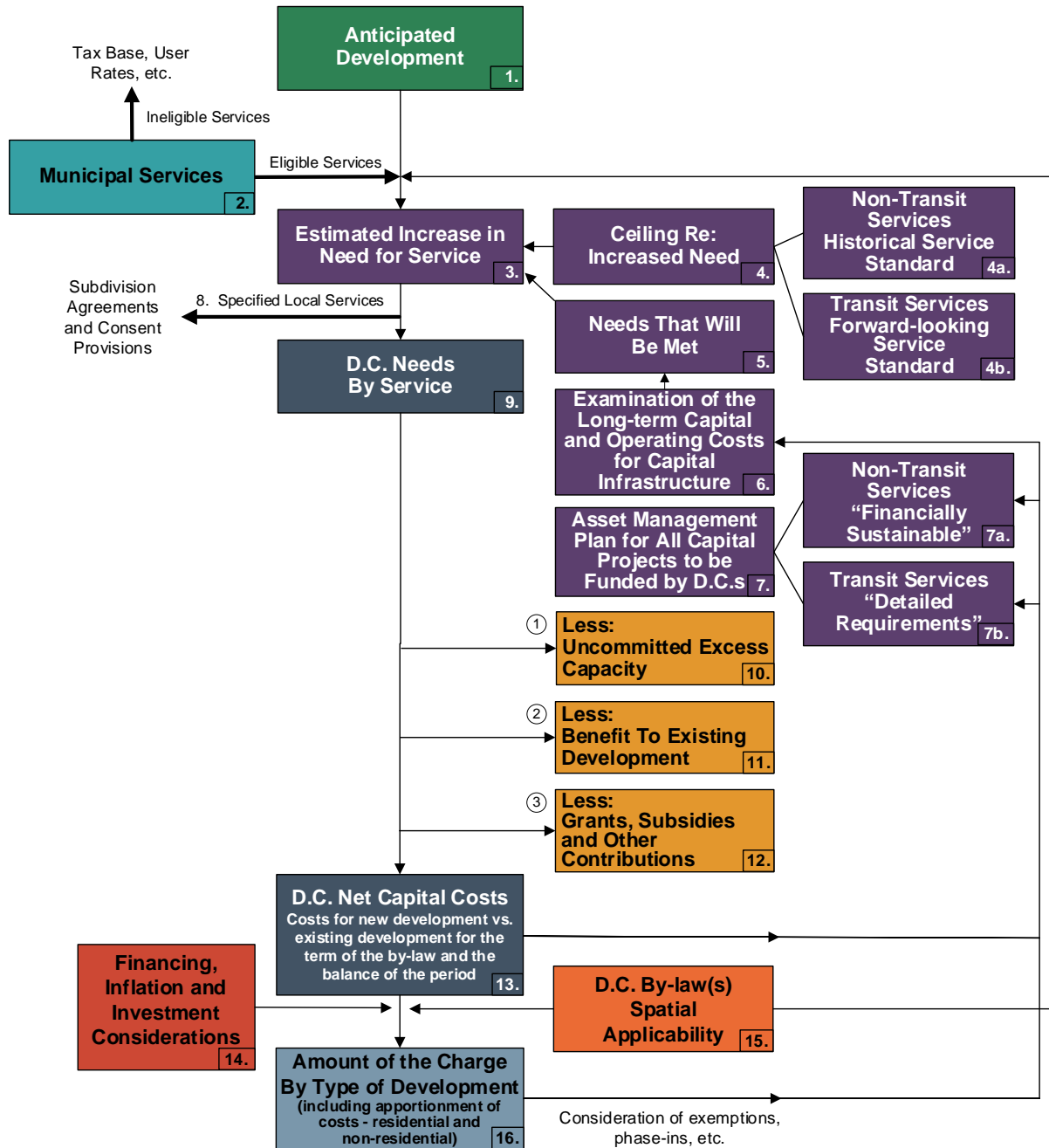




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	No	1.1 Arterial roads	100
	No	1.2 Collector roads	100
	No	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	No	1.5 Traffic signals	100
	No	1.6 Sidewalks and streetlights	100
	No	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks	100
	n/a	3.2 Channel connections	100
	n/a	3.3 Retention/detention ponds	100

<sup>1</sup> with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e., Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	n/a	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	100
7. Library Services	n/a	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles <sup>1</sup>	100
	n/a	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles <sup>1</sup>	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

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<sup>1</sup> with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g., art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment <sup>1</sup>	100
12. Water Supply Services	Yes	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment <sup>1</sup>	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment <sup>1</sup>	100
14. Policing Services	No	14.1 Policing detachments	100
	No	14.2 Policing rolling stock <sup>1</sup>	100
	No	14.3 Small equipment and gear	100
15. Homes for the Aged	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles <sup>1</sup>	100
16. Child Care	n/a	16.1 Child-care space	100
	n/a	16.2 Vehicles <sup>1</sup>	100
17. Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles <sup>1</sup>	100
18. Social Housing	n/a	18.1 Social housing space	100
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
20. Social Services	Ineligible	20.1 Social service space	0

<sup>1</sup> with 7+ year lifetime





Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles <sup>1</sup>	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other Services	Ineligible	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup> with a 7+ year lifetime

## 4.4 Local Service Policy

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

## 4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that "the capital costs necessary to provide the increased services must be estimated." The Act goes on to require two



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

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

The capital costs include:

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

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

## **4.6 Treatment of Credits**

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no current outstanding credits for inclusion in the D.C. calculations.

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## 4.7 Classes of Services

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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 service.

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein do not include a class of service.

## 4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

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

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

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



The Township's D.C. Reserve Fund balances by service at December 31, 2022 are shown below:

Table 4-2  
Summary of Development Charges Reserve Fund Balances  
As of December 31, 2022

Service	Reserve Fund Balances at December 31, 2022
Services Related to a Highway	\$174,547
Fire Protection Services	\$233,206
Parks and Recreation Services	\$335,560
Growth Studies	\$73,041
Wastewater Services	\$670,867
Water Services	(\$303,932)
<b>Total</b>	<b>\$1,183,290</b>

Note: Amounts in brackets are deficit balances.

## 4.9 Deductions

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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 below.

### ***4.9.1 Reduction Required by Level of Service Ceiling***

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the



background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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 service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

#### ***4.9.2 Reduction for Uncommitted Excess Capacity***

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

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



### **4.9.3 Reduction for Benefit to Existing Development**

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

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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating), and different time availability for the same service (i.e. leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an



existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### **4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

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

### **4.10 Municipal-wide vs. Area Rating**

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

### **4.11 Allocation of Development**

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

### **4.12 Asset Management**

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The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current



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

## 4.13 Transit

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

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





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

The Township does not currently have local transit services, and in the near future does not intend to consider the implementation of any local transit services. Therefore, the above calculation and reporting requirements are not required.

#### **4.14 Mandatory Phase-in of a D.C.**

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For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is as follows:

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



# Chapter 5

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



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

### 5.1 Introduction

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

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

### 5.2 Service Levels and Buildout Capital Costs for Guelph/Eramosa's D.C. Calculation

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This section evaluates the development-related capital requirements for services related to a highway, fire protection services, and parks and recreation services over a buildout planning period. The service component is evaluated on two format sheets; the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts, and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.2.1 *Services Related to a Highway*

##### Roads

Guelph/Eramosa owns and maintains 180 km of rural and unpaved roads (excluding local roads). Over the previous 15-year period, the Township has provided an average historical level of service of 13.9 km of road per 1,000 population. This provides an average level of investment of \$7,802 per capita, resulting in a D.C.-eligible recovery amount of approximately \$4.74 million over the buildout forecast period.

Through discussions with Township staff, no capital needs have been identified at this time.



**Table 5-2**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Services Related to a Highway – Roads**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
	2023-Buildout									53%	47%
n/a	No capital needs identified at this time.	-		-		-	-		-	-	-
	<b>Total</b>		-	-	-	-	-	-	-	-	-



## Public Works Facilities, Fleet and Equipment

The Township currently operates their public works service out of four (4) facilities, including the County Road 124 Works Garage, the Marden Works Garage, a sand shed, and a salt shed. The facilities provide 14,400 sq.ft. of building area, providing for an average level of service of 1.12 sq.ft. per capita or \$396 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for public works facilities of \$240,835.

The Township public works department utilizes 44 vehicles and equipment to provide services related to a highway. These include pick-up trucks, trailers, dump trucks, and other vehicles and equipment. Over the past 15-year period, the Township provided an average level of investment of \$357 per capita. This results in a D.C. eligible amount for public works fleet and equipment of \$216,983.

In total the D.C. recoverable amount for services related to a highway – facilities, fleet and equipment is \$457,818.

The Township has identified future capital needs totaling \$662,200. These capital projects include the need for an additional plow/sander/dump truck, pick-up truck, portable trailer, two (2) traffic counters, and the need for a provision to expand facility space. Of this amount, a deduction of \$30,000 has been made for the share of the project that benefits growth outside of the forecast period. Additionally, the existing reserve fund balance of \$174,547 has been deducted from the calculations. The net D.C. recoverable amount of \$457,653 has been included in the D.C. calculation.

The residential/non-residential capital cost allocation for public works facilities, fleet and equipment is based on the ratio of the anticipated population and employment growth over the forecast period. This results in 53% being allocated to residential development and 47% to non-residential development.



**Table 5-3**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Services Related to a Highway – Public Works Facilities, Fleet, and Equipment**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
	2023-Buildout										53%	47%
1	Provision for Additional Bay and Expansion to Marden Dome	Services Related to a Highway	2024-2037	241,000	30,000		211,000	-		211,000	111,830	99,170
2	Additional Plow/Sander/Dump	Services Related to a Highway	2023-2024	355,000	-		355,000	-		355,000	188,150	166,850
3	Pick Up Work Truck	Services Related to a Highway	2023	50,000	-		50,000	-		50,000	26,500	23,500
4	Traffic Counters (2)	Services Related to a Highway	2024	10,000	-		10,000	-		10,000	5,300	4,700
5	Portable Trailer for Road Closures	Services Related to a Highway	2024	6,200	-		6,200	-		6,200	3,286	2,914
n/a	Reserve Fund Adjustment			-	-		-	174,547		(174,547)	(92,510)	(82,037)
	<b>Total</b>			<b>662,200</b>	<b>30,000</b>	<b>-</b>	<b>632,200</b>	<b>174,547</b>	<b>-</b>	<b>457,653</b>	<b>242,556</b>	<b>215,097</b>



## **5.2.2 Fire Protection Services**

Over the past 15 years, Guelph/Eramosa has operated its fire services from 14,075 sq.ft. of facility space, providing for a 15-year historical average level of service of 1.09 sq.ft., or \$634 per capita. This level of service provides the Township with a maximum D.C.-eligible amount of \$385,411 for recovery over the forecast period.

The fire department has a current inventory of 11 vehicles and equipment. The inventory provided over the previous 15-year period results in a calculated average level of service of 0.7 vehicles per 1,000 population, and an average level of investment of \$300 per capita. This level of service provides for a D.C. eligible amount of \$182,230 over the forecast period.

In addition to the vehicles, the Town also provides 73 items of small equipment and gear for use in the fire services, with a total value of approximately \$1.27 million. This results in a calculated average level of service for the historical 15-year period of \$87 per capita, providing for a D.C.-eligible amount over the forecast period of \$52,701 for equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the buildout forecast period for fire services is approximately \$620,342.

The Township has identified the need for a Mezzanine Expansion for the current Fire Hall. As well, a provision for additional vehicles and equipment has been included to account for the increased traffic and calls arising from growth. Additionally, the existing reserve fund balance of \$233,206 has been deducted from the calculations. In total, the net D.C. recoverable amount included in the D.C. calculation is \$616,794.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 53% being allocated to residential development and 47% being allocated to non-residential development.



Table 5-4  
Infrastructure Cost Included in the Development Charges Calculation  
Fire Protection Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
2023-Buildout									53%	47%	
1	Fire Hall Mezzanine Expansion	2023	120,000	-		120,000	-		120,000	63,600	56,400
2	Provision for additional vehicles and equipment	2023-2032	730,000	-		730,000	-		730,000	386,900	343,100
n/a	Reserve Fund Adjustment	-	-	-		-	233,206		(233,206)	(123,599)	(109,607)
	<b>Total</b>		<b>850,000</b>	<b>-</b>	<b>-</b>	<b>850,000</b>	<b>233,206</b>	<b>-</b>	<b>616,794</b>	<b>326,901</b>	<b>289,893</b>





### **5.2.3 Parks and Recreation Services**

The Township currently has 179.71 acres of parkland within its jurisdiction. This parkland consists of various sized neighbourhood/community parks, natural parks, and open space areas. The Township has increased the level of service over the historical 15-year period (2008 to 2022), with an average of 12.70 acres of parkland per 1,000 population. The Township also currently provides 97 parkland amenities including various types of sports courts, play structures, a splash pad, dog park, gardens, various bleachers, storage, and structures. Over the historical 15-year period the Township provided an average of 7.10 amenities per 1,000 population. In addition to parkland development and amenities, the Township has 5,854 linear metres of trails which has provided an average of 311 linear metres per 1,000 population, over the 15-year period. Including parkland development, amenities, and trails, the average level of service provided equates to \$2,120 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately \$1.29 million.

With respect to recreation facilities, there are currently 9 facilities provided by the Township including the Royal Distributing Athletic Performance Centre (RDAPC), Marden Community Centre, Rockmosa Community Centre, etc. In total, these facilities provide the Township with 82,505 sq.ft. of recreation facility space. Based on the inventory of space provided over the historical 15-year period (2008 to 2022), the Township has provided an average of approximately 5.80 sq.ft. of space per capita or an investment of \$5,046 per capita. Based on this service standard, the Township would be eligible to collect approximately \$3.07 million from D.C.s for facility space.

The Township utilizes 18 vehicles and related equipment to service the above-mentioned parks and recreation facilities. Over the historical 15-year period, the Township has provided an average level of service of 1.10 vehicles per 1,000 population. This level of service translates to an average investment of \$69 per capita. Over the buildout forecast period, the Township would be eligible to collect \$41,666 from D.C.s for vehicles and equipment.

In total the Township is eligible to collect approximately \$4.40 million for parks and recreation services.



Based on the projected growth over the buildout forecast period, the Township has identified approximately \$4.57 million in future growth capital costs for parks and recreation services. These projects comprise of the development and construction of two (2) trails, additional amenities including outdoor fitness equipment, a play structure, a multi-use pad, etc. Additionally the Township identified the need for three (3) vehicles including an ice resurfacer, a gator utility vehicle, and a covered trailer for programming. Lastly, the Township identified the need for additional facility space for the purpose of program storage at the RDAPC. After a deduction of \$335,560 to account for the balance in the reserve fund, the net growth-related costs included in the D.C. calculation total approximately \$4.24 million.

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



**Table 5-1**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
	2023-Buildout									95%	5%
	<b>Parkland</b>										
1	Rockmosa Soccer Field Lights	2025	480,000	-	-	480,000	-	-	480,000	456,000	24,000
2	Outdoor Fitness Equipment	2023-2028	150,000	-	-	150,000	-	-	150,000	142,500	7,500
3	Multi-Use Pad	2023-2028	123,000	-	-	123,000	-	-	123,000	116,850	6,150
4	Trail Construction on Charleston Property	2023-2028	245,000	-	-	245,000	-	-	245,000	232,750	12,250
5	Destination Play Structure	2023-2028	341,000	-	-	341,000	-	-	341,000	323,950	17,050
6	Shade Pavilion x 2	2023-2027	436,000	-	-	436,000	-	-	436,000	414,200	21,800
7	Play structure Noble Ridge Development	2023-2027	102,300	-	-	102,300	-	-	102,300	97,185	5,115
8	Marden Park Trail Development	2023-2028	120,000	-	-	120,000	-	-	120,000	114,000	6,000
	<b>Vehicles</b>										
9	Ice Resurfacers	2029-2030	129,500	-	-	129,500	-	-	129,500	123,025	6,475
10	Gator Utility Vehicle	2029-2030	35,000	-	-	35,000	-	-	35,000	33,250	1,750
11	Covered Trailer for Programming	2023-2033	12,000	-	-	12,000	-	-	12,000	11,400	600
	<b>Recreation Facilities</b>										
12	Provision for Multipurpose Recreation Facility	2023-2033	2,000,000	-	-	2,000,000	-	-	2,000,000	1,900,000	100,000
13	Addition for the Purpose of Program Storage at RDAPC	2023-2033	400,000	-	-	400,000	-	-	400,000	380,000	20,000
n/a	Reserve Fund Adjustment	-	-	-	-	-	335,560	-	(335,560)	(318,782)	(16,778)
	<b>Total</b>		<b>4,573,800</b>	<b>-</b>	<b>-</b>	<b>4,573,800</b>	<b>335,560</b>	<b>-</b>	<b>4,238,240</b>	<b>4,026,328</b>	<b>211,912</b>



## **5.3 Service Levels and Urban Buildout Capital Costs for Guelph/Eramosa's D.C. Calculation**

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This section evaluates the development-related capital requirements for those services with urban buildout capital costs.

### **5.3.1 Wastewater Services**

The Township has identified the need for extraneous flow testing in 2023 and 2024. The gross capital cost estimated for this project is \$30,000. Further, the Township is continuing to pay off the growth-related debt for the Alma Street Pre-Treatment Plant and Sewer upgrades. In total, the remaining growth-related payments are estimated to be approximately \$2.71 million. The existing reserve fund balance of \$670,867 has been deducted from the calculations. In total, the net D.C. recoverable amount included in the D.C. calculation is approximately \$2.04 million.

For wastewater services, the growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment over the forecast period. This results in a 69% allocation to residential development and a 31% allocation to non-residential development.



**Table 5-5**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Wastewater Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
	2023-Urban Buildout									69%	31%
1	Extraneous Flow Smoke Testing (Infiltration)	2023-2024	30,000	-	-	30,000	-	-	30,000	20,700	9,300
2	Alma Street Pretreatment Plant and Sewer Upgrades - Growth-related Principal	2023-2035	2,276,000	-	-	2,276,000	-	-	2,276,000	1,570,440	705,560
3	Alma Street Pretreatment Plant and Sewer Upgrades - Discounted Growth-related Interest	2023-2035	405,841	-	-	405,841	-	-	405,841	280,030	125,811
n/a	Reserve Fund Adjustment	-	-	-	-	-	670,867	-	(670,867)	(462,898)	(207,969)
	<b>Total</b>		<b>2,711,841</b>	<b>-</b>	<b>-</b>	<b>2,711,841</b>	<b>670,867</b>	<b>-</b>	<b>2,040,974</b>	<b>1,408,272</b>	<b>632,702</b>



### **5.3.2 Water Services**

The Township has identified two (2) projects required over the forecast period. These projects include a rail crossing watermain at Catherine Street, and an additional work truck. In total, these projects are estimated to cost \$895,000. Additionally, the reserve fund deficit of \$303,932 has been added into the calculations for recovery. The net D.C. recoverable amount included in the D.C. calculations is approximately \$1.20 million.

For water services, the growth-related costs have been allocated between residential and non-residential development based on the anticipated growth in population and employment over the forecast period. This results in a 69% allocation to residential development and a 31% allocation to non-residential development.



**Table 5-6**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Water Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	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
	<b>2023-Urban Buildout</b>									69%	31%
1	Catherine St Rail Crossing Watermain	2023-2024	820,000	-	-	820,000	-	-	820,000	565,800	254,200
2	Additional Work Truck	2023	75,000	-	-	75,000	-	-	75,000	51,750	23,250
n/a	Reserve Fund Adjustment	-	303,932	-	-	303,932	-	-	303,932	209,713	94,219
	<b>Total</b>		<b>1,198,932</b>	<b>-</b>	<b>-</b>	<b>1,198,932</b>	<b>-</b>	<b>-</b>	<b>1,198,932</b>	<b>827,263</b>	<b>371,669</b>



# Chapter 6

## D.C. Calculation





## 6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for water and wastewater services in the urban area based upon an urban buildout forecast period. Table 6-2 calculates the proposed uniform D.C.s to be imposed on anticipated development in the Township for Township-wide services over a buildout forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, all other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charge in Tables 6-1 and 6-2.

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

Table 6-3 summarizes the total D.C. that is applicable for Township-wide and urban area services and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.



Table 6-1  
Township of Guelph/Eramosa  
Development Charge Calculation  
Urban Services  
2023 to Urban Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Wastewater Services	1,408,272	632,702	10,875	8.06
	1,408,272	632,702	10,875	8.06
2. <u>Water Services</u>				
2.1 Distribution systems	827,263	371,669	6,388	4.73
	827,263	371,669	6,388	4.73
<b>TOTAL</b>	<b>2,235,535</b>	<b>1,004,371</b>	<b>17,263</b>	<b>12.79</b>
D.C.-Eligible Capital Cost	\$2,235,535	\$1,004,371		
Urban Buildout Gross Population/GFA Growth (sq.ft.)	403	78,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,547.23</b>	<b>\$12.79</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.112	\$17,263		
Other Multiples	2.084	\$11,560		
Apartments - 2 Bedrooms +	1.829	\$10,146		
Apartments - Bachelor and 1 Bedroom	1.174	\$6,512		
Special Care/Special Dwelling Units	1.100	\$6,102		



Table 6-2  
Township of Guelph/Eramosa  
Development Charge Calculation  
Township-wide Services  
2023 to Buildout

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>				
3.1 Roads	-	-	-	-
3.2 Public Works Facilities and Fleet	242,556	215,097	886	0.26
	242,556	215,097	886	0.26
4. <u>Fire Protection Services</u>				
4.1 Fire facilities, vehicles & equipment	326,901	289,893	1,194	0.36
	326,901	289,893	1,194	0.36
5. <u>Parks and Recreation Services</u>				
5.1 Park development, amenities, trails, vehicles, equipment and recreation facilities	4,026,328	211,912	14,706	0.26
	4,026,328	211,912	14,706	0.26
<b>TOTAL</b>	<b>4,595,785</b>	<b>716,902</b>	<b>16,786</b>	<b>0.88</b>
D.C.-Eligible Capital Cost	\$4,595,785	\$716,902		
Buildout Gross Population/GFA Growth (sq.ft.)	852	814,300		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,394.11</b>	<b>\$0.88</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.112	\$16,786		
Other Multiples	2.084	\$11,241		
Apartments - 2 Bedrooms +	1.829	\$9,866		
Apartments - Bachelor and 1 Bedroom	1.174	\$6,333		
Special Care/Special Dwelling Units	1.100	\$5,934		



Table 6-3  
Township of Guelph/Eramosa  
Development Charge Calculation  
Total All Services

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
<b>Urban-wide Services/Classes Buildout</b>	2,235,535	1,004,371	17,263	12.79
<b>Municipal-wide Services/Classes Buildout</b>	4,595,785	716,902	16,786	0.88
<b>TOTAL</b>	<b>6,831,320</b>	<b>1,721,273</b>	<b>34,049</b>	<b>13.67</b>



Table 6-4  
Township of Guelph/Eramosa  
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Wastewater Services	2,264,867	0	670,867	0	0	1,099,860	494,140
2. Water Services							
2.1 Distribution systems	1,198,932	0	0	0	0	827,263	371,669
3. Services Related to a Highway							
3.1 Roads	0	0	0	0	0	0	0
3.2 Public Works Facilities and Fleet	588,046	0	0	0	20,769	300,657	266,620
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	850,000	0	233,206	0	0	326,901	289,893
5. Parks and Recreation Services							
5.1 Park development, amenities, trails, vehicles, equipment and recreation facilities	4,573,800	0	335,560	0	0	4,026,328	211,912
<b>Total Expenditures &amp; Revenues</b>	<b>\$9,475,646</b>	<b>\$0</b>	<b>\$1,239,633</b>	<b>\$0</b>	<b>\$20,769</b>	<b>\$6,581,009</b>	<b>\$1,634,234</b>



# Chapter 7

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



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

### 7.1 Introduction

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

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

The rules provided are based on the Township’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 197, 213 and 23.



## 7.2 D.C. By-law Structure

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### It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services;
- D.C.s for water and wastewater services be imposed in the urban area; and
- separate D.C. by-laws be used for each service. Note the draft by-law provided in Appendix G will carry the same policies and definitions for each individual D.C. by-law.

## 7.3 D.C. By-law Rules

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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 G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for parks and recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for services related to a highway (including public works) and fire protection services a 53% residential/47% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout forecast period; and
  - for water and wastewater services a 69% residential/31% non-residential allocation has been made based on population vs. employment growth over the urban buildout forecast period.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition and replacement of a building or structure on the same site (within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part), or 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 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;

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

### **7.3.4 Exemptions (full or partial)**

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- add one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units and attainable units (to be in force at a later date);
- affordable inclusionary zoning units
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- lands, buildings, or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act, R.S.O. 1990; and*
- the development of non-residential farm buildings constructed for bona fide farming uses.



### **7.3.5 Phasing in**

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

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

### **7.3.6 Timing of Collection**

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

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (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 applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Town can impose is the average prime rate plus 1%.

### **7.3.7 The Applicable Areas**

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

- all Township-wide services – the full residential and non-residential charge will be imposed on all lands within the Township; and
- water and wastewater – the full residential and non-residential charge will be imposed on the urban service areas of the Township (i.e. Rockwood).



### **7.3.8 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2024, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

## **7.4 Other D.C. By-law Provisions**

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**It is recommended that:**

### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

The Township's D.C. collections are currently reserved in seven (7) separate reserve funds: Administration, Fire, Public Works, Water, Sewer, Indoor Recreation, and Outdoor Recreation.

It is recommended that the Township rename the Fire reserve fund to "Fire Protection Services", Public Works to "Services Related to a Highway – Public Works". Further, it is recommended that the Township combine and rename Indoor Recreation and Outdoor Recreation to "Parks and Recreation Services".

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

### **7.4.2 By-law In-force Date**

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

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



### **7.4.3 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).

### **7.4.4 Area Rating**

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

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

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

It is recommended that the Township’s by-law provide for water and wastewater services on an urban area basis. All other services are to be recovered based on a uniform, Township-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

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



multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

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

For the reasons noted above, it is recommended that Council calculate the charges on a uniform Township-wide basis for all services/classes of services other than water and wastewater, which is recommended to be imposed on an urban area basis.

## 7.5 Other Recommendations

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### **It is recommended that Council:**

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

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



“Continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all services and on a uniform urban-area basis for water and wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated March 7, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated March 7, 2023, as amended (if applicable);”

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

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



# Chapter 8

## By-law Implementation





## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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



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

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

## **8.2 Anticipated Impact of the Charge on Development**

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

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



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

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

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

### 8.3.2 Notice of Passage

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

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

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

### 8.3.3 By-law Pamphlet

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

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



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

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

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

### **8.3.4 Appeals**

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

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

### **8.3.5 Complaints**

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

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

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



### **8.3.6 Credits**

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

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

### **8.3.7 Front-Ending Agreements**

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

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

### **8.3.8 Severance and Subdivision Agreement Conditions**

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

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



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

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

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

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



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast





## Schedule 1 Township of Guelph/Eramosa Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	12,750	12,380	190	12,190	3,869	204	140	6	4,219	173	2.934
	Mid 2016	13,240	12,854	204	12,650	4,095	235	125	30	4,485	185	2.866
	Mid 2021	14,320	13,904	159	13,745	4,255	390	150	45	4,840	145	2.873
Forecast	Early 2023	14,410	13,989	160	13,829	4,288	390	163	45	4,886	145	2.863
	Early 2033	14,560	14,142	163	13,979	4,338	423	227	45	5,034	148	2.810
	Buildout <sup>[4]</sup>	15,032	14,597	166	14,431	4,468	445	268	45	5,225	151	2.793
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>490</b>	<b>474</b>	<b>14</b>	<b>460</b>	<b>226</b>	<b>31</b>	<b>-15</b>	<b>24</b>	<b>266</b>	<b>12</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>1,080</b>	<b>1,050</b>	<b>-45</b>	<b>1,095</b>	<b>160</b>	<b>155</b>	<b>25</b>	<b>15</b>	<b>355</b>	<b>-40</b>	
	<b>Mid 2021 - Early 2023</b>	<b>90</b>	<b>85</b>	<b>1</b>	<b>84</b>	<b>33</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>46</b>	<b>0</b>	
	<b>Early 2023 - Early 2033</b>	<b>150</b>	<b>153</b>	<b>3</b>	<b>150</b>	<b>51</b>	<b>33</b>	<b>64</b>	<b>0</b>	<b>148</b>	<b>3</b>	
	<b>Early 2023 - Buildout</b>	<b>622</b>	<b>608</b>	<b>6</b>	<b>602</b>	<b>180</b>	<b>55</b>	<b>105</b>	<b>0</b>	<b>340</b>	<b>6</b>	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 2.8% and has been rounded.

<sup>[2]</sup> Includes townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

<sup>[4]</sup> Buildout refers to the timing of development yield on all urban lands within the Township's Municipal Corporate Boundary based on servicing and land supply.

**Notes:**

Numbers may not add due to rounding.

Source: Derived from County of Wellington Phase 1 MCR Report: Urban Structure and Growth Allocations, Final Report (as amended January 21, 2022), June 16, 2021, forecast for the Township of Guelph/Eramosa and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd.



**Schedule 2**  
**Township of Guelph/Eramosa**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Rockwood Urban Area	2023 - 2033	26	33	56	115	241	(72)	169	3	172
	2023 - Buildout	40	55	97	192	397	(96)	301	6	307
Rural Area	2023 - 2033	25	0	8	33	91	(110)	(19)	0	(19)
	2023 - Buildout	140	0	8	148	449	(148)	301	0	301
Township of Guelph/Eramosa	2023 - 2033	51	33	64	148	332	(182)	150	3	153
	2023 - Buildout	180	55	105	340	846	(244)	602	6	608

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3  
Township of Guelph/Eramosa  
Current Year Growth Forecast  
Mid-2021 to Early-2023

		Population
Mid 2021 Population		13,904
Occupants of New Housing Units, Mid 2021 to Early 2023	<i>Units (2)</i>	46
	<i>multiplied by P.P.U. (3)</i>	2,988
	<i>gross population increase</i>	136
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2023	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2021 to Early 2023	<i>Units (4)</i>	4,485
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.011
	<i>total decline in population</i>	-51
Population Estimate to Early 2023		13,989
<i>Net Population Increase, Mid 2021 to Early 2023</i>		85

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.383	71%	2.417
<i>Multiples (6)</i>	2.381	0%	0.000
<i>Apartments (7)</i>	2.000	29%	0.571
<b>Total</b>		100%	2.988

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



**Schedule 4  
Township of Guelph/Eramosa  
10-Year Growth Forecast  
Early-2023 to Early-2033**

		Population
Early 2023 Population		13,989
Occupants of New Housing Units, Early 2023 to Early 2033	<i>Units (2)</i>	148
	<i>multiplied by P.P.U. (3)</i>	2,242
	<i>gross population increase</i>	332
Occupants of New Equivalent Institutional Units, Early 2023 to Early 2033	<i>Units</i>	3
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	3
Decline in Housing Unit Occupancy, Early 2023 to Early 2033	<i>Units (4)</i>	4,886
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.037
	<i>total decline in population</i>	-182
Population Estimate to Early 2033		14,142
<i>Net Population Increase, Early 2023 to Early 2033</i>		153

(1) Early 2023 Population based on:

2021 Population (13,904) + Mid 2021 to Early 2023 estimated housing units to beginning of forecast period (46 x 2.988 = 136) + (-40 x 1.1 = -44) + (4,485 x -0.002 = -7) = 13,989

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.112	34%	1.069
<i>Multiples (6)</i>	2.084	23%	0.470
<i>Apartments (7)</i>	1.631	43%	0.703
<i>one bedroom or less</i>	1.174		
<i>two bedrooms or more</i>	1.829		
<b>Total</b>		100%	2.242

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Early 2023 households based upon 2021 Census (4,485 units) + Mid 2021 to Early 2023 unit estimate (46 units) = 4,886 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5  
Township of Guelph/Eramosa  
Long-Term Growth Forecast  
Early-2023 to Urban Buildout**

		Population
<b>Early 2023 Population</b>		<b>13,989</b>
Occupants of New Housing Units, Early 2023 to Urban Buildout	<i>Units (2)</i>	340
	<i>multiplied by P.P.U. (3)</i>	2,488
	<i>gross population increase</i>	846
Occupants of New Equivalent Institutional Units, Early 2023 to Urban Buildout	<i>Units</i>	6
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	6
Decline in Housing Unit Occupancy, Early 2023 to Urban Buildout	<i>Units (4)</i>	4,886
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.050
	<i>total decline in population</i>	-244
<b>Population Estimate to Urban Buildout</b>		<b>14,597</b>
<i>Net Population Increase, Early 2023 to Urban Buildout</i>		<b>608</b>

(1) Early 2023 Population based on:

2021 Population (13,904) + Mid 2021 to Early 2023 estimated housing units to beginning of forecast period (46 x 2.988 = 136) + (-40 x 1.1 = -44) + (4,485 x -0.002 = -7) = 13,989

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.112	53%	1.648
<i>Multiples (6)</i>	2.084	16%	0.335
<i>Apartments (7)</i>	1.631	31%	0.505
<i>one bedroom or less</i>	1.174		
<i>two bedrooms or more</i>	1.829		
<b>Total</b>		100%	2.488

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Early 2023 households based upon 2021 Census (4,485 units) + Mid 2021 to Early 2023 unit estimate (46 units) = 4,886 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6  
Township of Guelph/Eramosa  
Historical Residential Building Permits  
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2012	10	3	0	13
2013	19	0	0	19
2014	44	7	0	51
2015	52	26	0	78
2016	96	37	0	133
Sub-total	221	73	0	294
<b>Average (2012 - 2016)</b>	<b>44</b>	<b>15</b>	<b>0</b>	<b>59</b>
% Breakdown	75%	25%	0%	100%
2017	54	2	0	56
2018	30	0	0	30
2019	113	31	4	148
2020	86	0	1	87
2021	28	0	6	34
Sub-total	311	33	11	355
<b>Average (2017 - 2021)</b>	<b>62</b>	<b>7</b>	<b>2</b>	<b>71</b>
% Breakdown	88%	9%	3%	100%
2012 - 2021				
Total	532	106	11	649
<b>Average</b>	<b>53</b>	<b>11</b>	<b>1</b>	<b>65</b>
% Breakdown	82%	16%	2%	100%

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Township of Guelph/Eramosa data, by Watson & Associates Economists Ltd.



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

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted <sup>[1]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.048	-	<b>3.383</b>		
6-10	-	-	-	3.273	-	<b>3.364</b>		
11-15	-	-	-	3.025	-	<b>3.039</b>		
16-20	-	-	-	3.000	-	<b>3.051</b>		
20-25	-	-	-	3.204	3.857	<b>3.160</b>	3.199	3.112
25-35	-	-	-	2.957	-	<b>3.194</b>		
35+	-	-	1.896	2.815	3.662	<b>2.794</b>		
<b>Total</b>	-	-	<b>2.023</b>	<b>2.911</b>	<b>4.089</b>	<b>2.939</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.455	3.017	-	<b>3.304</b>
6-10	-	-	2.333	3.148	-	<b>3.163</b>
11-15	-	-	-	2.882	-	<b>2.891</b>
16-20	-	-	-	2.814	-	<b>2.718</b>
20-25	-	-	-	3.179	3.733	<b>3.062</b>
25-35	-	-	-	2.800	-	<b>2.929</b>
35+	-	1.406	1.780	2.811	3.643	<b>2.725</b>
<b>Total</b>	-	<b>1.444</b>	<b>1.897</b>	<b>2.876</b>	<b>4.026</b>	<b>2.839</b>

[1] Adjusted based on historical trends.

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

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



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

Age of Dwelling	Multiples <sup>[1]</sup>						25 Year Average	25 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.880	2.857	-	2.381		
6-10	-	-	1.429	2.111	-	1.867		
11-15	-	-	1.846	2.813	-	2.091		
16-20	-	-	1.765	2.281	-	1.982		
20-25	-	-	1.538	2.150	-	2.121	2.088	2.084
25-35	-	-	-	2.400	-	2.129		
35+	-	1.586	1.758	3.086	-	2.192		
<b>Total</b>	-	1.471	1.688	2.600	2.333	2.145		

Age of Dwelling	Apartments <sup>[2]</sup>						25 Year Average	25 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.250	1.958	-	-	2.000		
6-10	-	-	1.725	-	-	1.673		
11-15	-	1.000	1.643	-	-	1.522		
16-20	-	1.083	1.750	-	-	1.680		
20-25	-	-	1.733	-	-	1.633	1.702	1.631
25-35	-	-	1.643	-	-	1.585		
35+	-	1.178	1.678	2.560	-	1.533		
<b>Total</b>	1.583	1.189	1.704	2.426	-	1.589		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.429	1.990	3.164	5.141	3.107
6-10	-	1.650	1.781	2.945	4.300	2.737
11-15	-	1.316	1.687	3.034	4.364	2.848
16-20	-	1.176	1.814	2.837	4.259	2.722
20-25	-	1.609	1.753	2.946	4.034	2.811
25-35	-	1.278	1.654	2.865	4.359	2.703
35+	1.545	1.309	1.844	2.784	4.260	2.647
<b>Total</b>	2.556	1.340	1.822	2.855	4.337	2.719

[1] Includes townhomes and apartments in duplexes.

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

[3] Adjusted based on historical trends.

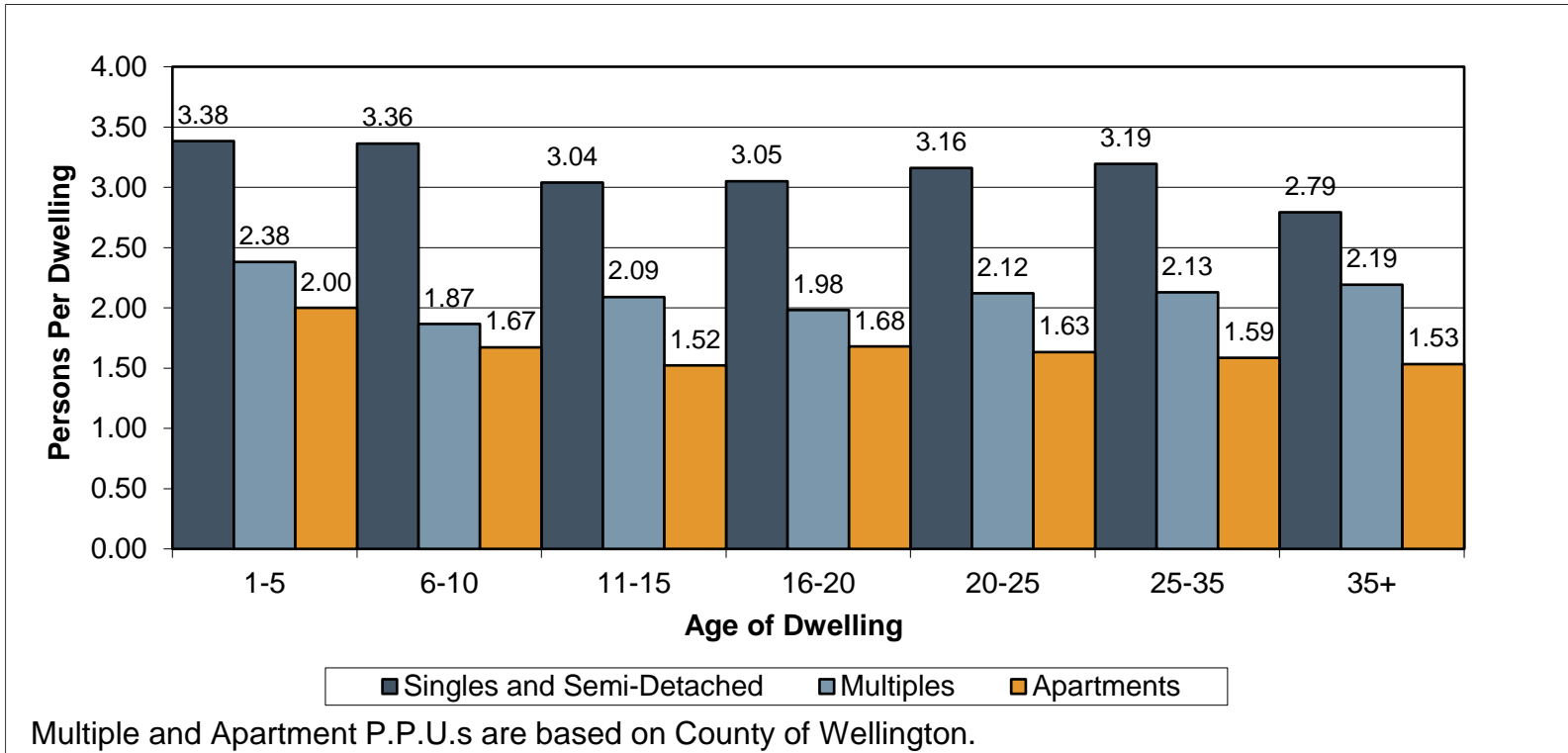
Note: Does not include Statistics Canada data classified as "Other."

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





Schedule 8  
Township of Guelph/Eramosa  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





**Schedule 9a  
Township of Guelph/Eramosa  
Employment Forecast, 2023 to Buildout**

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. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2011	12,380	0.020	0.061	0.087	0.089	0.048	0.306	0.055	0.361	250	760	1,075	1,105	600	3,790	680	4,470	3,030
Mid 2016	12,854	0.028	0.073	0.133	0.115	0.029	0.378	0.067	0.445	355	940	1,710	1,475	375	4,855	860	5,715	3,915
Early 2023	13,989	0.026	0.072	0.131	0.111	0.029	0.368	0.066	0.434	367	1,001	1,831	1,551	404	5,154	923	6,077	4,153
Early 2033	14,142	0.026	0.074	0.135	0.113	0.030	0.377	0.071	0.448	371	1,040	1,903	1,599	423	5,336	1,003	6,339	4,296
Buildout <sup>[2]</sup>	14,597	0.026	0.074	0.146	0.120	0.030	0.395	0.070	0.465	378	1,073	2,126	1,758	434	5,769	1,021	6,790	4,696
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	314	0.003	-0.022	-0.040	0.019	0.017	-0.025	0.001	-0.023	40	-250	-460	255	215	-200	30	-170	50
Mid 2011 - Mid 2016	474	0.0074	0.0117	0.0462	0.0255	-0.0193	0.0716	0.0120	0.0835	105	180	635	370	-225	1,065	180	1,245	885
Mid 2016 - Early 2023	1,135	-0.0014	-0.0016	-0.0021	-0.0039	-0.0003	-0.0093	-0.0009	-0.0102	12	61	121	76	29	299	63	362	238
Early 2023 - Early 2033	153	0.0000	0.0020	0.0037	0.0022	0.0010	0.0089	0.0049	0.0138	4	39	72	48	19	182	80	262	143
Early 2023 - Buildout	608	-0.0003	0.0020	0.0147	0.0096	0.0009	0.0268	0.0040	0.0307	11	72	295	207	30	615	98	713	543
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	63	0.00056	-0.00446	-0.00808	0.00376	0.00331	-0.00491	0.00021	-0.00470	8	-50	-92	51	43	-40	6	-34	10
Mid 2011 - Mid 2016	95	0.0015	0.0023	0.0092	0.0051	-0.0039	0.0143	0.0024	0.0167	21	36	127	74	-45	213	36	249	177
Mid 2016 - Early 2023	175	-0.0002	-0.0002	-0.0003	-0.0006	0.0000	-0.0014	-0.0001	-0.0016	2	9	19	12	4	46	10	56	37
Early 2023 - Early 2033	15	0.0000	0.0002	0.0004	0.0002	0.0001	0.0009	0.0005	0.0014	0	4	7	5	2	18	8	26	14

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

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

<sup>[2]</sup> Buildout refers to the timing of development yield on all urban lands within the Township's Municipal Corporate Boundary based on servicing and land supply.  
Source: Watson & Associates Economists Ltd.



Schedule 9b  
Township of Guelph/Eramosa  
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total	Primary - Non- Bona Fide Farming <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total
Mid 2011	12,380	250	1,075	1,105	600	3,030					
Mid 2016	12,854	355	1,710	1,475	375	3,915					
Early 2023	13,989	367	1,831	1,551	404	4,153					
Early 2033	14,142	371	1,903	1,599	421	4,294					
Buildout <sup>[4]</sup>	14,597	378	2,126	1,758	431	4,693					
<b>Incremental Change</b>											
Mid 2011 - Mid 2016	474	105	635	370	-225	885					
Mid 2016 - Early 2023	1,135	12	121	76	29	238					
Early 2023 - Early 2033	153	4	72	48	17	141	12,000	158,400	26,400	11,600	208,400
Early 2023 - Buildout	608	11	295	207	27	540	33,000	649,000	113,800	18,500	814,300
<b>Annual Average</b>											
Mid 2011 - Mid 2016	95	21	127	74	-45	177					
Mid 2016 - Early 2023	175	2	19	12	4	37					
Early 2023 - Early 2033	15	0	7	5	2	14	2,400	15,840	2,640	1,160	20,840

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	2,200
Commercial/Population-Related	550
Institutional	700

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>[4]</sup> Buildout refers to the timing of development yield on all urban lands within the Township's Municipal Corporate Boundary based on servicing and land supply.

\*Reflects Early-2023 to urban buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



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

Development Location	Timing	Primary - Non-Bona Fide Farming		Industrial		Commercial		Institutional		Total Non-Residential		Employment Increase <sup>[4]</sup>
		G.F.A.	S.F. <sup>[1], [2]</sup>	G.F.A.	S.F. <sup>[1]</sup>	G.F.A.	S.F. <sup>[1]</sup>	G.F.A.	S.F. <sup>[1],[3]</sup>	G.F.A.	S.F.	
Rockwood Urban Area	2023 - 2033				-	13,800		11,600		25,400		42
	2023 - Buildout				-	60,000		18,500		78,500		136
Rural Area	2023 - 2033		12,000	158,400		12,700		-		183,100		99
	2023 - Buildout		33,000	649,000		53,800		-		735,800		404
Township of Guelph/Eramosa	2023 - 2033		12,000	158,400		26,400		11,600		208,400		141
	2023 - Buildout		33,000	649,000		113,800		18,500		814,300		540

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	2,200
Commercial/Population-Related	550
Institutional	685

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>[4]</sup> Employment Increase does not include No Fixed Place of Work.

\*Reflects Early-2023 to urban buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



# Appendix B

## Level of Service



## Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$7,802.13	0.0139	km of roadways	561,304	per km	4,743,695
	Public Works - Facilities	\$396.11	1.1163	sq.ft. of building area	355	per sq.ft.	240,835
	Public Works - Fleet & Equipment	\$356.88	0.0027	No. of vehicles and equipment	132,178	per vehicle	216,983
Fire Protection Services	Fire Protection Services - Facilities	\$633.90	1.0911	sq.ft. of building area	581	per sq.ft.	385,411
	Fire Protection Services - Vehicles & Equipment	\$299.72	0.0007	No. of vehicles	428,171	per vehicle	182,230
	Fire Protection Services - Small Equipment and Gear	\$86.68	0.0050	No. of equipment and gear	17,336	per item	52,701
Parks & Recreation Services	Parkland Development	\$1,186.68	0.0127	Acres of Parkland	93,439	per acre	721,501
	Parkland Amenities	\$893.63	0.0071	No. of parkland amenities	125,863	per amenity	543,327
	Parkland Trails	\$39.69	0.3110	Linear Metres of Paths and Trails	128	per linear m	24,132
	Recreation Facilities	\$5,045.89	5.7978	sq.ft. of building area	870	per sq.ft.	3,067,901
	Parks & Recreation Vehicles and Equipment	\$68.53	0.0011	No. of vehicles and equipment	62,300	per vehicle	41,666



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Rural Roads	131	131	131	131	131	131	131	131	131	131	131	131	131	131	131	\$600,000
Unpaved Roads	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	\$450,000
<b>Total</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	<b>180</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0145	0.0145	0.0145	0.0145	0.0145	0.0145	0.0144	0.0142	0.0140	0.0137	0.0135	0.0135	0.0131	0.0129	0.0129

15 Year Average	2008-2022
Quantity Standard	0.0139
Quality Standard	\$561,304
Service Standard	\$7,802

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$7,802
Eligible Amount	\$4,743,695



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
County Road 124 Works Garage	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	\$350	\$390
Marden Works Garage	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	\$350	\$390
Sand Shed	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$121	\$137
Salt Shed	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$121	\$137
<b>Total</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>	<b>14,400</b>		

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	1.1577	1.1582	1.1611	1.1632	1.1594	1.1571	1.1528	1.1397	1.1203	1.0938	1.0836	1.0794	1.0516	1.0357	1.0302

15 Year Average	2008-2022
Quantity Standard	1.1163
Quality Standard	\$355
Service Standard	\$396

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$396
Eligible Amount	\$240,835





**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2,000 gallon Water Tank	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,900
4 WD Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$240,000
4 WD One Ton Utility Dump	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$156,000
Asphalt Zipper and Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$177,000
Case Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$190,000
GPS FleetFinder	5	5	6	6	6	9	9	9	10	14	14	14	14	14	14	\$1,800
Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$494,000
Line Painter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Pick-up Trucks	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5	\$76,000
S/A Dump/Plow Trucks	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$355,000
Tandem Dump Plow	4	4	4	4	4	4	4	4	4	4	4	5	5	5	5	\$400,000
Trackless MTV5 with attachments	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$248,000
Wood chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$95,000
2008 GMC C5500 4WD Top Kick	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$143,000
Float King Trailer	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$39,000
Tower Light	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
Hydraulic Sander/Salter	-	-	-	1	1	1	1	1	-	-	-	-	-	-	-	\$16,000
Hot Mix Box (Transporter)	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	\$29,600
Holder Sidewalk Plow and Attachments	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$225,000
Van Eyl Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$8,200



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
FL-219 F450 4 X 4 (including aluminum dump box, plow and sander)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$132,000
US Cargo VTS Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Fuel Card Lock System	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$37,000
1989 GMC Water Truck	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$150,000
Diesel Plat Packer	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$17,000
Portable Radar Signs	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$17,000
FL-412 Falcon Hot Box	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$63,000
<b>Total</b>	<b>24</b>	<b>27</b>	<b>28</b>	<b>30</b>	<b>30</b>	<b>33</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>41</b>	<b>41</b>	<b>43</b>	<b>43</b>	<b>44</b>	<b>44</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0019	0.0022	0.0023	0.0024	0.0024	0.0027	0.0028	0.0028	0.0029	0.0031	0.0031	0.0032	0.0031	0.0032	0.0031

15 Year Average	2008-2022
Quantity Standard	0.0027
Quality Standard	\$132,178
Service Standard	\$357

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$357
Eligible Amount	\$216,983



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Station - Rockwood Main St N	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	\$500	\$581
<b>Total</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>	<b>14,075</b>		

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	1.1316	1.1321	1.1349	1.1369	1.1333	1.1310	1.1268	1.1140	1.0950	1.0691	1.0591	1.0550	1.0278	1.0123	1.0069

15 Year Average	2008-2022
Quantity Standard	1.0911
Quality Standard	\$581
Service Standard	\$634

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$634
Eligible Amount	\$385,411



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Pumpers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Pumper/Rescue	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,150,000
Tankers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$647,700
Equipment Van (Staff & Equipment Mover)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$65,000
Portable Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Boat	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$80,000
Pick Up Truck (Modified)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$326,400
Tanker/Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Off Road Utility Vehicle - JD ATV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Pick Up Truck (Command Vehicle)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$90,000
Pick Up Truck (Crew)	-	-	-	-	-	-	1	1	1	2	2	2	2	2	2	\$100,000
Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$9,200
Aerial Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,320,000
<b>Total</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007	0.0008	0.0008	0.0007	0.0007	0.0007	0.0008

15 Year Average	2008-2022
Quantity Standard	0.0007
Quality Standard	\$428,171
Service Standard	\$300

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$300
Eligible Amount	\$182,230



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Bunker Gear	30	30	30	30	33	34	36	43	41	40	40	44	43	40	39	\$8,200
Washer/Dryer for Gear	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$34,600
Gear Storage System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Generator - Fire Hall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
Extraction Equipment	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$82,000
Thermal Imaging Equipment	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	\$16,400
Stadium Lighting	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$27,000
SCBAs	16	16	16	16	16	16	16	16	16	16	16	16	16	16	21	\$14,000
Hazard House Simulator Training Equipment	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$21,000
<b>Total</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>59</b>	<b>60</b>	<b>62</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>73</b>	<b>72</b>	<b>69</b>	<b>73</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0045	0.0045	0.0045	0.0045	0.0048	0.0048	0.0050	0.0055	0.0054	0.0052	0.0052	0.0055	0.0053	0.0050	0.0052

15 Year Average	2008-2022
Quantity Standard	0.0050
Quality Standard	\$17,336
Service Standard	\$87

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$87
Eligible Amount	\$52,701



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Memorial Park	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	12.27	\$100,000
Lloyd Dyer	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	7.90	\$100,000
Rockmosa Park	9.96	9.96	9.96	9.96	9.96	34.10	34.10	34.10	34.10	34.10	34.10	34.10	34.10	34.10	34.10	\$100,000
David Masson Park (Landrex)	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	\$100,000
James Lynch Park (Everton)	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	\$100,000
Marden Park	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	59.04	\$100,000
Valentino Park	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	4.90	\$100,000
Cross Creek	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$100,000
Max Storey	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	3.91	\$100,000
Sarah Ranson Woodlot and Trails	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	6.42	\$100,000
John Jolliffe Park	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	5.44	\$100,000
Ramsey Park	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$100,000
Shadow Beech	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$100,000
Promenade Park	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	\$100,000
The Ridge	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	7.19	\$100,000



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Samuel Ryckman Park	-	-	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$100,000
Parkette #3 Hampson	-	-	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	\$100,000
Harris Park (Nobleridge)	-	-	-	-	-	-	-	-	-	4.14	4.14	4.14	4.14	4.14	4.14	\$13,600
Mill Run Woodlot	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	4.32	\$13,600
Ushers Creek	-	-	-	-	-	-	-	-	1.76	1.76	1.76	1.76	1.76	1.76	1.76	\$100,000
Old Maple Blvd	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$100,000
Osburn Park Hazard Land	-	-	-	-	-	-	9.80	9.80	9.80	9.80	9.80	9.80	9.80	9.80	9.80	\$13,600
Cross Creek Blvd Block 74	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52	\$13,600
<b>Total</b>	<b>138.70</b>	<b>138.70</b>	<b>139.87</b>	<b>139.87</b>	<b>139.87</b>	<b>164.01</b>	<b>173.81</b>	<b>173.81</b>	<b>175.57</b>	<b>179.71</b>	<b>179.71</b>	<b>179.71</b>	<b>179.71</b>	<b>179.71</b>	<b>179.71</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0112	0.0112	0.0113	0.0113	0.0113	0.0132	0.0139	0.0138	0.0137	0.0137	0.0135	0.0135	0.0131	0.0129	0.0129

15 Year Average	2008-2022
Quantity Standard	0.0127
Quality Standard	\$93,439
Service Standard	\$1,187

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$1,187
Eligible Amount	\$721,501



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Memorial Park Eden Mills</b>																
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$400,000
Food Booth and Equipment Shed	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$50,200
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,000
Play Ground Equipment - Sr.	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$18,000
Soccer Pitch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
Soccer storage shed	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$6,500
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Pre-cast building	-	-	-	-	1	1	1	2	2	2	2	2	2	2	2	\$21,000
Community Edible Forest Garden	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$13,600
Lighted Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
<b>Lloyd Dyer</b>																
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Multi-use Pad/Outdoor Rink - Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Playground Equipment - Jr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,800
Storage and Washrooms 875sq.ft.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$612,500
Equipment Storage Shed	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$3,000
Batting Cage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000
Pitchers warm up area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,100
Fenced storage compound 12ft (lin ft)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Bleachers	4	4	4	4	2	2	2	2	2	2	2	2	2	2	2	\$20,000
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,600
Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$15,000





**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Rockmosa</b>																
Triple Tennis Court asphalt	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Flag Pole	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,600
Club House 700sq/ft	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$490,000
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Soccer Pitch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$163,200
Mini Field	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	\$162,000
Irrigated 7v7 sports pitch	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$100,000
Irrigated 9v9 sports pitch	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$108,000
Irrigated 11v11 sports pitch	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$216,000
Playground Equipment - Jr.	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$36,000
Food Booth/Washrooms 24'x60'	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,008,000
Outdoor Shelter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$122,400
Play Structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$163,600
Basketball Court	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$18,400
Batting Cage	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$24,000
Bleachers	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$20,000
Splash Pad	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$341,000
Skate Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$477,000
Toboggan Hill	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$205,000
Outdoor Ping Pong Table	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$15,000
Rockmosa Enabling Garden	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$180,000
2.4 acre dog park	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Precast Irrigation Building	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$20,000
Shuffle Board Court	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$55,000
Outdoor Ice Rink	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$15,000
<b>David Masson (Landrex)</b>																
Play Structure - Sr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,300
Play Ground Equipment	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$7,200
Park furnishings*	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,600
Outdoor Rink	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$15,300



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>James Lynch (Everton)</b>																
Play Structure - Sr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,300
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,200
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$20,500
<b>Marden</b>																
Outdoor Shelters (lg)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$163,600
Outdoor Shelters (sm)	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	\$136,400
Camp Store	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$94,600
Storage Shed (lg) Pigeon Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$94,600
Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,300
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Ball Diamond	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$178,900
Lighted/irrigated Sports Field	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$685,600
Enabling garden	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Fenced storage compound (10 lin ft)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Park furnishings*	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,300
Gatehouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,900
11 v 11 Soccer Pitch	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$163,600
7 v 7 soccer pitch	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$61,400
Volley Ball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,900
Potable water drilled wells	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$81,800
40' seacan storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
20' seacan storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000
<b>Valentino</b>																
Play Structure - Sr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,300
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$7,400
Pre-cast building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,500
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,700
Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Community garden and orchard	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$27,300
Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Cross Creek</b>																
Play Structure & Equipment - Sr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,300
Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Sports Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Pre-cast building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,500
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,800
Outdoor Shelter	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$45,000



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Max Storey</b>																
Play Structure - Jr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,400
Play Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Tot swing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,200
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Sarah Ranson</b>																
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
<b>John Jolliffe Park</b>																
Play Structure - Sr.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,300
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,500
<b>Indian Trail</b>																
Park furnishings*	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$7,600
<b>Ramsay Park</b>																
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Osburn Park</b>																
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Samuel Ryckman Park</b>																
Park furnishings*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
<b>Total</b>	<b>87</b>	<b>89</b>	<b>90</b>	<b>91</b>	<b>88</b>	<b>90</b>	<b>89</b>	<b>91</b>	<b>92</b>	<b>92</b>	<b>91</b>	<b>90</b>	<b>94</b>	<b>97</b>	<b>97</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0070	0.0072	0.0073	0.0074	0.0071	0.0072	0.0071	0.0072	0.0072	0.0070	0.0068	0.0067	0.0069	0.0070	0.0069

15 Year Average	2008-2022
Quantity Standard	0.0071
Quality Standard	\$125,863
Service Standard	\$894

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$894
Eligible Amount	\$543,327



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/ Linear Metre)
<b>Limestone Trails</b>																
Hwy 7/Seaton SWM Pond Trails	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	\$100
Max Storey SWM Pond Trail	476	476	476	476	476	476	476	476	476	476	476	476	476	476	476	\$100
The Ridge Trail	-	-	-	-	-	-	-	317	317	317	317	317	317	317	317	\$100
Cross Creek Limestone Screenings	389	389	389	389	389	389	389	389	389	389	389	389	389	389	389	\$100
Sarah Ranson Park	490	490	490	490	490	490	490	490	490	490	490	490	490	490	490	\$100
<b>Asphalt Trails</b>																
John Jolliffe Asphalt Trail	335	335	335	335	335	335	335	716	716	716	716	716	716	716	716	\$100
Usher Creek Asphalt Trail	-	-	-	-	-	-	-	-	160	160	160	160	160	160	160	\$100
Rockmosa Asphalt Trail - Lit	-	-	-	-	-	-	-	-	-	320	320	1,723	1,723	1,723	1,723	\$230
Osburn Park Asphalt Trail	-	-	-	-	-	-	66	66	66	66	66	66	66	66	66	\$100
Ramsey Park Asphalt Trail	148	148	148	148	148	148	148	148	148	148	148	148	148	148	148	\$100
Spring Street Stairs	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$95,500
Drenters Court Stairs	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$61,400
<b>Lloyd Dyer</b>																
6m 80mm Asphalt Roadway	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	\$300
<b>Indian Trail</b>																
Graded native material	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$10
<b>Total</b>	<b>2,205</b>	<b>2,205</b>	<b>3,205</b>	<b>3,205</b>	<b>3,205</b>	<b>3,205</b>	<b>3,272</b>	<b>3,971</b>	<b>4,131</b>	<b>4,451</b>	<b>4,451</b>	<b>5,854</b>	<b>5,854</b>	<b>5,854</b>	<b>5,854</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.1773	0.1774	0.2585	0.2589	0.2581	0.2576	0.2619	0.3143	0.3214	0.3381	0.3349	0.4388	0.4275	0.4210	0.4188

15 Year Average	2008-2022
Quantity Standard	0.3110
Quality Standard	\$128
Service Standard	\$40

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$40
Eligible Amount	\$24,132



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Eden Mills Comm. & Senior Centre	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	2,638	\$800	\$886
Rockmosa Community Centre	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	\$800	\$886
Older Adult Centre	918	918	918	918	918	918	918	918	918	918	918	918	918	918	918	\$800	\$886
Other Facilities (storage, P.A. booths)	496	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$800	\$886
Marden Community Centre	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	\$800	\$886
Rockwood Town Hall	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$800	\$886
Rockwood (Lloyd Dyer) Drill Hall	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$800	\$886
Royal Distributing Athletic Performance Centre (RDAPC)	-	-	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	\$800	\$886
Pump House Building	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	1,145	\$500	\$555
Maintenance Workshop	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$500	\$555
<b>Total</b>	<b>27,001</b>	<b>26,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>	<b>82,505</b>		

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	2.1708	2.1318	6.6526	6.6644	6.6429	6.6296	6.6052	6.5299	6.4186	6.2670	6.2085	6.1843	6.0249	5.9339	5.9025

15 Year Average	2008-2022
Quantity Standard	5.7978
Quality Standard	\$870
Service Standard	\$5,046

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$5,046
Eligible Amount	\$3,067,901



**Township of Guelph/Eramosa  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Kubota B1750	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	\$58,800
Kubota F2560E	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$45,700
John Deere 955	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	\$45,700
John Deere 855	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	\$52,200
John Deere 4320	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$65,300
Toro 4000D Groundskeeper	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	\$109,100
Grass Hopper Mid-deck mower	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	-	\$22,900
2 WD Cab and Chassis #100	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$105,100
2006 Dodge 1500 Pickup	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$60,000
2007 Dodge 2500 Pick-up	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	\$80,000
2002 Astro Van	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	\$29,500
Van eyl Landscape Trailer	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	-	\$10,100
Straight Line Trailer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	\$19,000
Full Size Rental Pick-up	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$81,700
Jacobson Wide area mower	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$109,100
Kubota 3680	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$36,500
JDJ Trailer	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$10,600
Kubota 3680	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	\$36,500
Chevrolet express panel van	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$61,000
Electric utility Vehicle	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$18,300
2017 Dodge Grand Caravan	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	\$53,000
2015 Kubota Compact Tractor	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$51,800
2015 Miska Flatbed Trailer	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$13,600
2016 Ford 350 Plow and Sander	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$105,000
2014 Ford 450 plow and Sander	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$115,000
2018 Toro 4000D Wide Area Mower	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	\$124,800
2019 Toro 4010D Wide Area Mower	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	\$124,800
2021 Kubota Front Deck	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	\$32,000
2018 Ford F-350	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	\$54,700
2022 Ford E-Transit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0	\$84,000
2020 Ford F-150	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	\$49,000
<b>Total</b>	<b>13.30</b>	<b>14.30</b>	<b>12.30</b>	<b>13.30</b>	<b>13.30</b>	<b>13.30</b>	<b>14.30</b>	<b>15.30</b>	<b>14.30</b>	<b>14.30</b>	<b>15.30</b>	<b>15.30</b>	<b>16.30</b>	<b>16.30</b>	<b>17.30</b>	

Population	12,438	12,433	12,402	12,380	12,420	12,445	12,491	12,635	12,854	13,165	13,289	13,341	13,694	13,904	13,978
Per Capita Standard	0.0011	0.0012	0.0010	0.0011	0.0011	0.0011	0.0011	0.0012	0.0011	0.0011	0.0012	0.0011	0.0012	0.0012	0.0012

15 Year Average	2008-2022
Quantity Standard	0.0011
Quality Standard	\$62,300
Service Standard	\$69

D.C. Amount (before deductions)	Buildout
Forecast Population	608
\$ per Capita	\$69
Eligible Amount	\$41,666



# Appendix C

## Long-Term Capital and Operating Cost Examination



# Appendix C: Long-Term Capital and Operating Cost Examination

## **Township of Guelph/Eramosa Annual Capital and Operating Cost Impact**

As a requirement of the *Development Charges Act, 1997*, as amended, 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 development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2021 Financial Information Return (F.I.R.).

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. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:





Table C-1  
Township of Guelph/Eramosa  
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-2  
Township of Guelph/Eramosa  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Wastewater Services</b>				
1.1 Wastewater Services	2,040,974	954	36,216	37,170
<b>2. Water Services</b>				
2.1 Distribution systems	1,198,932	28,491	11,267	39,758
<b>3. Services Related to a Highway</b>				
3.1 Roads and Related	-	-	-	-
3.2 Public Works Facilities and Fleet	487,653	55,509	75,072	130,581
<b>4. Fire Protection Services</b>				
4.1 Fire facilities, vehicles & equipment	616,794	115,809	51,619	167,428
<b>5. Parks and Recreation Services</b>				
5.1 Park development, amenities, trails, vehicles, equipment and recreation facilities	4,238,240	177,350	24,571	201,921
<b>Total</b>	<b>8,582,593</b>	<b>378,113</b>	<b>198,746</b>	<b>576,859</b>



# Appendix D

## D.C. Reserve Fund Policy



# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

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

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

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

- opening balance;
- closing balance;



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

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
  - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
  - if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

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

## **D.2 D.C. Reserve Fund Application**

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5(1).”

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



Figure D-1  
Township of Guelph/Eramosa  
Annual Treasurer's Statement of Development Charge Reserve Funds

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

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

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



**Figure D-2a**  
**Township of Guelph/Eramosa**  
**Attachment 1**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**  
**Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions**

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions					
<b>Services Related to a Highway</b>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
<b>Sub-Total - Services Related to Highways</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Water Services</b>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
<b>Sub-Total - Water</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Wastewater Services</b>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
<b>Sub-Total - Wastewater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>





Figure D-2b  
 Township of Guelph/Eramosa  
 Attachment 1  
 Annual Treasurer's Statement of Development Charge Reserve Funds  
 Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
<b>Sub-Total - Services Related to a Highway</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Water Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
<b>Sub-Total - Water</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Wastewater Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
<b>Sub-Total - Wastewater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



Figure D-3  
Township of Guelph/Eramosa  
Attachment 2  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Statement of Credit Holder Transactions

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




# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

		<p align="center"><b>CORPORATE POLICY MANUAL</b></p> <p align="center"><b>Policy No: COR - 0405</b></p> <p align="center">Effective Date: May 7, 2018</p>
<i>SUBJECT</i>	<b>Local Service Policy</b>	
<i>Department/Category</i>	<b>Administration</b>	
<i>Related Documents</i>		

## Policy Statement

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

## Purpose

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

## Policy

### A. Services Related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation



employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

### **1) Local and Collector Roads (including land)**

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

### **2) Arterial Roads**

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



provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan.

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

### **3) Traffic Control Systems, Signals and Intersection Improvements**

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

### **4) Streetlights**

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



a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## **5) Transportation Related Pedestrian and Cycling Facilities**

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

## **6) Noise Abatement Measures**

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



## 7) Transit Lanes and Lay-bys

- a) Transit lanes and lay-bys located within municipal arterial and county road corridors: considered part of the complete street and included in D.C.'s
- b) Transit lanes and lay-bys located within non-arterial road corridors internal to development: considered part of the complete street and direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Transit lanes and lay-bys located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).

## B. Stormwater Management

- a) Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b) Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.'s.
- c) Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the
- d) D.C.A. (as a local service).
- e) Monitoring works: included in D.C.'s consistent with the D.C.A., s.5(1).
- f) Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- g) Note: for stormwater minimum pipe sizes, refer to Section D.





## **C. Parkland Development**

### **1. Recreational Trails**

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

### **2. Parkland**

- a) Parkland Development: direct developer responsibility to provide at base condition, as defined in the Municipal Design Standards for the Township of Guelph/Eramosa, as a local service provision.
- b) Program facilities, amenities, and furniture, within parkland: are included inD.C.'s.

### **3. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Roads, Open Space, etc.**

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



#### **4. Natural Heritage System (N.H.S.)**

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

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

- a) Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b) Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
- c) All works to be in conformance with the Municipality's "Restoration
- d) Framework" for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports related to the Secondary Plan that development occurs in.

#### **5. Infrastructure Assets Constructed by Developers**

- a) All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Engineering and Parks Standards Manual as revised
- b) All infrastructure assets shall be conveyed in accordance with the Municipality's Engineering and Parks Standards Manual as revised
- c) Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Park Development Methods Policy.

#### **D. Underground Services (Stormwater, Water and Sanitary Sewers)**

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



1. The costs of the following items shall be direct developer responsibilities as a local service:
  - a) providing all underground services internal to the development, including storm, water and sanitary services;
  - b) providing service connections from existing underground services to the development;
  - c) providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the municipality;
  - d) providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing;
  - e) water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments;
  - f) Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas to be included within the DC; and
  - g) Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the DC.
2. The costs of the following items shall be paid through development charges:
  - a) external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services; and water, reservoir and/or sanitary pumping stations not required for the individual development

Adopted by Council on: (07/05/2018)



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require 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:

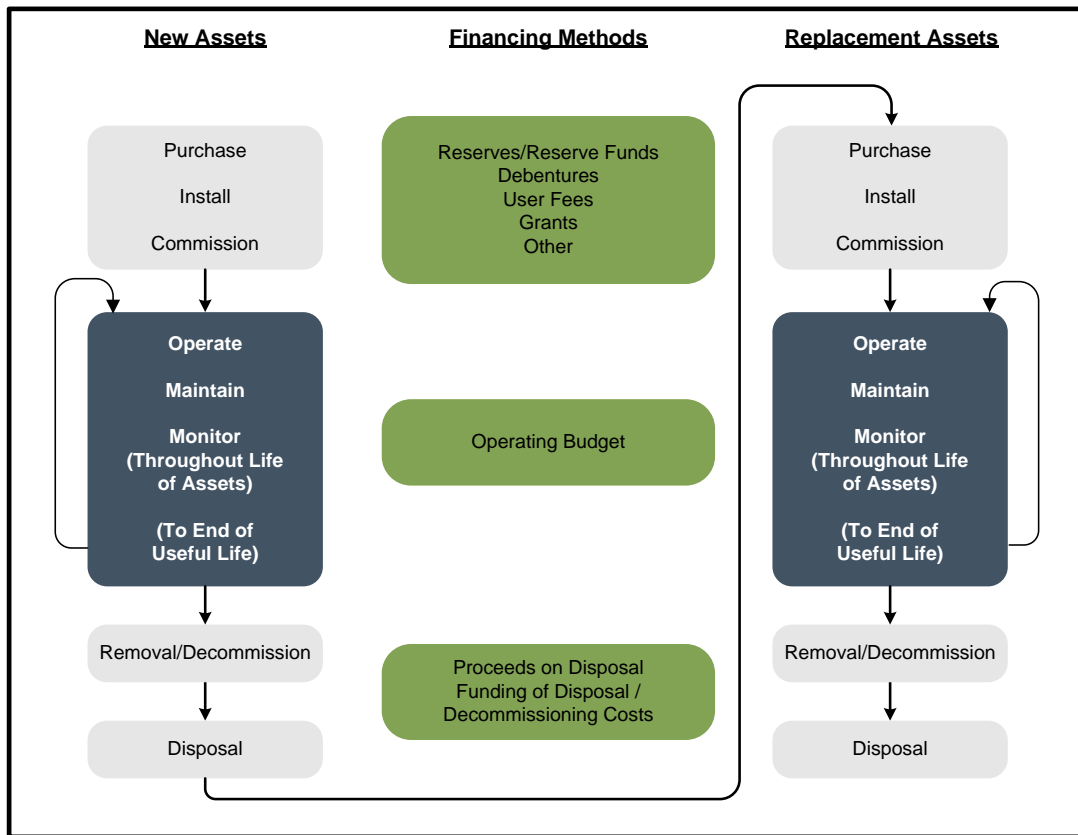
“The asset management plan shall,

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

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

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.

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an 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.

Commensurate with the above, the Township prepared an A.M.P. in 2022 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$0.58 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$0.47 million. This amount, totalled with the existing operating revenues of approximately \$15.15 million, provide annual revenues of approximately \$15.62 million by the end of the period.



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

Township of Guelph/Eramosa  
Asset Management – Future Expenditures and Associated Revenues  
2023\$

	Buildout (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	-
Annual Debt Payment on Post Period Capital <sup>2</sup>	2,207
<b>Lifecycle:</b>	
Annual Lifecycle - Municipal-wide Services	378,113
Incremental Operating Costs (for D.C. Services)	198,746
<b>Total Expenditures</b>	<b>\$579,067</b>
Total Existing Revenue <sup>3</sup>	15,149,508
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	472,980
<b>Total Revenues</b>	<b>\$15,622,488</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR





# Appendix G

## Proposed D.C. By-law



# Appendix G: Proposed D.C. By-law

## The Corporation of the Township of Guelph/Eramosa By-Law Number \_\_\_/2023

### **A By-law for the imposition of development charges and to repeal By-law 38/2018, as amended by By-law 3/2020.**

**WHEREAS** the Development Charges Act, 1997 c. 27 (hereinafter called "the Act") provides that the council of a municipality may by by-law impose development charges against land for to pay for increased capital costs required because of increased need for services;

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

**AND WHEREAS** the Council of the Township of Guelph/Eramosa has given notice and held a public meeting on the 3rd day of April, 2023 in accordance with the Act and the regulations thereto;

### **NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF GUELPH/ERAMOSIA ENACTS AS FOLLOWS:**

#### **1.0 Definitions**

**1.1** In this by-law,

- 1) "Act" means the Development Charges Act, S.O. 1997, c. 27, as amended, or any successor thereto;
- 2) "Accessory use" means where used to describe a use, building, or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;
- 3) "Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- 4) "Ancillary residential building" means a residential building that would be accessory to a detached dwelling, semi-detached dwelling, or row dwelling;



- 5) "Apartment unit" means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;
- 6) "Attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;
- 7) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- 8) "Benefitting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- 9) "Board of education" means a board defined in subsection 1(1) of the Education Act, or any successor thereto;
- 10) "Building Code Act" means the Building Code Act, R.S.O. 1990, c.B.-13, as amended, or any successor thereto;
- 11) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board;
  - i. to acquire land or an interest in land, including a leasehold interest;
  - ii. to improve land;
  - iii. to acquire, lease, construct or improve buildings and structures;
  - iv. to acquire, construct or improve facilities including:
    - a. furniture and equipment other than computer equipment;
    - b. materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act; and
    - c. rolling stock with an estimated useful life of seven years or more, and;
  - v. interest on borrowing for those expenditures under clauses (i) to (iv) above that are growth-related;



- 12) "Commercial" means any non-residential development not defined under "institutional" or "industrial";
- 13) "Council" means the Council of the Township of Guelph/Eramosa;
- 14) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- 15) "Development charge" means a charge imposed pursuant to this By-law;
- 16) "Dwelling room" means either:
- a) each bedroom used, designed, or intended for use by one or more persons living together in a lodging home, dormitories; or
  - b) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed, or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities;
- 17) "Dwelling unit" means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- 18) "Existing industrial building" means a building or buildings existing on site in the Township of Guelph/Eramosa on January 1, 2023 or the first building constructed and occupied on a vacant site pursuant to site plan approval under Section 41 of the Planning Act, R.S.O. c.P.13 of the Planning Act subsequent to this by-law coming to effect for which full development charges were paid, and is being used for or in conjunction with:
- i. the production, compounding, processing, packaging, crating, bottling, packing, or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings;
  - ii. research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;



- iii. retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site; or
- iv. Office or administrative purposes, if they are,
  - a. carried out with respect to manufacturing or warehousing; and
  - b. In or attached to the building or structure used for such manufacturing or warehousing;

19) "Farm building" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

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

21) "Gross floor area" means the total floor area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling units or other portion of a building;

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

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

22) "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

- 23) "Institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious groups for promoting a public or non-profit purpose;
- 24) "Local board" has the same definition as defined in the Development Charges Act, S.O. 1997;
- 25) "Local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41,51 or 53 of the Planning Act R.S.O. 1990, as amended or any successor thereto;
- 26) "Mezzanine" means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- 27) "Mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 28) "Municipality" means The Corporation of the Township of Guelph/Eramosa;
- 29) "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, or any successor legislation;
- 30) "Non-profit organization" means:
- a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;



- b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- 31)"Non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- 32)"Other multiple" means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a special care/special dwelling unit, including;
- 33)"Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 34)"Place of Worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, as amended or any successor thereto;
- 35)"Redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;
- 36)"Regulation" means any regulation made pursuant to the Act;
- 37)"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;
- 38)"Residential use" means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- 39)"Semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- 40)"Services" (or "service") means those services set out in Schedule "A" to this By-law;



- 41) "Servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- 42) "Single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes;
- 43) "Special care/special dwelling" means a residence
- a) containing two or more dwelling rooms, which rooms have common entrance from street level;
  - b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
  - c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices;
- 44) "Township" means the Township of Guelph/Eramosa.

## **2.0 DESIGNATION OF SERVICES**

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

- a) Services Related to a Highway;
- b) Fire Protection Services;
- c) Parks and Recreation Services;
- d) Water Services;
- e) Wastewater Services.

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

## **3.0 APPLICATION OF BY-LAW RULES**

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

- a) the lands are located in the area described in Subsection 3.2; and





- b) the development of the lands requires any of the approvals set out in Subsection 3.4 (a).

### **Area to Which By-law Applies**

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

- 3.2.1 With respect to water and wastewater services, this by-law applies to development and redevelopment where the service is available.

3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) the Township of Guelph/Eramosa or a "local board" thereof;
- b) a "board of education" as defined in Section 1(1) of the Education Act, R.S.O. 1990;
- c) the County of Wellington or a "local board" thereof;
- d) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education 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.

### **Approvals for Development**

3.4 a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,

- (i) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the Planning Act, R.S.O. 1990;
- (ii) the approval of a minor variance under Section 45 of the Planning Act, R.S.O. 1990;
- (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act, R.S.O. 1990, applies;
- (iv) the approval of a plan of subdivision under Section 51 of the Planning Act;
- (v) a consent under Section 53 of the Planning Act;



(vi) the approval of a description under Section 50 of the Condominium Act, R.S.O. 1990; or

(vii) the issuing of a permit under the Building Code Act S. 0. 1990, in relation to a building or structure.

b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.

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

### **Exemptions**

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

- a) an enlargement to an existing dwelling unit;
- b) the creation of additional 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 dwelling units or prescribed ancillary structure to the existing residential building;

3.6 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:

- a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban



residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.7 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:

- a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit
- b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units
- c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units

### 3.8 **Exemption for Industrial Development:**

3.8.1 Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this subsection. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increase by greater than fifty percent of the gross floor area of the existing industrial building.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:



- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.8.3 For the purpose of section 3.8 herein, “existing industrial building” is used as defined in section 1 herein.

### 3.9 **Other Exemptions/Reductions**

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

- lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act, R.S.O. 1990;
- the development of non-residential farm buildings constructed for bona fide farming uses;
- non-profit housing development; or
- Affordable housing units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).

#### 3.9.1 **Discounts for Rental Housing (for profit)**

The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:

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

#### 3.9.2 **Other Exemptions (upon proclamation)**

Once proclamation is received by the Lieutenant Governor, the following shall be exempt from development charges:

- Affordable residential units; or
- Attainable residential units.



## **Amount of Charges**

### **Residential**

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

### **Non-Residential Uses**

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

### **Mandatory Phase-in**

3.13 The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5 of this by-law):

- a) Year 1 - 80 per cent;
- b) Year 2 – 85 per cent;
- c) Year 3 – 90 per cent;
- d) Year 4 – 95 per cent;
- e) Year 5 through 10 – 100 per cent.

### **Reduction of Development Charges Where Redevelopment**

3.14 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:



- a) In the case of a residential building or structure, or in the case of a mixed- use building or structure, the residential uses in the mixed- use building or structure, an amount calculated by multiplying the applicable development charge under Subsection 3.11 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b) In the case of a non-residential building or structure or, in the case of mixed- use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

### **Time of Payment of Development Charges**

- 3.15 Development charges imposed under this section are payable upon issuance of the first building permit with respect to each dwelling unit, building or structure.
- 3.16 Notwithstanding subsection 3.15 development charges for rental housing and institutional developments are due and payable in 6 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with section 26.3 of the Act.
- 3.17 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.11 and 3.12 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with section 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest in accordance with section 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.
- 3.18 Despite sections 3.15 to 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.



#### **4.0 PAYMENT BY SERVICES**

4.1 Despite the payments required under Subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

#### **5.0 INDEXING**

5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2024 and each January 1 annually thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

#### **6.0 SCHEDULES**

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

Schedule "A" - Components of Services Designated in Subsection 2.1

Schedule "B" - Residential and Non-Residential Development Charges Township-wide

#### **7.0 DATE BY-LAW IN FORCE**

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

#### **8.0 DATE BY-LAW EXPIRES**

8.1 This by-law will expire as of 10 years from the date of passage, unless it is repealed at an earlier date.

#### **9.0 REPEAL**

9.1 Upon the coming into force of this by-law, By-law 38/2018 and Amending By-law 3/2020 are hereby repealed.

**READ A FIRST AND SECOND TIME THIS 8<sup>th</sup> DAY OF May, 2023.  
READ A THIRD TIME AND FINALLY PASSED THIS 8<sup>th</sup> DAY OF May, 2023.  
THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSIA**

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Chris White, Mayor

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Amanda Knight, Clerk



## **SCHEDULE "A"**

### **TO BY-LAW NO. 38/2018**

#### **DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

##### Services Related to a Highway

- Roads

- Facilities

- Vehicles and Equipment

##### Fire Protection Services

- Fire Stations

- Fire Vehicles

- Small Equipment and Gear

##### Parks and Recreation Services

- Parkland Development

- Parks Amenities

- Park Trails

- Park Vehicles

- Recreation Facilities

##### Water Services

##### Wastewater Services





**SCHEDULE "B"**  
**TO BY-LAW \_\_/2023**  
**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township Wide Services/Class of Service:</b>						
Services Related to a Highway	886	593	521	334	313	0.26
Fire Protection Services	1,194	800	702	450	422	0.36
Parks and Recreation Services	14,706	9,848	8,643	5,548	5,198	0.26
<b>Total Township Wide Services/Class of Services</b>	<b>16,786</b>	<b>11,241</b>	<b>9,866</b>	<b>6,332</b>	<b>5,933</b>	<b>0.88</b>
<b>Urban Services</b>						
Wastewater Services	10,875	7,283	6,392	4,103	3,844	8.06
Water Services	6,388	4,278	3,754	2,410	2,258	4.73
<b>Total Urban Services</b>	<b>17,263</b>	<b>11,561</b>	<b>10,146</b>	<b>6,513</b>	<b>6,102</b>	<b>12.79</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>16,786</b>	<b>11,241</b>	<b>9,866</b>	<b>6,332</b>	<b>5,933</b>	<b>0.88</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>34,049</b>	<b>22,802</b>	<b>20,012</b>	<b>12,845</b>	<b>12,035</b>	<b>13.67</b>