



Development Charges Background Study

Township of Severn

June 28, 2019

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

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015.....	1-3
1.3.1 Area Rating	1-3
1.3.2 Asset Management Plan for New Infrastructure.....	1-3
1.3.3 60-Day Circulation of D.C. Background Study	1-4
1.3.4 Timing of Collection of D.C.s.....	1-4
1.3.5 Other Changes.....	1-4
1.4 Proposed Changes to the D.C.A.: Bill 108 – An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters.....	1-4
2. Current Township of Severn Policy	2-1
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
3. Anticipated Development in the Township of Severn	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
Summary of Growth Forecast.....	3-2
4. The Approach to the Calculation of the Charge	4-1



Table of Contents (Cont'd)

	Page
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	Existing Reserve Funds 4-8
4.8	Deductions 4-9
4.8.1	Reduction Required by Level of Service Ceiling 4-9
4.8.2	Reduction for Uncommitted Excess Capacity 4-10
4.8.3	Reduction for Benefit to Existing Development 4-10
4.8.4	Reduction for Anticipated Grants, Subsidies and Other Contributions 4-12
4.8.5	The 10% Reduction 4-12
4.9	Municipal-wide vs. Area Rating 4-12
4.10	Allocation of Development 4-12
4.11	Asset Management 4-13
4.12	Transit 4-13
5.	D.C.-Eligible Cost Analysis by Service 5-2
5.1	Introduction 5-2
5.2	Service Levels and 10-Year Capital Costs for D.C. Calculation 5-2
5.2.1	Outdoor Recreation Services 5-3
5.2.2	Indoor Recreation Facilities 5-5
5.2.3	Library Services 5-7
5.2.4	Administration Studies 5-9
5.3	Service Levels and 13-Year Capital Costs for Severn's D.C. Calculation 5-12
5.3.1	Services Related to a Highway 5-12
5.3.2	Fire Protection Services 5-15
5.4	Service Levels and Build out Capital Costs for Severn's D.C. Calculation 5-18
5.4.1	Septage and Hauled Treatment 5-18
5.5	Service Levels and Urban Build Out Area-Specific Capital Costs for Severn's D.C. Calculation 5-21
5.5.1	Water Treatment, Storage and Distribution 5-21
5.5.2	Wastewater Services 5-25
6.	D.C. Calculation 6-1
7.	D.C. Policy Recommendations and D.C. By-law Rules 7-1
7.1	Introduction 7-1



Table of Contents (Cont'd)

	Page
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).....	7-4
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 Indexing	7-5
7.3.8 The Applicable Areas.....	7-5
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	7-6
7.4.4 Area Rating	7-6
7.5 Other Recommendations	7-8
8. By-law Implementation	8-1
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
8.3.7 Front-Ending Agreements.....	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast.....	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1



Table of Contents (Cont'd)

	Page
Appendix D D.C. Reserve Fund Policy	D-1
Appendix E Local Service Policy	E-1
Appendix F Asset Management Plan.....	F-1
Appendix G Proposed D.C. By-law	G-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
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
E.A.	Environmental Assessment
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
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 Severn required by the Development Charges Act, 1997 (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – 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;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historical service calculation;
 - 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. charge.
3. A number of changes to the D.C. process need to be addressed as a result of the Smart Growth for our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
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 10-year (2019 to 2028), 13-year (2019 to 2031) and for the area specific charges, build-out (2019 to buildout) periods.

Measure	10 Year	13 Year	Urban Westshore	Urban Coldwater	Urban Severn Estates	Rural Area
	2019-2028	2019-2031	2019-Buildout	2019-Buildout	2019-Buildout	2019-Buildout
(Net) Population Increase	2,172	2,612	3,556	337	10	1,495
Residential Unit Increase	960	1,140	293	155	4	496
Non-Residential Gross Floor Area Increase (sq.ft.)	215,100	239,600	374,700	59,700	-	79,500

Source: Watson & Associates Economists Ltd. Forecast 2019

5. On June 5, 2014, the Township of Severn passed By-law 2014-51 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law will expire on September 1, 2019. 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 set for August 14, 2019 with adoption of the by-law on August 28, 2019.

6. The Township's D.C.s currently in effect are \$7,345 for single detached dwelling units for full services (excluding area-specific charges). Non-residential charges are \$4.02 per square foot for full services (excluding area-specific charges). This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services. The corresponding single detached unit charge is \$6,873. The non-residential charge is \$3.45 per square foot of building area. These rates are submitted to Council for its consideration.
7. The Township's area-specific D.C.s currently in effect in Westshore are \$11,694 for single detached dwelling units and \$3.67 per square foot for non-residential development. For Coldwater, the area specific D.C.s, currently in effect for single detached dwellings units is \$5,488 and is \$3.37 per square foot for non-residential development. The area-specific D.C.s currently in effect for Severn Estates are \$14,039 for single detached dwelling units. There are no non-residential D.C.s in effect in Severn Estates. For areas not receiving wastewater services, the area-specific D.C.s for Septage & Hauled Treatment is currently \$97 for single detached dwelling units and \$0.04 per sq.ft. of non-residential development.

This study has undertaken updates to these area-specific charges and the resulting charges are, for Westshore, \$7,804 for single detached dwelling units and \$4.69 per square foot for non-residential development. For Coldwater, the updated area-specific charges are \$11,157 per single detached dwelling unit and \$5.81 per square foot for non-residential development. For Severn Estates, the updated area-specific charges are \$12,579 per single detached dwelling unit. The calculated D.C. for septage and hauled treatment for areas not receiving wastewater services is \$73 for single detached dwelling units and \$0.10 per sq.ft. for non-residential development.

8. 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 6-8. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$18,954,977
Less:	
Benefit to existing development	\$ 3,646,140
Post planning period benefit	\$ 5,542,100
Ineligible re: Level of Service	\$ 348,400
Mandatory 10% deduction for certain services	\$ 477,035
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 8,941,302

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, mandatory 10% deduction, and the grants, subsidies and other contributions), \$10.01 million (or an annual amount of \$2 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$5.54 million, 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 \$18.95 million over the next five years, of which \$8.94 million (47%) is recoverable from D.C.s. Of this net amount, \$8.13 million is recoverable from residential development and \$0.81 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following area-specific services are calculated based on an urban build-out forecast for the Westshore area:

- Wastewater Services; and
- Water Services.

The following service is calculated based on an urban build-out forecast for the Coldwater area:

- Wastewater Services.



The following service is calculated based on an urban build-out forecast for the Severn Estates Area:

- Water Services.

The Following service is calculated based on a build-out forecast for areas not receiving wastewater services:

- Septage and Hauled Treatment Facilities.

The following services are calculated based on a 13-year forecast:

- Services Related to a Highway; and
- Fire Protection Services.

All other services are calculated based on a 10-year forecast. These include:

- Outdoor Recreation Services;
- Indoor Recreation Services;
- Library Services;
- Administration Studies – Essential Services; and
- Administration Studies – Community Related 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-1
Schedule of Development Charges**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	2,540	1,643	1,133	2,267	1,032	1.71
Fire Protection Services	963	623	430	859	391	0.65
Outdoor Recreation Services	702	454	313	627	285	0.19
Indoor Recreation Services	2,087	1,350	931	1,863	848	0.56
Library Services	159	103	71	142	65	0.04
Administration - Studies - Essential Services	166	107	74	148	67	0.12
Administration - Studies - Community Based Services	256	166	114	228	104	0.18
Total Municipal Wide Services	6,873	4,446	3,066	6,134	2,792	3.45
Area Specific Services:						
Westshore:						
Wastewater Services	7,160	4,631	3,195	6,390	2,909	4.30
Water Services	644	417	287	575	262	0.39
Total Area Specific - Westshore	7,804	5,048	3,482	6,965	3,171	4.69
Area Specific Services:						
Coldwater:						
Wastewater Services	11,157	7,217	4,979	9,958	4,534	5.81
Total Area Specific - Coldwater	11,157	7,217	4,979	9,958	4,534	5.81
Area Specific Services:						
Severn Estates:						
Water Services	12,579	8,137	5,613	11,227	5,112	-
Total Area Specific - Severn Estates	12,579	8,137	5,613	11,227	5,112	-
Area Specific Services:						
Areas Not Receiving Wastewater Services						
Septage and Hauled Treatment	73	47	33	65	30	0.10
Total Area Specific - Areas Not Receiving Wastewater Services	73	47	33	65	30	0.10



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (section 10) and, accordingly, recommends new D.C.s and policies for the Township of Severn.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C.s (D.C.) study process throughout 2018 and 2019 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), Severn'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

The public meeting required under section 12 of the D.C.A., has been scheduled for August 14, 2019. 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 June 28, 2019.

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 Severn

1. Data collection, staff review, engineering work, D.C. calculations and policy work	September 2018 to May 2019
2. Public meeting advertisement placed in newspaper(s)	July 22, 2019
3. Background study and proposed by-law available to public	June 28, 2019
4. Public meeting of Council	August 14, 2019
5. Council considers adoption of background study and passage of by-law	August 28, 2019
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 73 – Smart Growth for our Communities Act, 2015

With the amendment of the D.C.A. (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's background study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1 *Area Rating*

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

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

1.3.2 *Asset Management Plan for New Infrastructure*

The new legislation now requires that a D.C. background study must include an Asset Management Plan (subsection 10 (2) (c.2)). The asset management plan 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 asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This



examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

1.3.3 60-Day Circulation of D.C. Background Study

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on June 28, 2019 to ensure the new requirements for release of the study is met.

1.3.4 Timing of Collection of D.C.s

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Township's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Township may enter into a delayed payment agreement in order to capture the full development.

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which Transit D.C. service standards are calculated, the inclusion of Waste Diversion and the ability for collection of additional levies; however, these sections do not impact the Township's D.C.

1.4 Proposed Changes to the D.C.A.: Bill 108 – An Act to Amend Various Statutes with Respect to Housing, Other Development and Various Other Matters

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the D.C.A. The Bill has been 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, however, a number of schedules in the Bill do not come into force until the date of proclamation. As of the date of this report, no scheduled timeline for proclamation has been provided. Draft regulations for this Bill are anticipated to be released over the next month and the Province will be considering feedback on the draft regulations before proclamation.

The Act proposes that any D.C. by-laws passed after May 2, 2019 will be affected by these proposed changes. Any by-laws which were passed prior to this date will remain in effect until it is either repealed or expires. A summary of the proposed changes to the D.C.A. is provided below:

Changes to Eligible Services – the Bill will remove “Soft Services” from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the *Planning Act*. Eligible services which will remain under the D.C.A. 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 as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be;
- Electrical power services;
- Policing services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1) of the D.C.A.;
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Ambulance services; and
- Other services as prescribed.

Waste Diversion – the Bill will remove the mandatory 10% deduction for this service.

Payment in Installments – the Bill proposes that Rental Housing and Commercial/Industrial/Institutional developments pay their development charges in six



equal annual payments commencing the earlier of the date of issuance of a building permit or occupancy. Non-Profit Housing will pay their development charges in 21 equal annual installments. If payments are not made, interest may be charged (at a prescribed rate) and may be added to the property and collected as taxes.

When D.C. Amount is Determined – the Bill proposes that the D.C. amount for all developments proceeding by Site Plan or requiring a zoning amendment, shall be determined based on the D.C. rates in effect on the day of the application for Site Plan or zoning amendment. If the development is not proceeding via these planning approvals then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

Soft Services to be Included in a new Community Benefit Charge under the Planning Act – it is proposed that a municipality may by by-law impose community benefits charges 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. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that:
 - identifies the facilities, services and matters that will be funded with community benefits charges
 - complies with any prescribed requirements;
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date;
- The valuation date is the day before building permit issuance;
- Valuations will be based on appraised value of land. Various requirements are set out in this regard;
- All money received by the municipality under a community benefits charge by-law shall be paid into a special account;
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year;
- Requirements for annual reporting shall be prescribed; and



- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



Chapter 2

Current Township of Severn Policy



2. Current Township of Severn Policy

2.1 Schedule of Charges

On June 5, 2014, the Township of Severn passed By-law 2014-51 under the D.C.A.

These by-laws impose D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at September 6, 2018.

Table 2-1
Township of Severn
Current D.C. Rates

Service	Residential			Other Multiples	Non-Residential per sq.ft.
	Single & Semi Detached	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms		
Municipal Wide Services					
Roads and Related	3,495	2,356	1,671	3,154	2.50
Other Transportation Services	330	223	158	297	0.23
Fire Protection Services	811	547	387	732	0.52
Outdoor Recreation Services	476	321	228	431	0.12
Indoor Recreation Services	1,848	1,246	885	1,667	0.48
Library Services	149	102	72	135	0.03
Administration	236	160	112	212	0.14
Total Municipal Wide Services	7,345	4,955	3,513	6,628	4.02
Area Specific Services:					
Westshore					
Wastewater Services	10,708	7,217	5,121	9,660	3.35
Water Services	986	665	471	888	0.32
Total Area Specific - Westshore	11,694	7,882	5,592	10,548	3.67
Coldwater					
Wastewater Services	5,488	3,698	2,625	4,950	3.37
Total Area Specific - Coldwater	5,488	3,698	2,625	4,950	3.37
Severn Estates					
Water Services	14,039	-	-	-	-
Total Area Specific - Severn Estates	14,039	-	-	-	-
Areas Not Receiving Wastewater Services					
Septage & Hauled Treatment	97	64	46	85	0.04
Total Area Specific - Areas Not Receiving Wastewater Services	97	64	46	85	0.04

2.2 Services Covered

The following services are covered under By-law 2014-51:

Municipal-Wide:

- Roads & Related (now Services Related to a Highway);
- Other Transportation Services;
- Fire Protection Services;
- Outdoor Recreation Services;
- Indoor Recreation Services;
- Library Services; and



- Administration.

Area Specific:

- Water Services;
- Wastewater Services; and
- Septage & Hauled Treatment.

2.3 Timing of D.C. Calculation and Payment

Development charges for fire, library, parks, recreation and administration are calculated, payable and collected upon issuance of a building permit for the development; the development charges for services related to a highway, other transportation services, water and wastewater are calculated, payable and collected at the time of Subdivision Agreement with respect to each dwelling unit, building or structure.

Council may, from time to time, 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.

2.4 Indexing

Rates shall be indexed on the anniversary date of the D.C. by-law by the percentage change recorded in the average annual Non-Residential Building Construction Price Index produced by Statistics Canada.

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 36 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. under subsections 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s under subsection 3.11 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 2014-51:

- 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*, and
- A non-residential farm building.



Chapter 3

Anticipated Development in the Township of Severn



3. Anticipated Development in the Township of Severn

3.1 Requirement of the Act

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 Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Severn will be required to provide services, over a 10-year (mid-2019 to mid-2029) longer term (mid-2019 to mid-2031) time horizon.

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

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

- The County of Simcoe Official Plan, adopted November 25, 2008 and proposed modifications January 22, 2013, as approved by the Ontario Municipal Board as of December 29, 2016 - File No. PL091167;
- The Township of Severn Official Plan, 2005 (approved by the Ontario Municipal Board June, 2010);
- Simcoe County Residential Land Budget, Simcoe County Planning Department in consultation with Hemson Consulting Ltd., 2016;
- Simcoe County Employment Land Budget, Hemson Consulting Ltd., June 2017;
- Historical residential and non-residential building permit data;
- Population, housing and employment data from 2006, 2011 and 2016 Statistics Canada Census; and



- Residential supply data (in the development process) as provided by the Township of Severn.

Summary of Growth Forecast

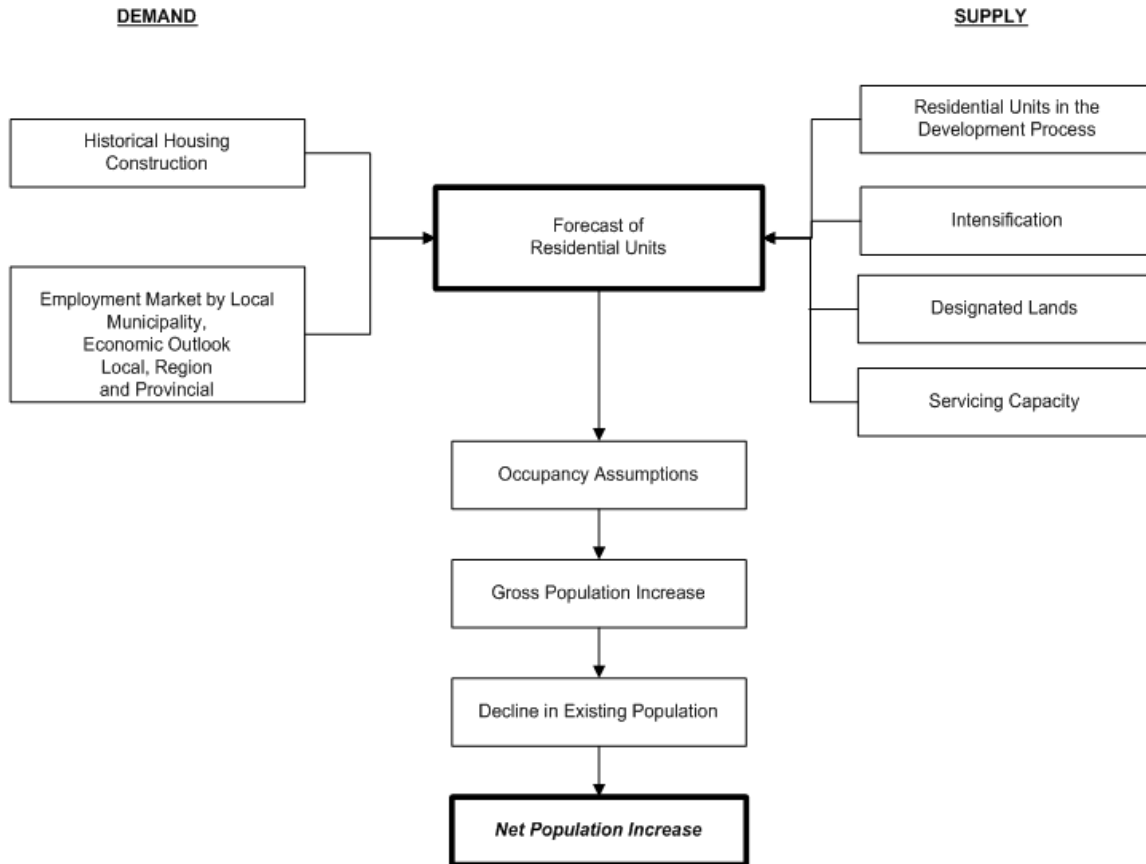
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the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

As identified in Table 3-1 and Appendix A, *Schedule 1*, the Township's permanent population is anticipated to reach approximately 16,100 by mid-2029 and 16,500 by mid-2031, resulting in an increase of 1,990 and 2,390 persons, respectively, over the 10-year and 12-year forecast periods.¹ The Township's seasonal population is forecast to increase to 6,750 persons in 2029, and 6,780 persons in 2031. The Township's total population (permanent and seasonal population) is forecast to reach 22,840 by 2029, and 23,280 by 2031.

¹ The population figures used in the calculation of the 2019 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%.



Figure 3-1
Household Formation-based Population and Household Projection Model





**Table 3-1
Township of Severn
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount) ¹	Excluding Census Undercount						Housing Units									Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)
		Permanent Population	Institutional Population	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Conversions ²	Multiples ²	Apartments ³	Other	Total Permanent Households Including Conversion	Seasonal Households	Total Households Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2006	12,390	12,030	45	11,985	6,850	18,880	4,355		60	165	50	4,630	1,871	6,501	41	2,598	2,904
	Mid 2011	12,750	12,377	92	12,285	6,490	18,867	4,459		75	180	174	4,888	1,773	6,661	84	2,532	2,832
	Mid 2016	13,890	13,477	92	13,385	6,505	19,982	4,915		130	200	190	5,435	1,778	7,213	84	2,480	2,770
Forecast	Mid 2019	14,540	14,108	96	14,012	6,562	20,670	5,199	30	132	200	190	5,751	1,793	7,544	87	2,466	2,740
	Mid 2029	16,590	16,097	110	15,987	6,745	22,842	6,091	90	200	200	190	6,771	1,843	8,614	100	2,409	2,680
	Mid 2031	17,000	16,500	111	16,389	6,782	23,282	6,257	100	214	200	190	6,961	1,853	8,814	101	2,405	2,672
	Buildout	19,489	18,915	131	23,020	7,000	25,915	7,124	160	395	200	190	8,069	1,913	9,982	118	2,392	2,638
Incremental	Mid 2001 - Mid 2006	917	895	45	11,985	1,510	2,405	430	0	15	20	-20	445	412	857	41		
	Mid 2006 - Mid 2011	360	347	47	300	-360	-13	104	0	15	15	124	258	-98	160	43		
	Mid 2011 - Mid 2016	1,140	1,100	0	1,100	15	1,115	456	0	55	20	16	547	5	552	0		
	Mid 2016 - Mid 2019	650	631	4	627	57	688	284	30	2	0	0	316	15	331	3		
	Mid 2019 - Mid 2029	2,050	1,989	14	1,975	183	2,172	892	60	68	0	0	1,020	50	1,070	13		
	Mid 2019 - Mid 2031	2,460	2,392	15	2,377	220	2,612	1,058	70	82	0	0	1,210	60	1,270	14		
Mid 2019 - Buildout	4,949	4,807	35	9,008	438	5,245	1,925	130	263	0	0	2,318	120	2,438	31			

Source: Watson & Associates Economists Ltd., 2019. Forecast is consistent with the Growth Plan for the Greater Golden Horseshoe, May 2019, Schedule 7.

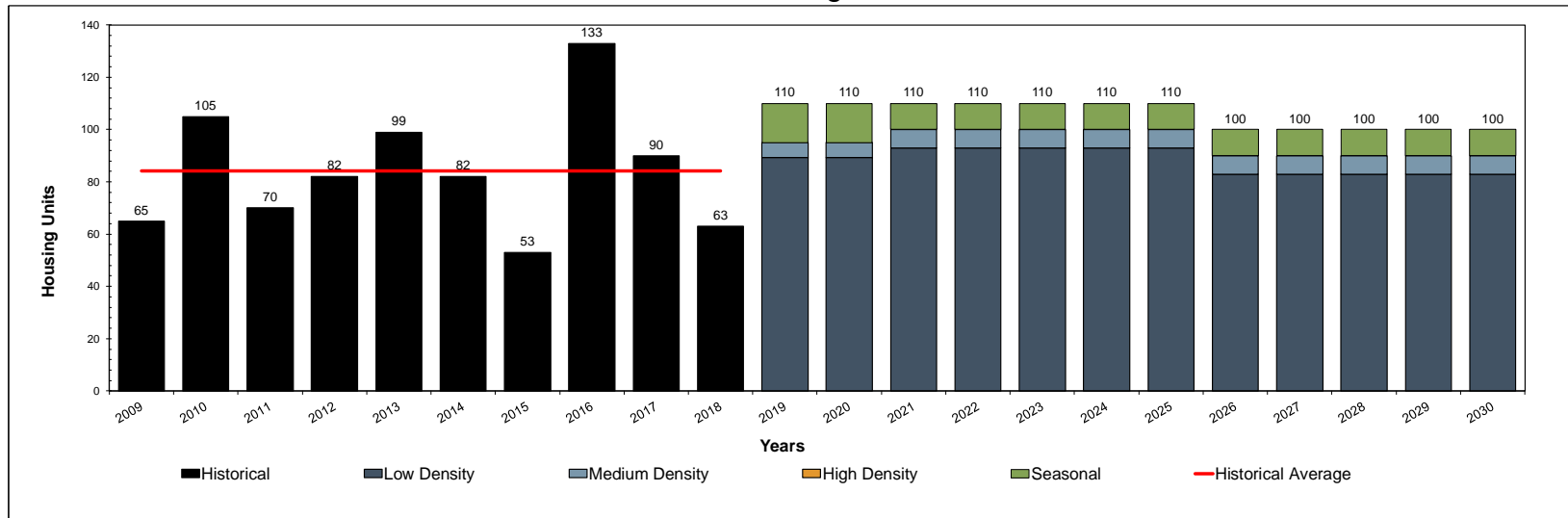
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of Severn
Annual Housing Forecast



Source: Historical housing activity from Township of Severn data, by Watson & Associates Economists Ltd., 2019.
1. Growth forecast represents calendar year.



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

1. Housing Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6).
- Based on the above indicators, the 2019 to 2031 household growth forecast is comprised of a unit mix of 93% low density (single detached, semi-detached and conversions), 7% medium density (multiples) and 0% high density (apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2 and 6)

- Schedule 2 summarizes the anticipated amount, type and location of development for the Township of Severn by urban settlement area and remaining rural area, while Schedule 6a through 6e summarizes the potential urban housing supply in the development approvals process as well as vacant designated lands.
- In accordance with forecast demand and available residential land supply, the percentage of forecast permanent housing growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Housing Growth, 2019 to 2031
Westshore	74%
Coldwater	8%
Remaining Urban Settlement Area	1%
Rural/Private Services	17%
<i>Township Total</i>	<i>100%</i>



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 certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

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

- The number of housing units to be constructed in the Township of Severn during the short- and long-term periods is presented on Figure 3-2. Over the 2019 to 2031 forecast period, the Township is anticipated to average approximately 106 new permanent and seasonal housing units per year.
- Institutional population¹ is anticipated to grow modestly by 15 persons between 2019 to 2031.
- 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.
- Schedules 8a and 8b summarize the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data. The total calculated P.P.U. for all density types has been downwardly adjusted to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.707
 - Medium density: 2.416
 - High density²: 1.594

¹ Institutional 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 these special care facilities.

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



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

- Existing households for mid-2019 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and 2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2019 to 2031 forecast period is approximately 880.

6. Employment (Appendix A, Schedules 10a, 10b, 10c, 11 and 12)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality 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 data¹ (place of work) for the Township of Severn is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 130 primary (4%);
 - 585 work at home employment (18%);
 - 560 industrial (17%);
 - 1,690 commercial/population related (51%); and
 - 315 institutional (10%).
- The 2016 employment by usual place of work, including work at home, is estimated at 3,280. An additional 873 employees have been identified for the Township in 2016 that have no fixed place of work

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset.



(N.F.P.O.W.).¹ The 2016 employment base, including N.F.P.O.W., totals approximately 4,150.

- Total employment, including work at home and N.F.P.O.W., for the Township of Severn is anticipated to reach approximately 4,630 by mid-2029 and 4,670 by mid-2031. This represents an employment increase of 360 for the 10-year forecast period and 400 for the 12-year forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of Severn (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,040 by mid-2029 and 3,070 by 2031. This represents an employment increase of 300 and 330 over the 10-year and 12-year forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.), Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and

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



- 675 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase approximately 215,100 sq.ft. over the 10-year forecast period and 239,600 sq.ft. over the 12-year forecast period¹.
- In terms of percentage growth, the 2019 to 2031 incremental G.F.A. forecast by sector is broken down as follows:
 1. industrial – 48%;
 2. commercial/population-related – 43%; and
 3. institutional – 9%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development for Township of Severn by area.
- In accordance with forecast demand and available land supply, the percentage of forecast total non-residential growth between 2019 and 2031 by development location is summarized below.

Development Location	Percentage of Non-Residential G.F.A., 2019 to 2031
Westshore	70%
Coldwater	12%
Remaining Urban Settlement Area	3%
Rural/Private Services	15%
<i>Township Total</i>	<i>100%</i>

¹ Forecast growth in institutional G.F.A. has been downwardly adjusted to account for institutional development associated with special care facilities.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are defined 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 which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

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

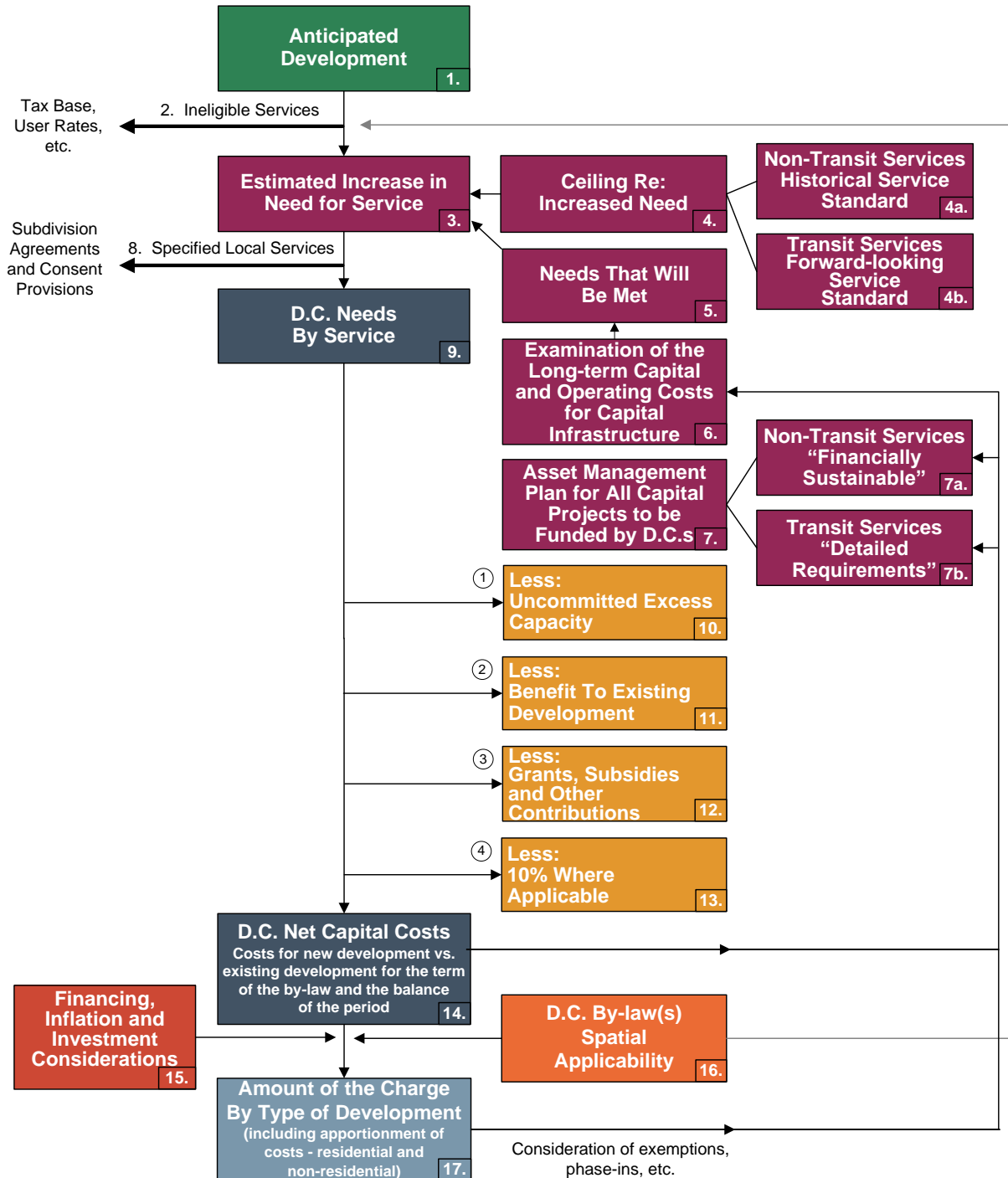




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	n/a	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport	90

¹with 7+ year life time

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



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation 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	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	Yes	7.2 Library vehicles ¹	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ¹	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	n/a	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles ¹	90 90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

4.4 Local Service Policy

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

4.5 Capital Forecast

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



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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, 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

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 outstanding credit obligations included in the D.C. calculations.

4.7 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in 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 which are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

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

The following table provides the Township’s D.C. Reserve Fund Balance by service at December 31, 2018:



Service	Totals
Services Related to a Highway	\$2,953,205.41
Public Works	\$574,281.51
Fire Protection Services	(\$47,275.61)
Outdoor Recreation Services	\$645,443.22
Indoor Recreation Services	\$1,391,596.79
Library Services	\$335,348.12
Studies - Essential Services	\$32,368.44
Septage/Biosolids	\$113,887.49
Wastewater Services - Westshore	(\$344,926.65)
Wastewater Services - Coldwater	(\$1,075,778.19)
Water Services - Bass Lake	\$35,665.26
Water Services - Westshore	(\$619,582.68)
Water Services - Coldwater	\$11,453.39
Water Services - Severn Estates	\$13,433.73
Total	\$4,019,120.23

Note: Amounts in brackets are Deficit balances.

4.8 Deductions

The D.C.A. potentially requires that five 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;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

4.8.1 *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 10-year period immediately preceding the preparation of the background study...” 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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.8.2 *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.

4.8.3 *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 services cap in section 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

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



4.8.4 *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).

4.8.5 *The 10% Reduction*

Paragraph 8 of subsection 5 (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 per cent.” This paragraph does not apply to water supply services, wastewater services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/ social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

4.9 Municipal-wide vs. Area Rating

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

4.10 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential



development and between one type of development and another, to arrive at a schedule of charges.

4.11 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c. 2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches and policies on the asset management planning. This examination has been included in Appendix F.

4.12 Transit

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 the 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 development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted 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):
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 very 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, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Township does not currently, and in the near future does not intend to, provide transit services. Therefore, the above calculations and reporting requirements are not required.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 8 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 reflects Council's current intention. Over time, however, Township projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

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

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



5.2.1 ***Outdoor Recreation Services***

The Township currently has 132 acres of parkland within its jurisdiction. This parkland consists of Passive and Active parks. The Township has sustained the current level of service over the historical 10-year period (2009 to 2018), with an average of 5.3 acres of parkland and 3 parkland amenities items per 1,000 population. The Township also provides 1.4 linear kilometres of paths and trails per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), and park trails, the level of service provided is \$500 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$1,087,239.

Based on the projected growth over the 10-year forecast period, the Township has identified \$1,712,000 in future growth capital costs for parkland development. These projects include, parkland development in Westshore, a new splash pad, ball diamond upgrades, soccer posts, Hedgemere launch and a pump track. An allocation for benefit to existing development of \$90,000 has been made along with a deduction of \$645,443 to recognize the reserve fund balance. The net growth capital cost after the mandatory 10% deduction and the allocation of reserve balance of \$814,357 for inclusion in the D.C.

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



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn
Service: Outdoor Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028											95%	5%	
1	Parkland Development in Westshore	2020	1,000,000	-		1,000,000	-		1,000,000	100,000	900,000	855,000	45,000
2	Splash Pad	2021	200,000	-		200,000	-		200,000	20,000	180,000	171,000	9,000
3	Ball Diamonds Upgrades for size and lighting	2025	350,000	-		350,000	87,000		263,000	26,300	236,700	224,865	11,835
4	Soccer Posts	2020	12,000	-		12,000	3,000		9,000	900	8,100	7,695	405
5	Hedgemere Launch	2019	100,000	-		100,000	-		100,000	10,000	90,000	85,500	4,500
6	Pump Track	2019	50,000	-		50,000	-		50,000	5,000	45,000	42,750	2,250
7	Reserve Fund Adjustment						645,443		(645,443)		(645,443)	(613,171)	(32,272)
	Total		1,712,000	-	-	1,712,000	735,443	-	976,557	162,200	814,357	773,639	40,718



5.2.2 **Indoor Recreation Facilities**

The Township operates multiple indoor recreation facilities providing a total of 62,582 sq.ft. of space. The average historical level of service for the previous ten years has been approximately 3.10 sq.ft. of space per capita or an investment of \$746 per capita. Based on this service standard, the Township would be eligible to collect \$1,620,529 from D.C.s for facility space.

The Township also provides nine vehicles and pieces of equipment related to indoor recreation services. The average historical level of service has been 0.4 vehicles/items per 1,000 population or \$7 per capita. The Township would be eligible to collect \$14,552 for recreation vehicles and equipment.

The total D.C. eligible amount for indoor recreation services is \$1,635,081 over the 10-year forecast period.

The Township has provided for the construction of the Westshore Community Centre as well as an additional pickup truck. Growth related discounted interest has been included in the D.C. calculation as the Township anticipates the need for debenture financing for the community centre. The total gross capital cost of these items is \$10,578,221 with \$6,464,288 benefiting growth in the post 2028 period. Further, a deduction in the amount of \$1,391,597 has been made to reflect the balance in the D.C. reserve fund. The net growth capital cost after the mandatory 10% deduction of \$2,419,727 has been included in the D.C. Note that the growth-related interest is in addition to the calculated service standard amount.

While indoor recreation service usage is predominately residential based, there is some use of the facility by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



5.2.3 **Library Services**

The Township owns and operates a library branch in Coldwater with 2,260 sq.ft. of space of which 10% of the space, or 226 sq.ft. is contracted with the Township of Oro-Medonte as has therefore been deducted from the net adjustment value. Severn also contracts 5% of space in the Orillia branch which currently equates to 2,604 sq.ft. of space in 2018 and makes up the net adjustment figure in the service standard. Over the past ten years, the average level of service was 0.21 sq.ft. of space per capita or an investment of \$88 per capita. Based on this service standard, the Township would be eligible to collect approximately \$190,854 from D.C.s for library facility space over the ten-year period.

Severn's share of library collection materials within the Coldwater branch and Orillia branch totals 38,979 items. Over the past ten years, the average level of service is 2.08 collection materials or an investment of \$64 per capita. The Township is eligible to collect approximately \$137,987 from D.C.s for library materials over the forecast period.

Library expansion space in addition to library collections material have been identified for inclusion in the D.C. at a gross cost of \$1,270,000. A deduction of \$693,000 has been made to reflect the proportion attributable to existing development. An additional \$335,348 has been deducted to account for the existing reserve fund balance. The net growth capital cost after the mandatory 10% deduction is \$183,952.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



5.2.4 **Administration Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the identification of the Township's capital works program. The Township has made a provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

Essential Services Studies:

- Development area related traffic study;
- Fire master plan updates;
- Transportation master plan update;
- Coldwater Water/Wastewater master plan; and
- Development charge studies.

The cost of these studies is \$284,000 of which \$34,600 is attributable to existing benefit. A deduction in the amount of \$32,368 has been made to account for the existing reserve fund balance. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is \$208,232 and has been included in the D.C.

Community Related Services Studies:

- Official Plan update;
- Zoning by-law update;
- Recreation master plan; and
- Strategic plans for parks.

The cost of these studies totals \$775,000, of which \$318,750 is attributable to existing benefit. The net growth-related capital cost, after the mandatory 10% deduction is \$320,625. This amount has been included in the D.C. calculations.

These costs have been allocated 88% residential and 12% non-residential based on the incremental growth in population to employment for the 10-year forecast period



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn
Service Administration Studies - Essential Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 88%	Non-Residential Share 12%
	2019-2028												
1	Development Charge Study	2019	44,000	-		44,000	-		44,000	4,400	39,600	34,848	4,752
2	Development Charge Study	2024	44,000	-		44,000	-		44,000	4,400	39,600	34,848	4,752
3	Development Area Related Traffic Study (Area 3)	2020	46,000	-		46,000	4,600		41,400		41,400	36,432	4,968
4	Fire Master Plan Update	2022	25,000	-		25,000	12,500		12,500		12,500	11,000	1,500
5	Fire Master Plan Update	2027	25,000	-		25,000	12,500		12,500		12,500	11,000	1,500
6	Transportation Master Plan Update	2020	50,000	-		50,000	5,000		45,000		45,000	39,600	5,400
7	Coldwater Water/Wastewater Master Plan	2020	50,000	-		50,000	-		50,000		50,000	44,000	6,000
8	Reserve Fund Adjustment						32,368		(32,368)		(32,368)	(28,484)	(3,884)
	Total		284,000	-	-	284,000	66,968	-	217,032	8,800	208,232	183,244	24,988



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn
Service: Administration Studies - Community Related Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2019-2028											88%	12%	
1	Official Plan Update	2020-2021	150,000	-		150,000	75,000		75,000	7,500	67,500	59,400	8,100
2	Zoning By-law Update	2024	100,000	-		100,000	50,000		50,000	5,000	45,000	39,600	5,400
3	Official Plan Update	2025-2026	150,000	-		150,000	75,000		75,000	7,500	67,500	59,400	8,100
4	Zoning By-law Update	2029	100,000	100,000		-	-		-	-	-	-	-
5	Recreation Master Plan	2020	75,000	-		75,000	18,750		56,250	5,625	50,625	44,550	6,075
6	Washago Centennial Park Strategic Plan	2020	100,000	-		100,000	50,000		50,000	5,000	45,000	39,600	5,400
7	Coldwater Fairground Park Strategic Plan	2020	100,000	-		100,000	50,000		50,000	5,000	45,000	39,600	5,400
	Total		775,000	100,000	-	675,000	318,750	-	356,250	35,625	320,625	282,150	38,475



5.3 Service Levels and 13-Year Capital Costs for Severn's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 13-year capital costs.

5.3.1 *Services Related to a Highway*

Severn owns and maintains 408 km of roads throughout the Township. This provides an average level of investment of \$19,427 per capita, resulting in a D.C.-eligible recovery amount of \$50.74 million over the 13-year forecast period.

The Public Works Department has a variety of vehicles and major equipment totalling \$6.95 million. This inventory provides for a per capita standard of \$333. Over the forecast period, the D.C. eligible amount for vehicles and equipment is \$870,580.

The Township operates its Public Works out of five (5) facilities. The facilities provide 82,889 sq.ft. of building area, providing for a 10-year per capita average level of service of 2.44 sq.ft./capita or \$418/capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 13-year forecast period of \$1,090,641.

The total D.C. eligible amount for Services Related to a Highway over the 13-year forecast period is \$52,705,067.

The Township has identified 30 road projects required to service growth over the forecast period, in addition to three additional vehicles/equipment. The gross capital cost of these projects is \$12,422,900. A deduction of \$5,164,900 has been made to account for the benefit to existing development. A further deduction of \$3,527,487 has been made to account for the existing reserve fund balances. The net growth related capital cost to be included in the D.C. calculation is \$3,730,513.

The residential/non-residential capital cost allocation for services related to a highway is split 89%/11% residential/non-residential based on the incremental growth in population to employment over the 13-year forecast period. .



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn

Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 89%	Non-Residential Share 11%
	2019-2031										
1	Uthhoff Line - City Limits to Division Road	2021	747,000	-		747,000	254,000		493,000	438,770	54,230
2	Carlyon Line - Brodie Dr. to Division Road	2022	310,000	-		310,000	105,400		204,600	182,094	22,506
3	Townline - Hwy. 12 to Marchmount Sideroad	2027	249,000	-		249,000	84,700		164,300	146,227	18,073
4	Menoke Beach	2024	346,000	-		346,000	117,600		228,400	203,276	25,124
5	Turnbull Drive	2020	289,000	-		289,000	98,300		190,700	169,723	20,977
6	Wainman Line - Division Road to Warminister Road	2024	497,000	-		497,000	169,000		328,000	291,920	36,080
7	Third Street	2025	249,000	-		249,000	164,300		84,700	75,383	9,317
8	Goldstien Rd - Hwy 11 to Turnbull Drive	2023	346,000	-		346,000	117,600		228,400	203,276	25,124
9	Hwy 11/Burnside Bridge (4 lane structure)	2024	1,731,000	-		1,731,000	588,500		1,142,500	1,016,825	125,675
10	Culvert Wainman North of Division	2020	622,000	-		622,000	211,500		410,500	365,345	45,155
11	Birkshire Rd - Wainman to Division	2020	115,000	-		115,000	39,100		75,900	67,551	8,349
12	Wood Ave - Couch to end	2020	150,000	-		150,000	51,000		99,000	88,110	10,890
13	Amigo Drive	2028	173,000	-		173,000	58,800		114,200	101,638	12,562
14	Grayshott - Hwy 11 to Turnbull	2024	87,000	-		87,000	29,600		57,400	51,086	6,314
15	Telford Line - Hwy 11 to Stockdale	2024	231,000	-		231,000	78,500		152,500	135,725	16,775
16	Brennan Line - Hwy 11 to Stockdale	2024	196,000	-		196,000	66,600		129,400	115,166	14,234
17	Brodie Drive - Carlyon to Burnside (bike lane)	2022	346,000	-		346,000	117,600		228,400	203,276	25,124
18	Grand Tamarack	2021	200,000	-		200,000	132,000		68,000	60,520	7,480
19	Bayou Road	2022	650,000	-		650,000	429,000		221,000	196,690	24,310
20	Bridge to Westshore Cres	2028	1,200,000	-		1,200,000	-		1,200,000	1,068,000	132,000
21	Ardtree Drive	2023	400,000	-		400,000	264,000		136,000	121,040	14,960
22	Connect Menoke to Thomson Crescent	2024	100,000	-		100,000	-		100,000	89,000	11,000
23	Sturgeon Bay Road - Hwy 12 to Sheridan	2020	150,000	-		150,000	99,000		51,000	45,390	5,610
24	Sturgeon Bay Road - Sheridan to Coldwater Road (Widening)	2026	200,000	-		200,000	132,000		68,000	60,520	7,480
25	Gray Street - Coldwater Road to Anderson Line (Widening)	2026	500,000	-		500,000	330,000		170,000	151,300	18,700



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn

Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 89%	Non-Residential Share 11%
26	Anderson Line - Southorn to CR17	2029	600,000	-		600,000	396,000		204,000	181,560	22,440
27	Anderson Line - Southorn to Limit	2028	600,000	-		600,000	396,000		204,000	181,560	22,440
28	River Street - Gray to CR17	2025	400,000	-		400,000	264,000		136,000	121,040	14,960
29	Coldwater Road - Gray to Hwy 12	2025	500,000	-		500,000	330,000		170,000	151,300	18,700
30	Gill Street Sidewalk Coldwater Rood - Sunset Cres	2021	120,000	-		120,000	40,800		79,200	70,488	8,712
31	1 Ton Truck	2020	68,100	-		68,100	-		68,100	60,609	7,491
32	Hot-Box	2020	30,800	-		30,800	-		30,800	27,412	3,388
33	Shoulder Machine	2019	20,000	-		20,000	-		20,000	17,800	2,200
34	Reserve Fund Adjustment - Public Works						574,282		(574,282)	(511,111)	(63,171)
31	Reserve Fund Adjustment - Roads and Related						2,953,205		(2,953,205)	(2,628,353)	(324,853)
	Total		12,422,900	-	-	12,422,900	8,692,387	-	3,730,513	3,320,157	410,356



5.3.2 **Fire Protection Services**

Severn currently operates its fire services from 16,490 sq.ft. of facility space, providing for a per capita average level of service of 0.83 sq.ft. per capita or \$233 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$608,256

The fire department has a current inventory of 13 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is \$681,210, based on a standard of \$261 per capita.

The fire department provides 244 items of equipment and gear for the use in fire services. This results in a calculated average level of service for the historical 10-year period of \$48 per capita, providing for a D.C.-eligible amount over the forecast period of \$126,604 for small equipment and gear.

The total D.C.-eligible amount calculated for fire services over the 13-year forecast period is \$1,416,070.

The growth-related funding related to the replacement and expansion of Fire Station #2 has been included in the D.C. at an amount of \$1,164,400, with \$568,200 allocated to growth beyond the 2031 forecast period. Therefore, the net growth-related cost related to facilities is \$596,200.

Provisions for additional fire vehicles, a fire boat and a third rescue have been included in the D.C. calculation. The gross capital cost of these items is \$1,406,000, with \$695,500 deducted to account for benefit to existing development. A net growth-related cost of \$710,500 has been included for fleet acquisitions for fire services.

Additional equipment and gear for firefighters in addition to ice rescue equipment have also been included in the D.C. for fire services at a total cost of \$70,000. A deduction of \$8,900 has been made to account for the benefit to existing development resulting in a net growth-related capital cost of \$61,100.

The total net growth-related capital cost for fire services after an allocation of \$47,276 to account for the existing reserve fund deficit is \$1,415,076 and has been included in the D.C. calculation.



These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 89% being allocated to residential development and 11% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2031	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 89%	Non- Residential Share 11%
	Facilities:										
1	Replacement and Expansion to Fire Station #2 - Balance of Growth-Related Funding	2019	1,164,400	568,200		596,200	-		596,200	530,618	65,582
	Fleet:										
2	Provision for new Fire Vehicles (Aerial)	2026	1,100,000	-		1,100,000	668,000		432,000	384,480	47,520
3	Provision for new Fire Boat	2026	31,000	-		31,000	27,500		3,500	3,115	385
4	Provision for Third Rescue	2021	275,000	-		275,000	-		275,000	244,750	30,250
	Equipment & Gear:										
4	Equipment for Additional Firefighters (15)	2019-2031	60,000	-		60,000	-		60,000	53,400	6,600
5	Ice Rescue Equipment	2026	10,000			10,000	8,900		1,100	979	121
	Reserve Fund:										
6	Reserve Fund Adjustment		47,276	-		47,276	-		47,276	42,075	5,200
	Total		2,687,676	568,200	0	2,119,476	704,400	0	1,415,076	1,259,417	155,658



5.4 Service Levels and Build out Capital Costs for Severn's D.C. Calculation

This section evaluates the development-related capital requirements for those services with capital costs that are evaluated over the build out planning period.

5.4.1 *Septage and Hauled Treatment*

A number of years ago, a class environmental assessment (E.A.) was undertaken by the North Simcoe Municipalities to address the management of septage (sewage sludge) and hauled sewage (septage and holding tank water) generated within Midland, Penetanguishene, Tay, and Severn.

The assessment looked at existing and projected volumes for the above municipalities with and without Tiny Township included as a participant. The costs for these facilities ranged between \$4.12 million and \$5.84 million. Of this total, Severn's portion of the cost was determined to be between 6.8% and 7.5%, depending upon Tiny Township's participation.

Currently, Township staff are exploring other options including adding a septage facility within Severn. A cost for this facility has been estimated by staff at \$871,000. This amount is similar to the value that has been identified in previous D.C. studies (indexed). Based on the assumption that Severn provides this type of facility, staff believe that 40% of the facility would service other communities, therefore, a deduction of \$348,400 has been made providing a net amount of \$522,600 of the cost that would benefit the Township itself. Of this net amount, staff estimate 65% or \$339,690 would benefit existing development and the balance would be available to benefit the growth in the un-serviced areas of the Township. Therefore, \$182,910 has been identified for inclusion in the D.C. study.

The balance in the Septage & Hauled Treatment D.C. reserve fund of \$113,887 has also been deducted from the D.C. calculation resulting in a net D.C. recoverable amount of \$69,023.

These costs are shared between residential and non-residential based on the un-serviced population to employment ratio over the forecast period, resulting in 88% being



allocated to residential development and 12% being allocated to non-residential development



5.5 Service Levels and Urban Build Out Area-Specific Capital Costs for Severn's D.C. Calculation

This section evaluated the development-related capital requirements for those services with capital costs that are evaluated over the urban build out planning period.

5.5.1 *Water Treatment, Storage and Distribution*

The Township of Severn currently provides water service to six areas: Washago, Sandcastle, Westshore, Coldwater, Bass Lake Woodlands and Severn Estates. Area-specific D.C.s have been in place to recover costs for the Westshore and Severn Estates systems from those being serviced by the systems.

Westshore Area

For the Westshore area staff have identified a Treatment Plant Expansion is needed based on current capacity and the capacity that is anticipated to be required for the growth forecast identified at this time. The gross cost of this project is estimated at \$4.4 million of which \$3.916 million has been deducted to account for benefit to growth beyond the forecast period resulting in a net cost of \$484,000 required to service growth identified at this time.

In addition to the treatment plant expansion, a low lift station communications upgrade is required over the forecast period. The gross capital cost of this project is \$50,000. A deduction of \$37,500 for benefit to existing development has been made resulting in a net cost of \$12,500 that benefits growth.

An additional \$619,583 has been added to the D.C. calculation to account for the existing reserve fund deficit. The net D.C. recoverable amount for water services within the Westshore area is therefore \$1,116,083.

The growth-related costs have been allocated between residential and non-residential development based on population to employment growth which results in an 87% allocation to residential and a 13% allocation to non-residential.



Severn Estates Area

Within the Severn Estates area, pump house upgrades and a new well are required over the buildout forecast period. The gross capital cost is \$375,000 with a deduction of \$311,250 made to account for benefit to existing development. An additional deduction of \$13,434 has been made to account for the existing reserve fund balance resulting in a net D.C. recoverable amount of \$50,316. The capital costs are attributed 100% to residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn
Service: Water Services Westshore Area

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout - Westshore	Useful Life (years)	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	Westshore Treatment Plant Expansion	40	2025	4,400,000	3,916,000		484,000	-		484,000	421,080	62,920
2	Low Lift Station Communications Upgrades	20	2020	50,000	-		50,000	37,500		12,500	10,875	1,625
3	Reserve Fund Adjustment			619,583	-		619,583	-		619,583	539,037	80,546
	Total			5,069,583	3,916,000	-	1,153,583	37,500	-	1,116,083	970,992	145,091



5.5.2 **Wastewater Services**

Westshore Area

Staff have identified several projects required in the Westshore Area related to Wastewater Services. These projects have a gross capital cost of \$12.59 million. A deduction of \$525,000 has been made to account for the portion of the projects that benefit existing development. In addition, \$344,927 has been included in the D.C. calculation to account for the existing reserve fund deficit. The net D.C. recoverable amount over the forecast period is therefore \$12,409,927.

The growth-related costs have been allocated between residential and non-residential development based on population to employment growth which results in an 87% allocation to residential and a 13% allocation to non-residential.

Coldwater Area

Projects for the Coldwater area include a plant expansion, twin main pumping station forcemain, and pumping station upgrades. These projects have a gross cost of \$2,450,000 with deductions of \$594,500 made to account for the benefit to existing development and \$890,400 related to post period benefit. In addition, \$1,075,778 has been included in the D.C. calculation to account for the reserve fund deficit, resulting in a net D.C. recoverable amount of \$2,040,878.

An 83% residential and 17% non-residential attribution has been made based on a population vs. employment growth ratio over the urban buildout forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn
Service: Wastewater Services Westshore Area

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout - Westshore	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
1	Westshore Treatment Plant Expansion	2025	11,540,000	-		11,540,000	-		11,540,000	10,039,800	1,500,200
2	Westshore Main Pump Station Upgrade or 170 cu.m. Reservoir	2023	200,000	-		200,000	-		200,000	174,000	26,000
3	Wood Pumping Station Generator	2022	50,000	-		50,000	37,500		12,500	10,875	1,625
4	Bayou Pumping Station Generator & 170 cu.m. Reservoir (Including Property Acquisition)	2022	250,000	-		250,000	187,500		62,500	54,375	8,125
5	Twinning Forcemain Lines from Main Pumping Station to Plant and Valve Chamber	2020	300,000	-		300,000	225,000		75,000	65,250	9,750
6	Timberline Pump Station Upgrade	2021	100,000	-		100,000	75,000		25,000	21,750	3,250
7	Lakeside Pumping Station Upgrade	2020-2023	150,000	-		150,000	-		150,000	130,500	19,500
8	Reserve Fund Adjustment		344,927	-		344,927	-		344,927	300,086	44,840
	Total		12,934,927	-	-	12,934,927	525,000	-	12,409,927	10,796,636	1,613,290



Infrastructure Costs Included in the Development Charges Calculation

Township of Severn

Service: Wastewater Services Coldwater Area

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non- Residential Share 17%
1	Coldwater Wastewater Treatment Plant Expansion (New Sequencing Batch Reactor + 33% Capacity)	2020-2022	1,800,000	739,700		1,060,300	258,600		801,700	665,411	136,289
2	Twin Main Pumping Station Forcemain	2020-2021	400,000	48,000		352,000	300,000		52,000	43,160	8,840
3	Duplex Pump Community Centre Pumping Station	2021	50,000	20,500		29,500	7,200		22,300	18,509	3,791
4	Sturgeon Bay Road Pumping Station Upgrades	2027	200,000	82,200		117,800	28,700		89,100	73,953	15,147
5	Reserve Fund Adjustment		1,075,778	-		1,075,778	-		1,075,778	892,896	182,882
	Total		3,525,778	890,400	-	2,635,378	594,500	-	2,040,878	1,693,929	346,949



Chapter 6

D.C. Calculation



6.D.C. Calculation

Tables 6-1, 6-2 and 6-3 calculates the proposed D.C.s to be imposed for infrastructure services based upon an urban build-out horizon (wastewater and/or water) for Westshore, Severn Estates and Coldwater. Table 6-4 calculates the proposed uniform D.C. for septage and hauled treatment over the buildout forecast period for un-serviced growth areas. Table 6-5 calculates the proposed D.C. to be imposed on anticipated development in the Township for Township-wide services over a 13-year planning horizon. Table 6-6 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services over a 10-year planning horizon

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, special care/special dwelling units and all other multiples). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area 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 5) to calculate the charge in Tables 6-1 to 6-6.

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 gross floor area.

Table 6-7 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-8 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 6-1
Township of Severn
Development Charge Calculation
Area-Specific Services Westshore
2019-Urban Buildout - Westshore

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Treatment Plants & Collection Systems	10,796,636	1,613,290	7,160	4.30
2. <u>Water Services</u>				
2.1 Treatment, Storage and Distribution Systems	970,992	145,091	644	0.39
TOTAL	\$11,767,628	\$1,758,381	\$7,804	\$4.69
D.C.-Eligible Capital Cost	\$11,767,628	\$1,758,381		
Buildout Gross Population/GFA Growth (sq.ft.)	4,082	374,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,882.81	\$4.69		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.707	\$7,804		
Apartments - 2 Bedrooms +	1.751	\$5,048		
Apartments - Bachelor and 1 Bedroom	1.208	\$3,482		
Other Multiples	2.416	\$6,965		
Special Care/Special Dwelling Units	1.100	\$3,171		

Table 6-2
Township of Severn
Development Charge Calculation
Area-Specific Services Severn Estates
2019-Urban Buildout – Severn Estates

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
3. <u>Water Services</u>	\$	\$	\$	\$
3.1 Treatment, Storage and Distribution Systems	50,316	-	12,579	-
TOTAL	\$50,316	\$0	\$12,579	\$0.00
D.C.-Eligible Capital Cost	\$50,316	\$0		
Total S.D.E. units in Severn Estates	4	-		
Cost Per Low Density Residential/Non-Residential GFA (sq.ft.)	\$12,579	\$0.00		
By Residential Unit Type	S.D.E.			
Single and Semi-Detached Dwelling	1.000	\$12,579		
Apartments - 2 Bedrooms +	0.647	\$8,137		
Apartments - Bachelor and 1 Bedroom	0.446	\$5,613		
Other Multiples	0.893	\$11,227		
Special Care/Special Dwelling Units	0.406	\$5,112		



Table 6-3
Township of Severn
Development Charge Calculation
Area-Specific Services Coldwater
2019-Urban Buildout – Coldwater

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
4. <u>Wastewater Services</u>	\$	\$	\$	\$
4.1 Treatment Plants & Collection Systems	1,693,929	346,949	11,157	5.81
TOTAL	\$1,693,929	\$346,949	\$11,157	\$5.81
D.C.-Eligible Capital Cost	\$1,693,929	\$346,949		
Buildout Gross Population/GFA Growth (sq.ft.)	411	59,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,121.48	\$5.81		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.707	\$11,157		
Apartments - 2 Bedrooms +	1.751	\$7,217		
Apartments - Bachelor and 1 Bedroom	1.208	\$4,979		
Other Multiples	2.416	\$9,957		
Special Care/Special Dwelling Units	1.100	\$4,534		

Table 6-4
Township of Severn
Development Charge Calculation
Municipal-wide Services
2019-Buildout – Un-Serviced Areas

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
5. <u>Septage and Hauled Treatment</u>	\$	\$	\$	\$
5.1 Facilities	60,740	8,283	73	0.10
TOTAL	\$60,740	\$8,283	\$73	\$0.10
D.C.-Eligible Capital Cost	\$60,740	\$8,283		
Buildout Gross Population/GFA Growth (sq.ft.)	2,258	79,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$26.90	\$0.10		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.707	\$73		
Apartments - 2 Bedrooms +	1.751	\$47		
Apartments - Bachelor and 1 Bedroom	1.208	\$32		
Other Multiples	2.416	\$65		
Special Care/Special Dwelling Units	1.100	\$30		



Table 6-5
Township of Severn
Development Charge Calculation
Municipal-wide Services
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
6. <u>Services Related to a Highway</u>	\$	\$	\$	\$
6.1 Roads and Related	3,320,157	410,356	2,540	1.71
7. <u>Fire Protection Services</u>				
7.1 Fire facilities, vehicles & equipment	1,259,417	155,658	963	0.65
TOTAL	\$4,579,574	\$566,015	\$3,503	\$2.36
D.C.-Eligible Capital Cost	\$4,579,574	\$566,015		
13-Year Gross Population/GFA Growth (sq.ft.)	3,539	239,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,294.03	\$2.36		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.707	\$3,503		
Apartments - 2 Bedrooms +	1.751	\$2,266		
Apartments - Bachelor and 1 Bedroom	1.208	\$1,563		
Other Multiples	2.416	\$3,126		
Special Care/Special Dwelling Units	1.100	\$1,423		

Table 6-6
Township of Severn
Development Charge Calculation
Municipal-wide Services
2019-2028

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
8. <u>Outdoor Recreation Services</u>	\$	\$	\$	\$
8.1 Parkland development, amenities & trails	773,639	40,718	702	0.19
9. <u>Indoor Recreation Services</u>				
9.1 Recreation facilities, vehicles and equipment	2,298,740	120,986	2,087	0.56
10. <u>Library Services</u>				
10.1 Library facilities, materials and vehicles	174,754	9,198	159	0.04
11. <u>Administration</u>				
11.1 Studies - Essential Services	183,244	24,988	166	0.12
11.2 Studies - Community Based Services	282,150	38,475	256	0.18
TOTAL	\$3,712,527	\$234,365	\$3,370	\$1.09
D.C.-Eligible Capital Cost	\$3,712,527	\$234,365		
10-Year Gross Population/GFA Growth (sq.ft.)	2,982	215,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,244.98	\$1.09		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.707	\$3,370		
Apartments - 2 Bedrooms +	1.751	\$2,180		
Apartments - Bachelor and 1 Bedroom	1.208	\$1,504		
Other Multiples	2.416	\$3,008		
Special Care/Special Dwelling Units	1.100	\$1,369		



Table 6-7
Township of Severn
Development Charge Calculation
Total All Services

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per sq.ft.
	\$	\$	\$	\$
Municipal-wide Services 13 Year	4,579,574	566,015	3,503	2.36
Municipal-wide Services 10 Year	3,712,527	234,365	3,370	1.09
TOTAL MUNICIPAL-WIDE SERVICES	8,292,101	800,379	6,873	3.45
Area-Specific Westshore	11,767,628	1,758,381	7,804	4.69
Area-Specific Coldwater	1,693,929	346,949	11,157	5.81
Area-Specific Severn Estates	50,316	0	12,579	0.00
Area-Specific Areas Not Receiving Wastewater Services	60,740	8,283	73	0.10



Table 6-8
Township of Severn
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service	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	Legislated Reduction		Residential	Non-Residential
1. Wastewater Services - Westshore 1.1 Treatment Plants & Collection Systems	1,050,000	0	525,000	0	0	0	456,750	68,250
2. Water Services - Westshore 2.1 Treatment, Storage and Distribution Systems	50,000	0	37,500	0	0	0	10,875	1,625
3. Water Services - Severn Estates 3.1 Treatment, Storage and Distribution Systems	0	0	0	0	0	0	0	0
4. Wastewater Services - Coldwater 4.1 Treatment Plants & Collection Systems	2,250,000	0	565,800	0	0	808,200	727,080	148,920
5. Septage and Hauled Treatment 5.1 Facilities	871,000	348,400	339,690	0	0	0	160,961	21,949
6. Services Related to a Highway 6.1 Roads and Related	4,563,900	0	1,959,300	0	0	0	2,318,094	286,506
7. Fire Protection Services 7.1 Fire facilities, vehicles & equipment	298,077	0	0	0	0	0	265,288	32,788
8. Outdoor Recreation Services 8.1 Parkland development, amenities & trails	1,362,000	0	3,000	0	135,900	0	1,161,945	61,155
9. Indoor Recreation Services 9.1 Recreation facilities, vehicles and equipment	7,760,000	0	0	0	302,610	4,733,900	2,587,316	136,175
10. Library Services 10.1 Library facilities, materials and vehicles	110,000	0	0	0	11,000	0	94,050	4,950
11. Administration 11.1 Studies - Essential Services	215,000	0	22,100	0	4,400	0	165,880	22,620
11.2 Studies - Community Based Services	425,000	0	193,750	0	23,125	0	183,150	24,975
Total Expenditures & Revenues	\$18,954,977	\$348,400	\$3,646,140	\$0	\$477,035	\$5,542,100	\$8,131,389	\$809,913



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

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

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

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

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

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

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

The rules provided are based on the Township’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services, except water & wastewater services;
- water and wastewater services be imposed on the urban service areas of the Township; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

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

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



7.3.2 **Determination of the Amount of the Charge**

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for administration studies – essential services and administration studies – community related services, the costs have been based on a population vs. employment growth ratio (88%/12%) for residential and non-residential, respectively) over the 10-year forecast period;
 - for indoor and outdoor recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway and fire protection services, as 89% residential/11% non-residential attribution has been made based on a population vs. employment growth ratio over the 13-year forecast period;
 - for septage and hauled treatment facilities 12% has been attribution to non-residential development based on future population and non-residential development over the buildout forecast period;
 - for water and wastewater in the Westshore area, a 13% non-residential attribution has been made and in the Coldwater area a 17% non-residential attribution has been made. These are based on a population vs. employment growth ratio over the buildout forecast period.
 - for water in the Severn Estates area, there has been no attribution made to non-residential as there is no non-residential development anticipated over the forecast period to build out in these areas.



7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than 12 months prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O.Reg. 82/98).

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; and



- A non-residential farm building.

7.3.5 **Phasing in**

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

7.3.6 **Timing of Collection**

- D.C.s for fire, library, parks, recreation, and administration are calculated, payable, and collected upon issuance of a building permit for the development;
- D.C.s for services related to a highway, water, and wastewater are calculated, payable, and collected at the time of Subdivision Agreement with respect to each dwelling unit, building or structure.
- Council from time to time, and at any time, may enter into Agreements providing for all or part of the D.C. to be paid before or after it would otherwise be payable, in accordance with Section 27 of the Act.

7.3.7 **Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the first anniversary date of this by-law and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 **The Applicable Areas**

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

- Water and wastewater charges will be imposed within the urban areas of the Township;

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



- Septage and Hauled Treatment Facilities D.C.s will be imposed on areas not receiving wastewater services; and
- All municipal-wide services – the full residential and non-residential charge will be imposed on all lands within the Township.

7.4 Other D.C. By-law Provisions

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 fourteen separate reserve funds: roads, public works, fire protection services, indoor recreation services, outdoor recreation services, library services, administration, Westshore water, Westshore wastewater, Septage, Bass Lake water, Coldwater water and Coldwater wastewater, and Severn Estates water. It is recommended that the road and public works reserve funds be combined into one reserve fund named "Services Related to a Highway" and that the administration reserve fund be split into two reserve funds named "Administration – Studies – Essential Services" and "Administration – Studies – Community Based 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.

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

At present, the Township’s by-law provides for area-rating for water and wastewater services. All other Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why they have not been imposed including:

1. All Township services, with the exception of water, wastewater and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds which 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. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds



to the costs of services in Areas B and C. The development charges 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 which are provided (roads, parks, recreation facilities, library) 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 continue the D.C. approach to calculate the charges on a uniform Township-wide basis.

7.5 Other Recommendations

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 Municipal-wide basis for all services and on an area specific basis for water and wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated June 28, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated June 28, 2019, 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

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 8.1.4 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 Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

8.1.3 *Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with Township 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 Township 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 Township D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other Township 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

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 which follow overview 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 which 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 L.P.A.T., 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 L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. 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 carrying out a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

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 L.P.A.T.



8.3.6 **Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Township 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 Township 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 which provides for the costs of a project which 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 D.C.A., 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.”

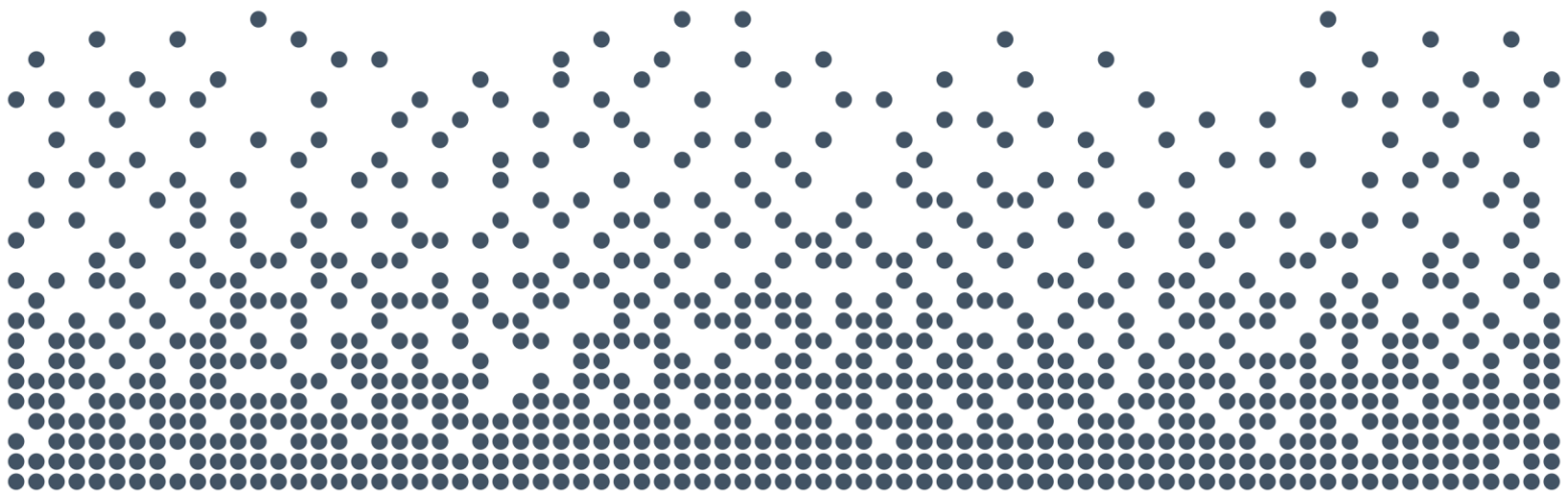


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

In this regard, if the Township 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 Township 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 which can impose a D.C.

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



**Schedule 1
Township of Severn
Residential Growth Forecast Summary**

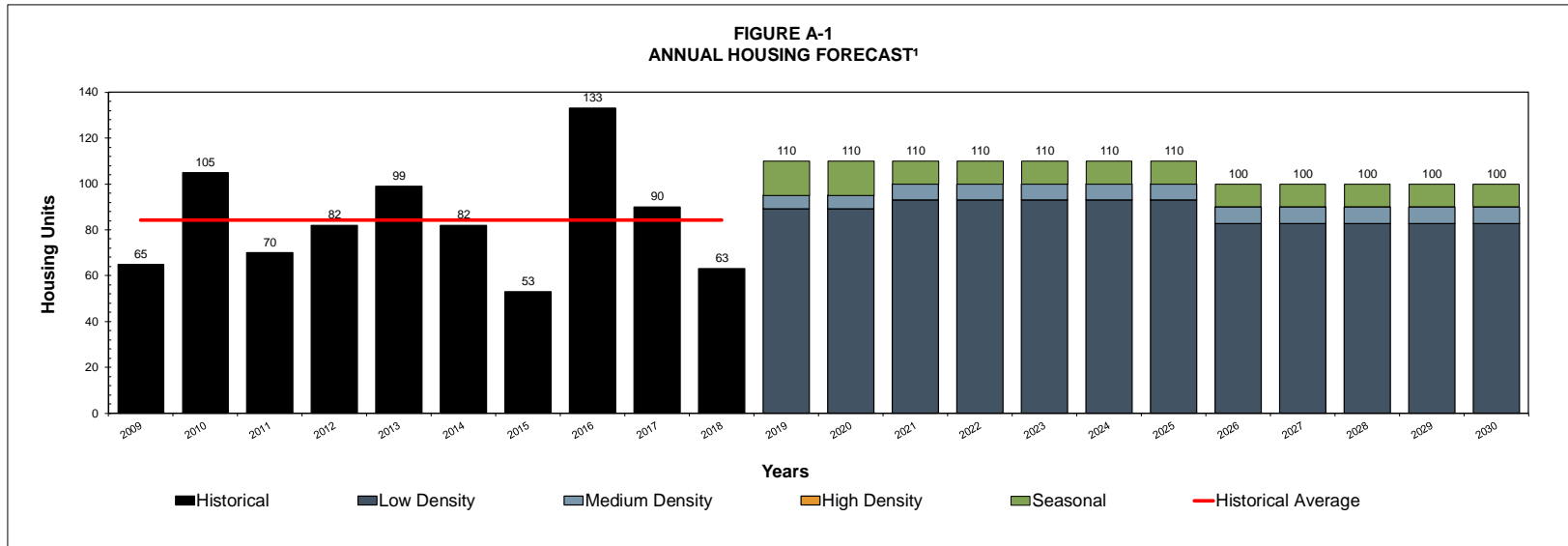
	Year	Permanent Population (Including Census Undercount) ¹	Excluding Census Undercount					Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)
			Permanent Population	Institutional Population	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Conversions ²	Multiples ²	Apartments ³	Other	Total Permanent Households Including Conversion	Seasonal Households	Total Households Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2006	12,390	12,030	45	11,985	6,850	18,880	4,355		60	165	50	4,630	1,871	6,501	41	2,598	2,904	
	Mid 2011	12,750	12,377	92	12,285	6,490	18,867	4,459		75	180	174	4,888	1,773	6,661	84	2,532	2,832	
	Mid 2016	13,890	13,477	92	13,385	6,505	19,982	4,915		130	200	190	5,435	1,778	7,213	84	2,480	2,770	
Forecast	Mid 2019	14,540	14,108	96	14,012	6,562	20,670	5,199	30	132	200	190	5,751	1,793	7,544	87	2,466	2,740	
	Mid 2029	16,590	16,097	110	15,987	6,745	22,842	6,091	90	200	200	190	6,771	1,843	8,614	100	2,409	2,680	
	Mid 2031	17,000	16,500	111	16,389	6,782	23,282	6,257	100	214	200	190	6,961	1,853	8,814	101	2,405	2,672	
	Buildout	19,489	18,915	131	23,020	7,000	25,915	7,124	160	395	200	190	8,069	1,913	9,982	118	2,392	2,638	
Incremental	Mid 2001 - Mid 2006	917	895	45	11,985	1,510	2,405	430	0	15	20	-20	445	412	857	41			
	Mid 2006 - Mid 2011	360	347	47	300	-360	-13	104	0	15	15	124	258	-98	160	43			
	Mid 2011 - Mid 2016	1,140	1,100	0	1,100	15	1,115	456	0	55	20	16	547	5	552	0			
	Mid 2016 - Mid 2019	650	631	4	627	57	688	284	30	2	0	0	316	15	331	3			
	Mid 2019 - Mid 2029	2,050	1,989	14	1,975	183	2,172	892	60	68	0	0	1,020	50	1,070	13			
	Mid 2019 - Mid 2031	2,460	2,392	15	2,377	220	2,612	1,058	70	82	0	0	1,210	60	1,270	14			
Mid 2019 - Buildout	4,949	4,807	35	9,008	438	5,245	1,925	130	263	0	0	2,318	120	2,438	31				

Source: Watson & Associates Economists Ltd., 2019. Forecast is consistent with the Growth Plan for the Greater Golden Horseshoe, May 2019, Schedule 7.

¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Source: Historical housing activity from Township of Severn data, by Watson & Associates Economists Ltd., 2019.
1. Growth forecast represents calendar year.



Schedule 2a
Township of Severn
Estimate of the Anticipated Amount, Type and Location of
Development for Which Development Charges can be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units Unadjusted for Conversions	Gross Seasonal Units Unadjusted for Conversions	Seasonal Units Adjusted for Conversion	Total Units Including Gross Seasonal	Conversions ³
Westshore (Municipally Serviced)	2019 - 2029	660	54	-	714	-	-	714	-
	2019 - 2031	783	65	-	848	-	-	848	-
	2019 - Buildout	1,298	235	-	1,533	-	-	1,533	-
Coldwater (Municipally Serviced) ⁴	2019 - 2029	71	14	-	85	-	-	85	-
	2019 - 2031	74	17	-	91	-	-	91	-
	2019 - Buildout	127	28	-	155	-	-	155	-
Severn Estates	2019 - 2029	4	-	-	4	-	-	4	-
	2019 - 2031	4	-	-	4	-	-	4	-
	2019 - Buildout	4	-	-	4	-	-	4	-
Total Urban	2019 - 2029	735	68	-	803	-	-	803	-
	2019 - 2031	861	82	-	944	-	-	944	-
	2019 - Buildout	1,429	263	-	1,692	-	-	1,692	-
Rural/Private Services	2019 - 2029	157	-	-	157	110	50	267	60
	2019 - 2031	196	-	-	196	130	60	326	70
	2019 - Buildout	496	-	-	496	250	120	746	130
Township of Severn	2019 - 2029	892	68	-	960	110	50	1,070	60
	2019 - 2031	1,058	82	-	1,140	130	60	1,270	70
	2019 - Buildout	1,925	263	-	2,188	250	120	2,438	130



Schedule 2b
Township of Severn
Estimate of the Anticipated Amount, Type and Location of
Development for Which Development Charges can be Imposed

Development Location	Timing	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase Excluding Conversions	Institutional Population	Seasonal Population Equivalent Excluding Conversions	Net Population Increase (Including Institutional and Seasonal Population Equivalent) Excluding Conversions	Population Change From Conversion of Seasonal to Permanent Units	Net Population Increase (Including Institutional and Seasonal Population Equivalent) Including Conversions	Gross Population in New Units	Seasonal Population Equivalent Excluding Conversions	Total Gross Population in New Permanent and Seasonal Units
Westshore (Municipally Serviced)	2019 - 2029	1,917	(299)	1,617	13	-	1,630	-	1,630	1,917	-	1,917
	2019 - 2031	2,277	(342)	1,935	14	-	1,949	-	1,949	2,277	-	2,277
	2019 - Buildout	4,082	(558)	3,524	32	-	3,556	-	3,556	4,082	-	4,082
Coldwater (Municipally Serviced) ⁴	2019 - 2029	227	(42)	185	1	-	186	-	186	227	-	227
	2019 - 2031	242	(48)	195	1	-	196	-	196	242	-	242
	2019 - Buildout	411	(78)	334	3	-	337	-	337	411	-	411
Remaining Urban Settlement Area on Municipal Services ⁵	2019 - 2029	12	(82)	(70)	-	-	(70)	-	(70)	12	-	12
	2019 - 2031	11	(94)	(83)	-	-	(83)	-	(83)	11	-	11
	2019 - Buildout	10	(154)	(143)	-	-	(143)	-	(143)	10	-	10
Total Urban	2019 - 2029	2,156	(423)	1,732	14	-	1,746	-	1,746	2,156	-	2,156
	2019 - 2031	2,531	(484)	2,047	15	-	2,062	-	2,062	2,531	-	2,531
	2019 - Buildout	4,504	(789)	3,715	35	-	3,750	-	3,750	4,504	-	4,504
Rural/Private Services	2019 - 2029	424	(343)	81	-	403	484	(57)	426	424	403	826
	2019 - 2031	532	(392)	140	-	477	617	(67)	550	532	477	1,008
	2019 - Buildout	1,343	(639)	704	-	915	1,619	(124)	1,495	1,343	915	2,258
Township of Severn	2019 - 2029	2,579	(766)	1,813	14	403	2,230	(57)	2,172	2,579	403	2,982
	2019 - 2031	3,062	(876)	2,187	15	477	2,679	(67)	2,612	3,062	477	3,539
	2019 - Buildout	5,847	(1,428)	4,419	35	915	5,369	(124)	5,245	5,847	915	6,762

Source: Watson & Associates Economists Ltd., 2019.

Residential distribution based on a combination of historical permit activity and available housing supply from the 2016 Simcoe County Residential Land Budget for the Township of Severn regarding future development potential.

¹ Includes townhomes and apartments in duplexes.

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

³ Conversion of existing seasonal housing units to year-round permanent housing units.

⁴ Based on wastewater treatment capacity. Total housing supply potential (including vacant designated greenfield lands) is approximately 1,054.

⁵ Includes Bass Lake and Severn Estates.

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



**Schedule 3
Township of Severn
Current Year Growth Forecast
Mid 2016 to Mid 2019**

		Population
Mid 2016 Population (Permanent and Seasonal)		19,982
Occupants of Permanent New Housing Units, Mid 2016 to Mid 2019	<i>Units (2)</i>	286
	<i>multiplied by P.P.U. (3)</i>	2,946
	<i>gross population increase</i>	843
Occupants of Converted Units Mid 2016 to Mid 2019	<i>Conversion Units (2)</i>	30
	<i>multiplied by P.P.U. (3)</i>	2,950
	<i>gross population increase</i>	89
Occupants of New Seasonal Units Mid 2016 to Mid 2019	<i>Net Seasonal Units (2)</i>	15
	<i>multiplied by P.P.U. (3)</i>	3,660
	<i>gross population increase</i>	55
Occupants of New Equivalent Institutional Units Mid 2016 to Mid 2019	<i>Units</i>	3
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	3
Total Units (Permanent and Seasonal)	<i>Total Units</i>	331
	<i>Total gross population increase</i>	990
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2019	<i>Units (4)</i>	5,435
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0556
	<i>total decline in population</i>	-302
Population Estimate to Mid 2019 (Permanent and Seasonal)		20,670
<i>Net Population Increase, Mid 2016 to Mid 2019 (Permanent and Seasonal)</i>		688

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, - to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.950	99%	2.929
<i>Multiples (6)</i>	2.407	1%	0.017
<i>Apartments (7)</i>	1.627	0%	0.000
Permanent Total		100%	2.946
Seasonal Total	3.660	100%	3.660

¹ Permanent persons per unit based on 2016 Census custom database.

² Based on Building permit/completion activity.

- (4) 2011 households taken from StatsCan Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhomes and apartments in duplexes.
 (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
 Note: Numbers may not add to totals due to rounding.



**Schedule 4a
Township of Severn
Ten Year Growth Forecast
Mid 2019 to Mid 2029**

		Population
Mid 2019 Population (Permanent and Seasonal)		20,670
Occupants of Permanent New Housing Units, Mid 2019 to Mid 2029	<i>Units (2)</i>	960
	<i>multiplied by P.P.U. (3)</i>	2,687
	<i>gross population increase</i>	2,579
Occupants of Converted Units Mid 2019 to Mid 2029	<i>Conversion Units (2)</i>	60
	<i>multiplied by P.P.U. (3)</i>	2,707
	<i>gross population increase</i>	162
Occupants of New Seasonal Units Mid 2019 to Mid 2029	<i>Net Seasonal Units (2)</i>	50
	<i>multiplied by P.P.U. (3)</i>	3,660
	<i>gross population increase</i>	183
Occupants of New Equivalent Institutional Units Mid 2019 to Mid 2029	<i>Units</i>	13
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	14
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,070
	<i>Total gross population increase</i>	2,938
Decline in Housing Unit Occupancy, Mid 2019 to Mid 2029	<i>Units (4)</i>	5,721
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1340
	<i>total decline in population</i>	-766
Population Estimate to Mid 2029 (Permanent and Seasonal)		22,842
Net Population Increase, Mid 2019 to Mid 2029 (Permanent and Seasonal)		2,172

(1) Mid 2019 Population (Permanent and Seasonal) based on:

2016 Population (19,982) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (286 x 2.946 = 843) + (5,435 x 0.0556 = -302) + Seasonal population (15 x 3.660 = 55) + Conversions (30 x 2.950 = 89) + (Institutional (3 x 1.100 = 3) = 20,670

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.707	93%	2.516
<i>Multiples (6)</i>	2.416	7%	0.171
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i>	1.208		
<i>two bedrooms or more</i>	1.751		
Permanent Total		100%	2.687
Seasonal Total	3.660	100%	3.660

¹ Permanent persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2019 households based upon 5,435 (2016 Census) + 286 (Mid 2016 to Mid 2019 unit estimate) = 5,721

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

(6) Includes townhomes and apartments in duplexes.

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

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



**Schedule 4b
Township of Severn
2031 Growth Forecast
Mid 2019 to Mid 2031**

		Population
Mid 2019 Population (Permanent and Seasonal)		20,670
Occupants of Permanent New Housing Units, Early 2019 to Mid 2031	<i>Units (2)</i>	1,140
	<i>multiplied by P.P.U. (3)</i>	2,686
	<i>gross population increase</i>	3,062
Occupants of Converted Units Early 2019 to Mid 2031	<i>Conversion Units (2)</i>	70
	<i>multiplied by P.P.U. (3)</i>	2,707
	<i>gross population increase</i>	190
Occupants of New Seasonal Units Early 2019 to Mid 2031	<i>Net Seasonal Units (2)</i>	60
	<i>multiplied by P.P.U. (3)</i>	3,660
	<i>gross population increase</i>	220
Occupants of New Equivalent Institutional Units Early 2019 to Mid 2031	<i>Units</i>	14
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	15
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,270
	<i>Total gross population increase</i>	3,487
Decline in Housing Unit Occupancy, Early 2019 to Mid 2031	<i>Units (4)</i>	5,721
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1531
	<i>total decline in population</i>	-876
Population Estimate to Mid 2031 (Permanent and Seasonal)		23,282
<i>Net Population Increase, Early 2019 to Mid 2031 (Permanent and Seasonal)</i>		2,612

- (1) Mid 2019 Population (Permanent and Seasonal) based on:
2016 Population (19,982) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (286 x 2.946 = 843) + (5,435 x -0.0556 = -302) + Seasonal population (15 x 3.660 = 55) + Conversions (30 x 2.950 = 89) + (Institutional (3 x 1.100 = 3) = 20,670
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.707	93%	2.512
<i>Multiples (6)</i>	2.416	7%	0.175
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i>	1.208		
<i>two bedrooms or more</i>	1.751		
Permanent Total		100%	2.686
Seasonal Total	3.660	100%	3.660

¹ Permanent persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

- (4) Mid 2019 households based upon 5,435 (2016 Census) + 286 (Mid 2016 to Mid 2019 unit estimate) = 5,721
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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



**Schedule 5
Township of Severn
Buildout Growth Forecast
Mid 2019 to Buildout**

		Population
Mid 2019 Population		20,670
Occupants of Permanent New Housing Units, Mid 2019 to Buildout	<i>Units (2)</i>	2,188
	<i>multiplied by P.P.U. (3)</i>	2,672
	<i>gross population increase</i>	5,847
Occupants of Converted Units Mid 2019 to Buildout	<i>Conversion Units (2)</i>	130
	<i>multiplied by P.P.U. (3)</i>	2,707
	<i>gross population increase</i>	352
Occupants of New Seasonal Units Mid 2019 to Buildout	<i>Net Seasonal Units (2)</i>	120
	<i>multiplied by P.P.U. (3)</i>	3,660
	<i>gross population increase</i>	439
Occupants of New Equivalent Institutional Units Mid 2019 to Buildout	<i>Units</i>	31
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	35
Total Units (Permanent and Seasonal)	<i>Total Units</i>	2,438
	<i>Total gross population increase</i>	6,673
Decline in Housing Unit Occupancy, Mid 2019 to Buildout	<i>Units (4)</i>	5721
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.250
	<i>total decline in population</i>	-1,428
Population Estimate to Buildout		25,915
Net Population Increase, Mid 2019 to Buildout		5,245

(1) Mid 2019 Population based on:

2016 Population (19,982) + Mid 2016 to Mid 2019 estimated housing units to beginning of forecast period (286 x 2.946 = 843) + (5,435 x -0.0556 = -302) + Seasonal population (15 x 3.660 = 55) + Conversions (30 x 2.950 = 89) + (Institutional (3 x 1.100 = 3) = 20,670

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.707	88%	2.38
<i>Multiples (6)</i>	2.416	12%	0.29
<i>Apartments (7)</i>	1.594	0%	0.00
<i>one bedroom or less</i>	1.208		
<i>two bedrooms or more</i>	1.751		
Permanent Total		100%	2.67
Seasonal Total	3.660	100%	3.660

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

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

(4) Mid 2019 households based upon 5,435 (2016 Census) + 286 (Mid 2016 to Mid 2019 unit estimate) = 5,721

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

(6) Includes townhomes and apartments in duplexes.

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

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



**Schedule 6a
Township of Severn
Summary of Housing Units in Active Development
Applications and Vacant Land Supply Potential
as of 2019**

Township Wide Total

Stage of Development	Total
Registered Not Built	265
<i>% Breakdown</i>	8%
Draft Plans Approved	144
<i>% Breakdown</i>	4%
Application Under Review	176
<i>% Breakdown</i>	5%
Vacant lands designated for Residential	2,667
<i>% Breakdown</i>	82%
Total	3,252
<i>% Breakdown</i>	100%

Source: Derived from Township of Severn Planning Department data and the 2016 Simcoe County Land Budget for the Township of Severn, by Watson & Associates Economists Ltd., 2019.

**Schedule 6b
Township of Severn
Summary of Housing Units in Active Development
Applications and Vacant Land Supply Potential
as of 2019**

Westshore

Stage of Development	Total
Registered Not Built	86
<i>% Breakdown</i>	6%
Draft Plans Approved	136
<i>% Breakdown</i>	9%
Application Under Review	42
<i>% Breakdown</i>	3%
Vacant lands designated for Residential	1,269
<i>% Breakdown</i>	83%
Total	1,533
<i>% Breakdown</i>	100%

Source: Derived from Township of Severn Planning Department data and the 2016 Simcoe County Land Budget for the Township of Severn, by Watson & Associates Economists Ltd., 2019.

**Schedule 6c
Township of Severn
Summary of Housing Units in Active Development
Applications and Vacant Land Supply Potential
as of 2019**

Coldwater

Stage of Development	Total
Registered Not Built	57
<i>% Breakdown</i>	5%
Draft Plans Approved	8
<i>% Breakdown</i>	1%
Application Under Review	70
<i>% Breakdown</i>	7%
Vacant lands designated for Residential	919
<i>% Breakdown</i>	87%
Total	1,054
<i>% Breakdown</i>	100%

Source: Derived from Township of Severn Planning Department data and the 2016 Simcoe County Land Budget for the Township of Severn, by Watson & Associates Economists Ltd., 2019.



**Schedule 6d
Township of Severn**

**Summary of Housing Units in Active Development
Applications and Vacant Land Supply Potential
as of 2019**

Bass Lake & Marchmont

Stage of Development	Total
Registered Not Built	63
<i>% Breakdown</i>	<i>46%</i>
Draft Plans Approved	0
<i>% Breakdown</i>	<i>0%</i>
Application Under Review	0
<i>% Breakdown</i>	<i>0%</i>
Vacant lands designated for Residential	73
<i>% Breakdown</i>	<i>54%</i>
Total	136
<i>% Breakdown</i>	<i>100%</i>

Source: Derived from Township of Severn Planning Department data and the 2016 Simcoe County Land Budget for the Township of Severn, by Watson & Associates Economists Ltd., 2019.

**Schedule 6e
Township of Severn**

**Summary of Housing Units in Active Development
Applications and Vacant Land Supply Potential
as of 2019**

Remaining Rural/Private Serviced Areas

Stage of Development	Total
Registered Not Built	59
<i>% Breakdown</i>	<i>11%</i>
Draft Plans Approved	0
<i>% Breakdown</i>	<i>0%</i>
Application Under Review	64
<i>% Breakdown</i>	<i>12%</i>
Vacant lands designated for Residential	406
<i>% Breakdown</i>	<i>77%</i>
Total	529
<i>% Breakdown</i>	<i>100%</i>

Source: Derived from Township of Severn Planning Department data and the 2016 Simcoe County Land Budget for the Township of Severn, by Watson & Associates Economists Ltd., 2019.



Schedule 7
Township of Severn
Historical Residential Building Permits
Years 2009 to 2018

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2009	54	2	9	65
2010	92	13	0	105
2011	64	6	0	70
2012	75	0	7	82
2013	86	7	6	99
Sub-total	371	28	22	421
Average (2009 - 2013)	74	6	4	84
% Breakdown	88.1%	6.7%	5.2%	100.0%
2014	82	0	0	82
2015	48	0	5	53
2016	133	0	0	133
2017	88	2	0	90
2018	63	0	0	63
Sub-total	414	2	5	421
Average (2014 - 2018)	83	0	1	84
% Breakdown	98.3%	0.5%	1.2%	100.0%
2009 - 2018				
Total	785	30	27	842
Average	79	3	3	84
% Breakdown	93.2%	3.6%	3.2%	100.0%

Source: Historical housing activity from Township of Severn data, by Watson & Associates Economists Ltd., 2019.

¹ Includes townhouses and apartments in duplexes.

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



**Schedule 8a
Township of Severn
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Forecast ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.040	-	2.950		
6-10	-	-	-	2.370	3.188	2.472		
11-15	-	-	1.714	2.821	-	2.683		
16-20	-	-	-	2.604	-	2.627		
20-25	-	-	-	2.837	-	2.852	2.717	2.707
25-35	-	-	2.176	2.539	4.000	2.602		
35+	-	1.385	1.909	2.502	4.375	2.414		
Total	-	1.359	1.989	2.596	3.987	2.541		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.182	3.020	-	2.821
6-10	-	-	1.867	2.319	3.400	2.412
11-15	-	-	1.739	2.767	-	2.541
16-20	-	-	1.950	2.635	-	2.468
20-25	-	-	2.000	2.857	-	2.776
25-35	-	-	2.136	2.539	3.750	2.493
35+	-	1.326	1.933	2.500	4.303	2.365
Total	-	1.441	1.945	2.590	3.988	2.462

¹ PPU has been forecasted based on 2001 to 2016 historical trends.

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

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



**Schedule 8b
Simcoe County
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.857	1.884	2.572	-	2.407		
6-10	-	1.083	1.696	2.625	-	2.414		
11-15	-	1.520	1.923	2.611	4.278	2.474		
16-20	-	1.600	2.000	2.638	3.273	2.466		
20-25	-	1.314	1.778	2.735	4.429	2.404	2.433	2.416
25-35	-	1.340	1.798	2.520	3.186	2.317		
35+	-	1.326	1.948	2.717	3.250	2.350		
Total	-	1.375	1.880	2.636	3.544	2.393		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.277	1.647	2.138	-	1.627		
6-10	-	1.216	1.608	1.930	-	1.558		
11-15	-	1.203	1.606	2.432	-	1.635		
16-20	-	1.208	1.787	2.304	-	1.723		
20-25	-	1.191	1.714	2.429	-	1.636	1.636	1.594
25-35	-	1.170	1.676	2.561	-	1.607		
35+	1.243	1.201	1.781	2.603	3.059	1.624		
Total	1.298	1.201	1.724	2.445	3.000	1.623		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.440	1.824	3.014	4.478	2.841
6-10	-	1.296	1.788	2.960	3.949	2.774
11-15	-	1.363	1.842	2.941	4.120	2.864
16-20	-	1.380	1.847	2.880	3.895	2.782
20-25	-	1.297	1.763	2.753	3.786	2.594
25-35	-	1.239	1.757	2.757	3.610	2.557
35+	1.140	1.282	1.823	2.607	3.568	2.345
Total	1.200	1.294	1.811	2.774	3.815	2.567

¹ Includes townhouses and apartments in duplexes.

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

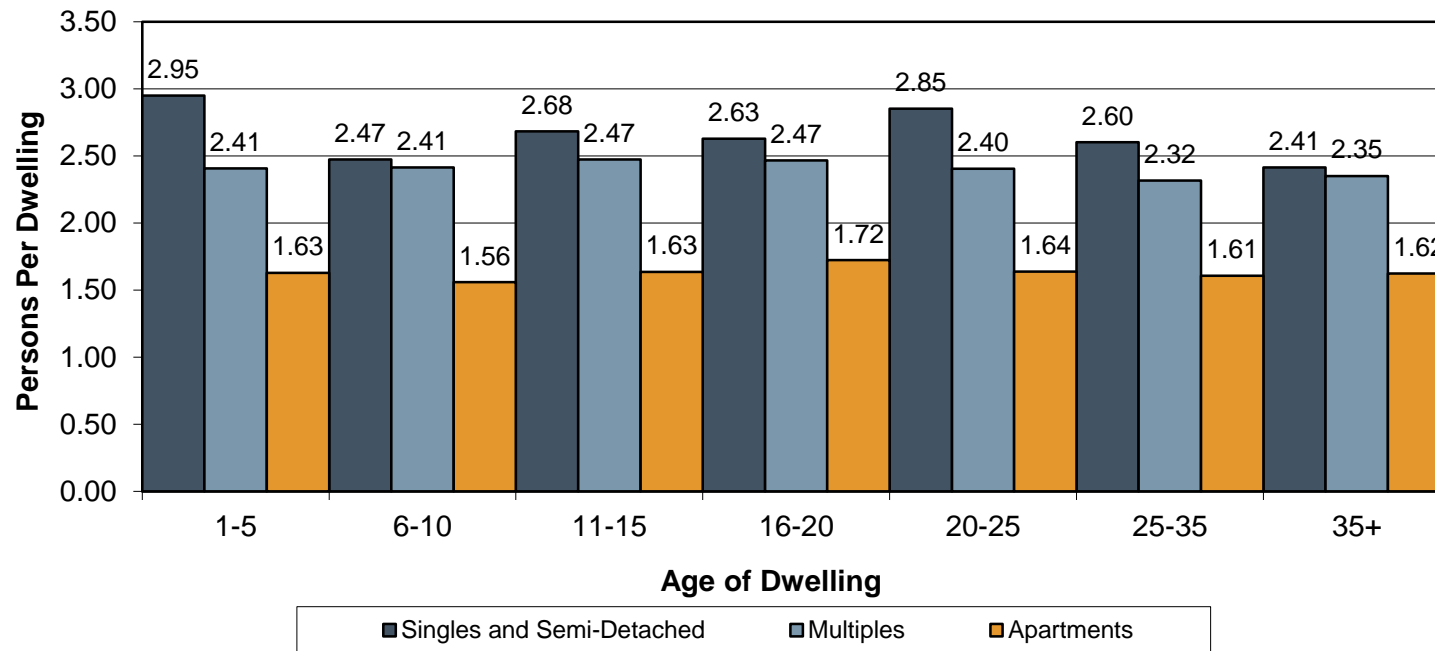
³ PPU has been forecasted based on 2001 to 2016 historical trends.

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

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



**Schedule 9
Township of Severn
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Simcoe County.



**Schedule 10a
Township of Severn
Employment Forecast, 2019 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. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	12,030	0.012	0.049	0.053	0.142	0.023	0.279	0.074	0.353	150	590	638	1,703	280	3,360	885	4,245	2,770
Mid 2011	12,377	0.009	0.039	0.041	0.113	0.023	0.225	0.074	0.299	110	480	513	1,398	285	2,785	920	3,705	2,305
Mid 2016	13,477	0.010	0.043	0.042	0.125	0.023	0.243	0.065	0.308	130	585	560	1,690	315	3,280	873	4,153	2,695
Mid 2019	14,108	0.010	0.043	0.041	0.121	0.023	0.238	0.065	0.303	130	612	572	1,708	330	3,352	914	4,266	2,740
Mid 2029	16,097	0.010	0.040	0.040	0.117	0.023	0.230	0.059	0.288	138	642	648	1,882	368	3,678	948	4,626	3,036
Mid 2031	16,500	0.010	0.039	0.040	0.115	0.022	0.226	0.058	0.284	140	644	660	1,894	371	3,709	959	4,668	3,065
Buildout	18,915	0.008	0.039	0.040	0.115	0.022	0.223	0.058	0.281	155	728	747	2,168	425	4,223	1,099	5,322	3,495
Incremental Change																		
Mid 2006 - Mid 2011	347	-0.004	-0.010	-0.012	-0.029	0.000	-0.054	0.001	-0.054	-40	-110	-125	-305	5	-575	35	-540	-465
Mid 2011 - Mid 2016	1,100	0.0008	0.0046	0.0001	0.0125	0.0003	0.0184	-0.0096	0.0088	20	105	48	293	30	495	-47	448	390
Mid 2016 - Mid 2019	631	0.0000	0.0000	-0.0010	-0.0043	0.0000	-0.0053	0.0000	-0.0053	0	27	12	18	15	72	41	113	45
Mid 2019 - Mid 2029	1,989	0.0000	-0.0035	-0.0003	-0.0042	-0.0005	-0.0085	-0.0059	-0.0144	8	30	76	174	38	326	34	360	296
Mid 2019 - Mid 2031	2,392	0.0000	-0.0044	-0.0006	-0.0063	-0.0009	-0.0121	-0.0067	-0.0188	10	32	88	186	41	357	45	402	325
Mid 2019 - Buildout	4,807	-0.0015	-0.0049	-0.0011	-0.0065	-0.0009	-0.0148	-0.0067	-0.0214	25	116	175	460	95	871	185	1,056	755
Annual Average																		
Mid 2006 - Mid 2011	69	-0.00072	-0.00205	-0.00232	-0.00572	-0.00005	-0.01086	0.00015	-0.01070	-8	-22	-25	-61	1	-115	7	-108	-93
Mid 2011 - Mid 2016	220	0.0002	0.0009	0.0000	0.0025	0.0001	0.0037	-0.0019	0.0018	4	21	10	59	6	99	-9	90	78
Mid 2016 - Mid 2019	210	0.0000	0.0000	-0.0003	-0.0014	0.0000	-0.0018	0.0000	-0.0018	0	9	4	6	5	24	14	38	15
Mid 2019 - Mid 2029	199	0.00000	-0.00035	-0.00003	-0.00042	-0.00005	-0.00085	-0.00059	-0.00144	1	3	8	17	4	33	3	36	30
Mid 2019 - Mid 2031	199	0.00000	-0.00037	-0.00005	-0.00052	-0.00008	-0.00101	-0.00055	-0.00156	1	3	7	16	3	30	4	34	27
Mid 2019 - Buildout	200	-0.00006	-0.00020	-0.00004	-0.00027	-0.00004	-0.00062	-0.00028	-0.00089	1	5	7	19	4	36	8	44	31

Source: Watson & Associates Economists Ltd., 2019.

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.
Note: The 2031 employment forecasted has been adjusted upwards from the Township of Severn Official Plan taking into account the 2016 Census. Employment buildout is tied to residential buildout.



Schedule 10b
Township of Severn
Employment & Gross Floor Area (G.F.A) Forecast, 2019 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional ²	Total	Industrial	Commercial/ Population Related	Institutional ²	Total
Mid 2006	12,030	150	638	1,703	280	2,770				
Mid 2011	12,377	110	513	1,398	285	2,305				
Mid 2016	13,477	130	560	1,690	315	2,695				
Mid 2019	14,108	130	572	1,708	328	2,738				
Mid 2029	16,097	138	648	1,882	359	3,027				
Mid 2031	16,500	140	660	1,894	362	3,056				
Buildout	18,915	155	747	2,168	407	3,477				
Incremental Change										
Mid 2006 - Mid 2011	347	-40	-125	-305	5	-465				
Mid 2011 - Mid 2016	1,100	20	48	293	30	390				
Mid 2016 - Mid 2019	631	0	12	18	13	43	15,600	9,900	9,100	34,600
Mid 2019 - Mid 2029	1,989	8	76	174	31	289	98,800	95,700	20,600	215,100
Mid 2019 - Mid 2031	2,392	10	88	186	34	318	114,400	102,300	22,900	239,600
Mid 2019 - Buildout	4,807	25	175	460	79	739	227,500	253,000	53,300	533,800
Annual Average										
Mid 2006 - Mid 2011	69	-8	-25	-61	1	-93				
Mid 2011 - Mid 2016	220	4	10	59	6	78				
Mid 2016 - Mid 2019	210	0	4	6	4	14	5,200	3,300	3,033	11,533
Mid 2019 - Mid 2029	199	1	8	17	3	29	9,880	9,570	2,060	21,510
Mid 2019 - Mid 2031	199	1	7	16	3	27	9,533	8,525	1,908	19,967
Mid 2019 - Buildout	200	1	7	19	3	31	9,479	10,542	2,221	22,242

Source: Watson & Associates Economists Ltd., 2019.

¹ Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	550
Institutional	675

² Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

* Reflects Mid 2019 to Buildout forecast period

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



Schedule 10c
Township of Severn
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Westshore (Municipally Serviced)	2019 - 2029	63,700	72,100	15,300	151,100	203
	2019 - 2031	72,800	77,000	17,500	167,300	222
	2019 - Buildout	144,900	189,800	40,000	374,700	516
Coldwater (Municipally Serviced)	2019 - 2029	14,300	8,300	2,000	24,600	29
	2019 - 2031	18,200	8,300	2,000	28,500	32
	2019 - Buildout	35,200	20,200	4,300	59,700	70
Severn Estates	2019 - 2029	-	6,100	1,300	7,400	13
	2019 - 2031	-	6,600	1,300	7,900	14
	2019 - Buildout	-	16,400	3,500	19,900	35
Total Urban	2019 - 2029	78,000	86,500	18,600	183,100	245
	2019 - 2031	91,000	91,900	20,800	203,700	268
	2019 - Buildout	180,100	226,400	47,800	454,300	621
Rural/Private Services	2019 - 2029	20,800	9,200	2,000	32,000	36
	2019 - 2031	23,400	10,400	2,100	35,900	40
	2019 - Buildout	47,400	26,600	5,500	79,500	93
Township of Severn	2019 - 2029	98,800	95,700	20,600	215,100	281
	2019 - 2031	114,400	102,300	22,900	239,600	308
	2019 - Buildout	227,500	253,000	53,300	533,800	714

Source: Watson & Associates Economists Ltd., 2019.

¹ Square feet per employee assumptions:

Industrial	1,300
Commercial	550
Institutional	675

² Employment increase does not include No Fixed Place of Work, Work at Home or Primary employment.

*Reflects Mid 2019 to Buildout forecast period

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



Schedule 11
Township of Severn
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	1,723	0	549	2,272	799	1,381	0	2,179	0	1,706	0	1,706	2,521	3,087	549	6,158
2008	125	0	0	125	690	198	0	888	100	100	0	201	915	299	0	1,214
2009	190	0	0	190	4,096	408	591	5,095	0	301	0	301	4,286	709	591	5,586
2010	1,059	35	0	1,094	398	231	0	629	569	174	0	743	2,026	439	0	2,465
2012	443	58	0	501	255	1,548	4,904	6,708	566	154	268	988	1,264	1,760	5,172	8,197
2013	260	0	0	260	0	817	0	817	531	776	0	1,308	791	1,594	0	2,385
2014	1,931	134	0	2,065	1,251	127	0	1,378	26	0	0	26	3,207	261	0	3,469
2015	286	279	0	565	968	894	0	1,862	79	6,876	0	6,955	1,332	8,049	0	9,382
2016	641	0	0	641	519	722	0	1,241	141	625	0	766	1,301	1,347	0	2,648
Subtotal	7,777	506	549	8,832	10,078	6,826	5,495	22,399	2,556	10,748	268	13,573	20,411	18,080	6,313	44,803
Percent of Total	88%	6%	6%	100%	45%	30%	25%	100%	19%	79%	2%	100%	46%	40%	14%	100%
Average	778	126	549	883	1,120	683	2,748	2,240	320	1,194	268	1,357	2,041	1,808	2,104	4,480
2007 - 2011 Period Total				4,801				10,393				3,530				18,724
2007 - 2011 Average				960				2,079				706				3,745
% Breakdown				25.6%				55.5%				18.9%				100.0%
2012 - 2016 Period Total				4,031				12,006				10,043				26,080
2012 - 2016 Average				806				2,401				2,009				5,216
% Breakdown				15.5%				46.0%				38.5%				100.0%
2007 - 2016 Period Total				8,832				22,399				13,573				44,803
2007 - 2016 Average				883				2,240				1,357				4,480
% Breakdown				19.7%				50.0%				30.3%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



**Schedule 12
Township of Severn**

Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
<u>Primary Industry Employment</u>							
11	<i>Agriculture, forestry, fishing and hunting</i>	240	185	135	-55	-50	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	50	30	75	-20	45	
Sub-total		290	215	210	-75	-5	
<u>Industrial and Other Employment</u>							
22	<i>Utilities</i>	10	0	0	-10	0	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	255	225	290	-30	65	
31-33	<i>Manufacturing</i>	250	205	190	-45	-15	
41	<i>Wholesale trade</i>	100	95	70	-5	-25	
48-49	<i>Transportation and warehousing</i>	110	75	95	-35	20	
56	<i>Administrative and support</i>	48	43	43	-5	0	
Sub-total		773	643	688	-130	45	
<u>Population Related Employment</u>							
44-45	<i>Retail trade</i>	890	690	840	-200	150	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	20	50	60	30	10	
52	<i>Finance and insurance</i>	40	30	75	-10	45	
53	<i>Real estate and rental and leasing</i>	90	70	65	-20	-5	
54	<i>Professional, scientific and technical services</i>	110	145	140	35	-5	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	48	43	43	-5	0	
71	<i>Arts, entertainment and recreation</i>	185	165	175	-20	10	
72	<i>Accommodation and food services</i>	385	305	420	-80	115	
81	<i>Other services (except public administration)</i>	175	70	185	-105	115	
Sub-total		1,943	1,568	2,003	-375	435	
<u>Institutional</u>							
61	<i>Educational services</i>	175	170	140	-5	-30	
62	<i>Health care and social assistance</i>	130	110	135	-20	25	
91	<i>Public administration</i>	50	80	105	30	25	
Sub-total		355	360	380	5	20	
Total Employment		3,360	2,785	3,280	-575	495	
Population		12,030	12,377	13,477	347	1,100	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.06	0.05	0.05	-0.01	0.00	
Population Related Employment		0.16	0.13	0.15	-0.03	0.02	
Institutional Employment		0.03	0.03	0.03	0.00	0.00	
Primary Industry Employment		0.02	0.02	0.02	-0.01	0.00	
Total		0.28	0.23	0.24	-0.05	0.02	

Source: Statistics Canada Employment by Place of Work

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



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$19,427.20	0.0206	km of roadways	943,068	per lane km	50,743,846
	Services Related to a Highway - Facilities	\$417.55	2.4393	sq.ft. of building area	171	per sq.ft.	1,090,641
	Services Related to a Highway - Fleet	\$333.30	0.0024	No. of vehicles and equipment	138,875	per vehicle	870,580
Fire Protection Services	Fire Facilities	\$232.87	0.8287	sq.ft. of building area	281	per sq.ft.	608,256
	Fire Vehicles	\$260.80	0.0007	No. of vehicles	372,571	per vehicle	681,210
	Fire Small Equipment and Gear	\$48.47	0.0123	No. of equipment and gear	3,941	per Firefighter	126,604
Outdoor Recreation Services	Parkland Development	\$171.01	0.0053	Acres of Parkland	32,266	per acre	371,434
	Parkland Amenities	\$256.19	0.0030	No. of parkland amenities	85,397	per amenity	556,445
	Parkland Trails	\$73.37	0.0014	Linear km of Paths and Trails	52,407	per lin m.	159,360
Indoor Recreation Services	Indoor Recreation Services	\$746.10	3.0956	ft ² of building area	241	per sq.ft.	1,620,529
	Recreation Vehicles and Equipment	\$6.70	0.0004	No. of vehicles and equipment	16,750	per vehicle	14,552
Library Services	Library Facilities	\$87.87	0.2107	ft ² of building area	417	per sq.ft.	190,854
	Library Collection Materials	\$63.53	2.0796	No. of library collection items	31	per collection item	137,987



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/km)
Collectors - Rural kilometers											
2 lane	285	285	285	285	285	285	285	285	300	300	\$760,000
Collectors - Urban kilometers											
2 lane	116	116	116	116	116	116	116	116	109	109	\$1,400,000
Total	401	401	401	401	401	401	401	401	408	408	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0212	0.0213	0.0212	0.0210	0.0208	0.0205	0.0202	0.0201	0.0201	0.0199

10 Year Average	2009-2018
Quantity Standard	0.0206
Quality Standard	\$943,068
Service Standard	\$19,427

D.C. Amount (before deductions)	13 Year
Forecast Population	2,612
\$ per Capita	\$19,427
Eligible Amount	\$50,743,846



**Township of Severn
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Facilities
Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft ² with land, site works, etc.
North Division (Matchedash)	5,800	5,800	5,800	5,800	5,800	5,800	20,338	20,338	20,338	20,338	\$164	\$188
South Division (Orillia)	13,200	13,200	13,200	13,200	13,200	30,228	30,228	30,228	30,228	30,228	\$184	\$210
North Shop Salt Shed	-	-	-	-	-	-	14,538	14,538	14,538	14,538	\$74	\$89
South Shot Salt Shed	-	-	-	-	-	17,028	17,028	17,028	17,028	17,028	\$74	\$89
Administration Centre	757	757	757	757	757	757	757	757	757	757	\$270	\$325
Total	19,757	19,757	19,757	19,757	19,757	53,813	82,889	82,889	82,889	82,889		

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	1.0466	1.0502	1.0472	1.0359	1.0234	2.7473	4.1798	4.1480	4.0786	4.0363

10 Year Average	2009-2018
Quantity Standard	2.4393
Quality Standard	\$171
Service Standard	\$418

D.C. Amount (before deductions)	13 Year
Forecast Population	2,612
\$ per Capita	\$418
Eligible Amount	\$1,090,641



**Township of Severn
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Fleet
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Motor Grader, Articulated Frame (14,000 kg - 18,000 kg)	2	2	2	2	2	2	2	2	2	2	\$433,000
Tractor Bulldozer (50 kW)	1	1	1	1	1	1	1	1	1	1	\$260,000
Brush Chipper (140 HP)	1	1	1	1	1	1	2	2	2	2	\$87,100
Front End Loader	1	1	1	1	1	1	1	1	1	1	\$342,000
Thompson Steam Jenny	1	1	1	1	1	1	1	1	1	1	\$16,200
Air Compressor	2	2	2	2	2	2	2	2	2	2	\$17,300
Radio Equipment	1	1	1	1	1	1	1	1	1	1	\$86,600
Self-Propelled Mower	1	1	1	1	1	1	1	1	1	1	\$139,000
Tractor-Mount Mower	1	1	1	1	1	1	1	1	1	1	\$6,500
Tandem/Axle Float	1	1	1	1	1	2	2	2	2	2	\$43,300
Diaphragm Pump	1	1	1	1	1	1	1	1	1	1	\$6,500
Street Sweeping Broom (one to loader one for trackless)	2	2	2	2	2	2	2	2	2	2	\$8,700
Theodolite C/W Tripod	3	3	3	3	3	3	3	3	3	3	\$10,500
Dual Slope Construction Laser	-	-	-	-	-	-	-	-	1	1	\$6,500
Backhoe	2	2	2	2	2	2	2	2	2	2	\$137,000
Excavator	1	1	1	1	1	1	1	1	1	1	\$299,000
Float Trailer	1	1	1	1	1	1	1	1	1	1	\$52,000
Half Ton Pickup	8	8	9	9	9	10	10	10	10	10	\$34,900
1 Ton Crew Cab	2	2	2	2	2	2	2	2	2	2	\$62,200
Chev Cargo Van	1	1	1	1	1	1	1	1	1	1	\$60,700
Tandem Truck c/w snowplow	8	8	9	9	9	10	10	10	10	10	\$329,000
Tractor	1	1	1	1	1	1	1	1	1	1	\$54,200
Sidewalk Machine	1	1	1	1	1	2	2	2	2	2	\$173,000
Hot-Box Asphalt Trailer	-	-	-	-	-	-	-	1	1	1	\$30,800
Total	43	43	45	45	45	49	50	51	52	52	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0023	0.0023	0.0024	0.0024	0.0023	0.0025	0.0025	0.0026	0.0026	0.0025

10 Year Average	2009-2018
Quantity Standard	0.0024
Quality Standard	\$138,875
Service Standard	\$333

D.C. Amount (before deductions)	13 Year
Forecast Population	2,612
\$ per Capita	\$333
Eligible Amount	\$870,580



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft ² with land, site works, etc.
Station #1 (Sparrow Lake Rd. at #11)	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	\$311	\$366
Station #2 (Burnside Line at Division Rd.)	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	\$218	\$259
Station #3 (1 Firehall Lane, Coldwater)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$126	\$153
Station #4 (County Rd. at County Rd. 17, Matchedash)	1,600	1,600	1,600	1,600	2,400	2,400	2,400	2,400	2,400	2,400	\$230	\$273
Administration Centre	555	555	555	555	555	555	555	555	555	555	\$270	\$339
Total	15,690	15,690	15,690	15,690	16,490	16,490	16,490	16,490	16,490	16,490		

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.8312	0.8340	0.8316	0.8227	0.8541	0.8418	0.8315	0.8252	0.8114	0.8030

10 Year Average	2009-2018
Quantity Standard	0.8287
Quality Standard	\$281
Service Standard	\$233

D.C. Amount (before deductions)	13 Year
Forecast Population	2,612
\$ per Capita	\$233
Eligible Amount	\$608,256



**Township of Severn
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Pumpers	4	4	4	4	4	4	4	4	4	4	\$668,000
Tankers	3	3	3	3	3	3	3	3	3	3	\$575,000
Rescue	2	2	2	2	2	2	2	2	2	2	\$275,000
Support (Trailer)	-	-	1	1	1	1	1	1	1	1	\$17,000
Pickup 4x4	2	2	2	2	2	2	2	2	2	2	\$52,000
UTV 800 Polaris	-	-	1	1	1	1	1	1	1	1	\$27,000
Total	11	11	13	13	13	13	13	13	13	13	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006	0.0006

10 Year Average	2009-2018
Quantity Standard	0.0007
Quality Standard	\$372,571
Service Standard	\$261

D.C. Amount (before deductions)	13 Year
Forecast Population	2,612
\$ per Capita	\$261
Eligible Amount	\$681,210



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Equipped Firefighter (Personal Protective Equipment)	78	78	78	78	78	78	78	78	78	78	\$4,000
SCBA /w cylinder	24	24	24	24	24	24	24	24	24	24	\$7,700
SCBA Cylinders	48	48	48	48	48	48	48	48	48	48	\$1,400
Air Bags	3	3	3	2	2	2	2	2	2	2	\$11,000
Portable Pumps	6	6	6	6	6	6	6	6	6	6	\$13,300
Forestry Pumps	14	14	14	17	17	17	17	17	17	17	\$1,100
Thermal Imaging Cameras	2	2	2	2	2	2	2	3	3	3	\$6,900
Defibrillators - Fire	3	3	3	3	4	4	4	4	4	4	\$4,800
Portable Hand Held Radios	24	24	26	26	26	26	26	26	26	26	\$1,400
Mobile Vehicle Radios	17	17	17	17	17	17	17	17	17	17	\$1,300
Laptop and Projector	2	2	2	2	2	2	2	2	2	2	\$2,500
Fire Station Computers	3	3	3	3	3	3	3	3	3	3	\$1,400
Rapid Intervention Team Packs Scott	2	2	2	3	3	3	3	3	3	3	\$4,700
Repeater Stations	-	-	-	-	2	2	2	2	2	2	\$31,000
Extrication Tools	3	3	3	3	3	3	3	3	3	3	\$31,000
Generators 5000 watt	5	5	6	6	6	6	6	6	6	6	\$2,800
Total	234	234	237	240	243	243	243	244	244	244	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0124	0.0124	0.0126	0.0126	0.0126	0.0124	0.0123	0.0122	0.0120	0.0119

10 Year Average	2009-2018
Quantity Standard	0.0123
Quality Standard	\$3,941
Service Standard	\$48

D.C. Amount (before deductions)	13 Year
Forecast Population	2,612
\$ per Capita	\$48
Eligible Amount	\$126,604



**Township of Severn
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Acre)
Passive Parks	28	28	28	28	33	84	84	79	79	78	\$14,000
Active Parks	48	48	48	48	48	48	48	53	53	54	\$52,000
Total	76	76	76	76	81	132	132	132	132	132	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0040	0.0040	0.0040	0.0040	0.0042	0.0067	0.0067	0.0066	0.0065	0.0064

10 Year Average	2009-2018
Quantity Standard	0.0053
Quality Standard	\$32,266
Service Standard	\$171

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$171
Eligible Amount	\$371,434



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/item)
Docks	8	8	8	8	8	7	7	7	7	7	\$86,300
Launches - Concrete	2	2	2	2	2	2	2	2	2	2	\$100,000
Recreation Storage at Coldwater Fairgrounds Barn	1	1	1	1	1	1	1	1	1	1	\$100,000
Storage (Washago Garage)	1	1	1	1	1	1	1	1	1	1	\$10,000
Bell Exhibit (Matchedash Hall)	1	1	1	1	1	1	1	1	1	1	\$4,400
Storage at Bass Lake	1	1	1	1	1	1	1	1	1	1	\$50,000
Washroom / Concession Booth (Washago)	1	1	1	1	1	1	1	1	1	1	\$200,000
Concession (Lions)	1	1	1	1	1	1	1	1	1	1	\$47,700
Washroom (Coldwater)	1	1	1	1	1	1	1	1	1	1	\$75,800
Bleachers	10	10	10	10	10	10	10	10	10	10	\$6,900
Outdoor Exercise Equipment	-	-	-	-	-	6	6	6	6	6	\$2,900
Playground Equipment	4	4	4	5	5	5	5	6	6	7	\$100,000
Pavilion/Gazebo	3	3	2	3	3	3	4	5	5	5	\$35,000
Skateboard Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Basketball Pad	1	1	1	1	1	1	1	1	1	1	\$2,000
Ball Diamonds lit	1	1	1	1	1	1	1	1	1	1	\$350,000
Ball Diamonds unlit	5	5	5	5	5	5	5	5	5	5	\$87,000
Trail Bridges - Large	3	3	3	3	3	3	3	3	3	3	\$346,000
Trail Bridges - Small	2	2	2	2	2	2	2	2	2	2	\$100,000
Trail Gates	-	-	-	-	-	-	-	-	27	27	\$6,000
Outdoor Ice Rink	2	2	2	2	2	2	2	2	2	2	\$347,000
Total	49	49	48	50	50	55	56	58	85	86	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0026	0.0026	0.0025	0.0026	0.0026	0.0028	0.0028	0.0029	0.0042	0.0042

10 Year Average	2009-2018
Quantity Standard	0.0030
Quality Standard	\$85,397
Service Standard	\$256

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$256
Eligible Amount	\$556,445



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/ Linear Metre)
Trails	22	22	22	30	30	30	30	30	30	30	\$52,000
Total	22	22	22	30	30	30	30	30	30	30	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0012	0.0012	0.0012	0.0016	0.0016	0.0015	0.0015	0.0015	0.0015	0.0015

10 Year Average	2009-2018
Quantity Standard	0.0014
Quality Standard	\$52,407
Service Standard	\$73

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$73
Eligible Amount	\$159,360



**Township of Severn
Service Standard Calculation Sheet**

Service: Indoor Recreation Services
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft² with land, site works, etc.
Coldwater Arena	34,617	34,617	34,617	34,617	34,617	34,617	34,617	35,417	35,417	35,417	\$215	\$244
Lake St. George Hall	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$225	\$255
Washago Hall	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$187	\$213
Curling Club	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	\$216	\$245
Matchedash Hall	-	-	-	-	-	3,200	3,200	3,200	3,200	3,200	\$187	\$213
Administration Centre	165	165	165	165	165	165	165	165	165	165	\$270	\$325
Total	58,582	58,582	58,582	58,582	58,582	61,782	61,782	62,582	62,582	62,582		

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	3.1033	3.1141	3.1050	3.0716	3.0344	3.1541	3.1154	3.1317	3.0794	3.0474

10 Year Average	2009-2018
Quantity Standard	3.0956
Quality Standard	\$241
Service Standard	\$746

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$746
Eligible Amount	\$1,620,529



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$80,000
Pickup Truck	-	-	-	-	-	-	-	-	1	1	\$35,000
Tractor (30 HP)	1	1	1	1	1	1	1	1	1	1	\$29,000
Ball Diamond Groomer	-	-	-	-	-	-	-	-	1	1	\$6,900
Utility Trailer	1	1	1	1	1	1	1	1	1	1	\$1,800
Water Tank	1	1	1	1	1	1	1	1	1	1	\$800
Ice Edgers	2	2	2	2	2	2	2	2	2	2	\$2,000
Floor Scribber	1	1	1	1	1	1	1	1	1	1	\$7,000
Total	7	7	7	7	7	7	7	7	9	9	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

10 Year Average	2009-2018
Quantity Standard	0.0004
Quality Standard	\$16,750
Service Standard	\$7

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$7
Eligible Amount	\$14,552



**Township of Severn
Service Standard Calculation Sheet**

Service: Library Facilities
Unit Measure: ft² of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Bld'g Value (\$/sq.ft.)	Value/ft ² with land, site works, etc.
Library(Coldwater)	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	\$339	\$417
Net adjustment ¹	674	674	674	2,378	2,378	2,378	2,378	2,378	2,378	2,378	\$339	\$417
Total	2,934	2,934	2,934	4,638	4,638	4,638	4,638	4,638	4,638	4,638		

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	0.1554	0.1560	0.1555	0.2432	0.2402	0.2368	0.2339	0.2321	0.2282	0.2259

10 Year Average	2009-2018
Quantity Standard	0.2107
Quality Standard	\$417
Service Standard	\$88

¹Represents Severn's contract with the City of Orillia, and the contract Oro-Medonte has with Severn prior to 2014
 900 Value of contract 5% X 18,000 sq.ft.
 -226 Value of contract 10% X 2,260 sq.ft.
 674

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$88
Eligible Amount	\$190,854

2,604 Orillia's existing facility 52,081 sq.ft. as of 2012
 -226 Value of contract 10% X 2,260 sq.ft.
 2378



**Township of Severn
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018*	2019 Value (\$/item)
Severn (Coldwater) Branch¹:											
Books	18,922	22,866	16,081	18,607	13,404	12,832	13,725	13,393	13,115	13,115	\$29
CDs/DVDs	2,425	1,303	2,462	2,436	2,028	1,927	2,592	2,654	3,519	3,519	\$26
E-audio/E-books	-	-	2,651	5,792	10,872	62,326	13,878	12,272	11,551	11,551	\$29
Periodicals	-	-	-	-	-	-	-	44	44	44	\$7
Databases	30	32	13	16	21	27	17	17	45	45	\$2,700
Orillia Branch²:											
Books	5,713	5,765	4,834	4,720	4,970	4,577	4,040	3,925	3,773	3,773	\$29
CDs/DVDs	199	270	315	357	381	396	381	521	538	538	\$26
E-audio/E-books	-	-	13,257	2,551	2,672	3,719	3,970	5,406	6,386	6,386	\$29
Periodicals	-	-	-	-	-	-	-	8	7	7	\$7
Databases	-	-	1	1	1	1	1	-	1	1	\$2,700
Total	27,289	30,236	39,614	34,480	34,349	85,805	38,604	38,240	38,979	38,979	

Population	18,877	18,812	18,867	19,072	19,306	19,588	19,831	19,983	20,323	20,536
Per Capita Standard	1.4456	1.6073	2.0996	1.8079	1.7792	4.3805	1.9466	1.9136	1.9180	1.8981

10 Year Average	2009-2018
Quantity Standard	2.0796
Quality Standard	\$31
Service Standard	\$64

D.C. Amount (before deductions)	10 Year
Forecast Population	2,172
\$ per Capita	\$64
Eligible Amount	\$137,987

*2018 quantities are assumed to be the same as 2017 as year-end data was not available at the time of writing.

¹ 90% of collection materials has been included to account for Oro-Medonte's share

² 5% of collection materials has been included to account for Severn's share.



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of Severn Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving 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 2017 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 life cycle cost. By definition, life cycle 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 life cycle 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:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Roads	20	0.04116
Vehicles & Equipment	12	0.07456
Fire Vehicles	15	0.05783
Firefighter Equipment and Gear	10	0.09133
Parks Related	20	0.04116
Water and Wastewater	50	0.01182
Library Materials	8	0.11651
Facilities	40	0.01656



Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while 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-1
Township of Severn
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services - Westshore				
1.1 Treatment Plants & Collection Systems	12,409,927	653,168	12,603	665,771
2. Water Services - Westshore				
2.1 Treatment, Storage and Distribution Systems	5,032,083	238,553	13,292	251,845
3. Water Services - Severn Estates				
3.1 Treatment, Storage and Distribution Systems	50,316	3,304	12,955	16,259
4. Wastewater Services - Coldwater				
4.1 Treatment Plants & Collection Systems	2,931,278	100,298	25,207	125,505
5. Septage and Hauled Treatment				
5.1 Facilities	417,423	28,694	12,603	41,297
6. Services Related to a Highway				
6.1 Roads and Related	3,730,513	543,610	348,928	892,538
7. Fire Protection Services				
7.1 Fire facilities, vehicles & equipment	1,983,276	64,810	155,025	219,835
8. Outdoor Recreation Services				
8.1 Parkland development, amenities & trails	976,557	115,962	24,861	140,823
9. Indoor Recreation Services				
9.1 Recreation facilities, vehicles and equipment	9,186,624	405,760	66,191	471,951
10. Library Services				
10.1 Library facilities, materials and vehicles	241,652	51,750	26,930	78,680
11. Administration				
11.1 Studies - Essential Services	217,032	-	-	-
11.2 Studies - Community Based Services	456,250	-	-	-
Total	37,632,929	2,205,909	698,595	2,904,504



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act 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, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds).
- The municipality shall pay each development charge 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) 2-8).
- 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 as an interim financing source for capital undertakings for which development charges 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. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and O.Reg. 82/98 prescribes 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 assets 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 development charges, 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 beginning of the year, given in the year and outstanding at the end of the year by 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.

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 8 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 development charge may be spent.



Figure D-1
Township of Severn
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates												Total	
	Non-Discounted Services		Area-Specific Services					Discounted Services						
	Services Related to a Highway	Fire Protection Services	Wastewater Services - Westshore	Water Services - Westshore	Wastewater Services - Coldwater	Water Services - Severn Estates	Septage & Hauled Treatment - Areas not Receiving Wastewater	Outdoor Recreation Services	Indoor Recreation Services	Library Services	Administration - Studies - Essential Services	Administration - Studies - Community Based Services		
Opening Balance, January 1, _____														0
Plus:														
Development Charge Collections														0
Accrued Interest														0
Repayment of Monies Borrowed from Fund and Associated Interest ¹														0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Less:														
Amount Transferred to Capital (or Other) Funds ²														0
Amounts Refunded														0
Amounts Loaned to Other D.C. Service Category for Interim Financing														0
Credits ³														0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ 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.



Attachment 1
Township of Severn
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					
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Fire Protection Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Library Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Attachment 2
Township of Severn
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

This Appendix sets out the Township's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, 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 emplaced separately by landowners, pursuant to a development agreement.

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.

1. 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.); 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.

1.1 Local Roads (including land)

- Local Roads Internal to Development - Direct developer responsibility under s.59 of D.C.A. (as a local service);
- Local Roads External to Development – If within the area to which the plan relates- Direct developer responsibility under s.59 of D.C.A. (as a local service).

1.2 Collector Roads (including land)

- Collector Roads Internal to Development - Direct developer responsibility under s.59 of D.C.A. (as a local service);
- Collector Roads External to Development – Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

1.3 Traffic Signals and Intersection Improvements

- Local Street/Private Entrances/Entrances to Specific Developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).
- Minor Arterial/Collector Road Intersections, including signalization, with County Roads – County responsibility.
- Intersection Improvements/Signalization on Other Local Roads Due to Development Growth Increasing Traffic – Include in D.C. calculation, (excluding private entrance signals), as required under s. 5(1) of the D.C.A.

1.4 Streetlights

- Streetlights on County (Arterial) Roads – County responsibility.
- Streetlights on Area Municipal (Collector) Roads – Linked to collector road funding source.

1.5 Sidewalks



- Sidewalks on Area Municipal (Collector) Roads – Linked to collector road funding source.
- Other Sidewalks External to Development (which are a local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s.59 of D.C.A.).

1.6 Noise Abatement Measures

- Internal to Development – Direct developer responsibility through local service provisions (s.59 of D.C.A.).

1.7 Land Acquisition for Road Allowances

- Land Acquisition for Arterial Roads – Dedication under the *Planning Act* subdivision provisions (s.51) through development lands; in areas with limited or no development – County responsibility.
- Land Acquisition for Collector Roads – Dedication under the *Planning Act* subdivision provision (s.51) through development lands; in areas with limited or no development, include in municipal D.C. (to the extent eligible).

2. Storm Water Management

- Quality and Quantity Works, direct developer responsibility through local service provision (s. 59 of D.C.A.) including Downstream or adjacent Erosion Works.

3. Water, Sanitary Sewer and Storm Sewer

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:

3.1 The costs of the following items shall be direct developer responsibilities as a local service:



- providing all underground services internal to the development, including storm, water and sanitary services;
- providing service connections from existing underground services to the development;
- 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;
- providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

3.2 The costs of the following items shall be paid through development charges:

- Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas to be included within the D.C.;
- Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.;
- external underground services involving trunk infrastructure and pipe sizes exceeding 300mm for water and sanitary services and 900mm for stormwater services and external underground services involving upgrades to existing forcemains to service both growth and the existing community, to the extent of the growth-related component.



- water, reservoir and/or sanitary pumping stations not required for the individual development and upgrades to existing pumping stations to service growth.

4. Parkland Development

4.1 Recreation Trails

- 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 area municipal parkland D.C.'s.

4.2 Parkland

4.2.1 Parkland Development - Direct developer responsibility to provide at base condition, as follows:

- Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
- Topsoil Stripping, screening, and stockpiling.
- Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.
- Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
- Seeding of site with Township-approved seed mix. Maintenance of seed until acceptance by Township.
- Parks shall be free of any contaminated soil or subsoil.
- Parks shall not be mined for fill.
- Parks shall be conveyed free and clear of all encumbrances.
- 100% of 1.5m chain link perimeter fencing to the Township standards to separate the development lands from the Township lands or lands to be dedicated to the Township, unless the perimeter fencing is on land that will



be dedicated to the Township to fulfil the requirement of parkland dedication under the Planning Act.

- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

4.2.2 Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the 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:

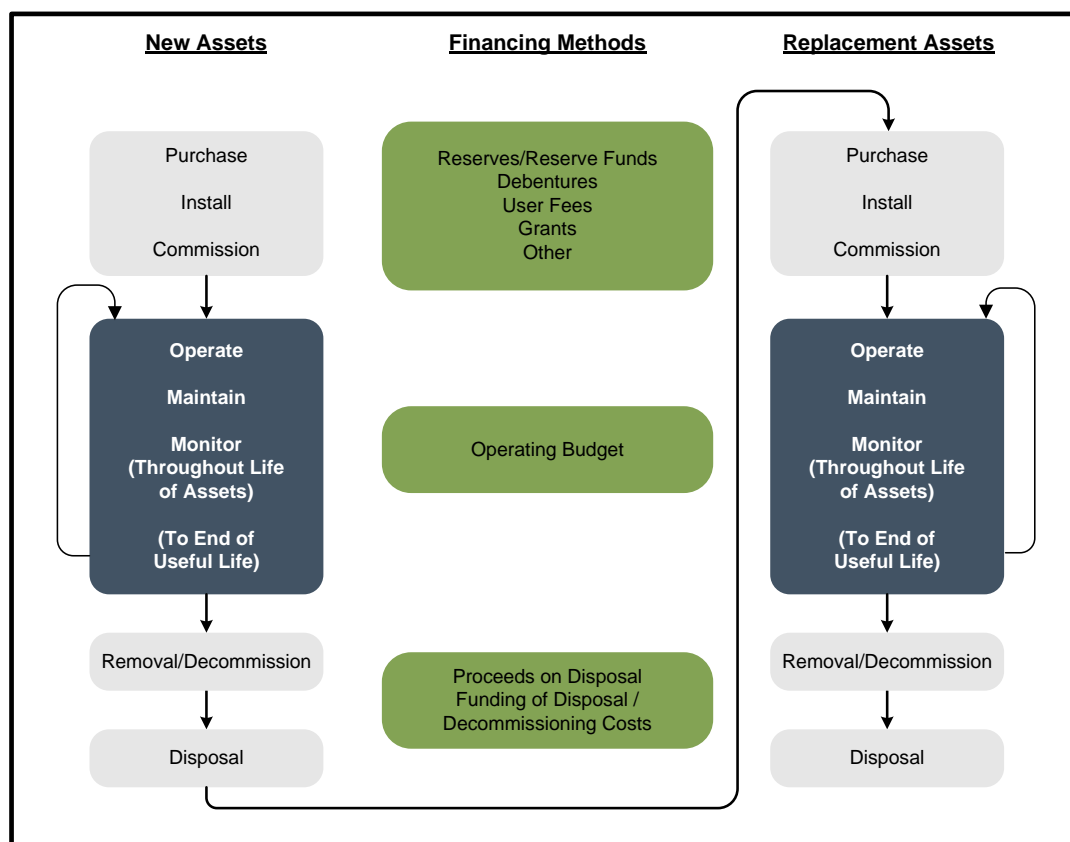
“The asset management plan shall,

- (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 for 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 within 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 2021 for core municipal services and 2023 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 2013 for its existing assets, however, did not take into account future growth-related assets. 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 2019 \$) 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 which 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 2019 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 \$3.59 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 \$1.04 million. This amount, totalled with the existing operating revenues of \$18.2 million, provide annual revenues of \$19.24 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of Severn
 Asset Management – Future Expenditures and Associated Revenues
 2019\$

	Sub-Total	2031 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		686,602
Annual Debt Payment on Post Period Capital ²		701,992
Lifecycle:		
Annual Lifecycle - Township Wide Services	\$1,181,892	
Annual Lifecycle - Area Specific Services	\$1,024,017	
Annual Lifecycle	\$2,205,909	\$2,205,909
Incremental Operating Costs (for D.C. Services)		\$698,595
Total Expenditures		\$3,591,107
Revenue (Annualized)		
Total Existing Revenue ⁴		\$18,201,099
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$1,044,205
Total Revenues		\$19,245,304

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ 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 SEVERN

By-Law Number 2019-____

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

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

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

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

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

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

AND WHEREAS the Council of The Corporation of the Township of Severn has given notice of and held a public meeting on the 10th day of July, 2019 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN ENACTS AS FOLLOWS:

1. INTERPRETATION

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

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



“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 principle use, building or structure;

“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. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans approved under section 41 of the Planning Act;

"back-to-back townhouse dwelling" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

“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;

“benefiting 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;

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

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

“Cannabis Plant” means a plant that belongs to the genus Cannabis.

“Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales



of cannabis. “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,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 19990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“commercial” means any non-residential development not defined under “institutional” or “industrial”;

“correctional group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional



institution or secure custody and detention facility operated by the Province of Ontario;

“Council” means the Council of the municipality;

“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 of usability thereof, and includes redevelopment;

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

“dwelling unit” means either (1) a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, or (2) in the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person in sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms;

“Existing” means the number, use and size that existed as of the date this by-law was passed;

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

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

“gross floor area” means:

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



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

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

“group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“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, includes cannabis production facilities but does not include the sale of commodities to the general public through a warehouse club;

“Institutional” means land, buildings, or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;



“live/work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

“Local Board” means a local board as defined in the *Development Charges Act*;

“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, Chap. P.13, as amended, or any successor thereof;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;

“multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, apartment unit dwellings, and special care/special need dwellings and includes, but is not limited to, back-to-back townhouse dwellings and the residential component of live/work units;

“municipality” means the Corporation of the Township of Severn;

“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 and the non-residential portion of a live/work unit;

“nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;

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

“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’



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

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

“residential use” means land or buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals and the residential portion of a live/work unit;

“retirement home or lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

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

“service” (or “services”) means a service designed in Schedule “A” to this By-law;

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

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

“stacked townhouse dwelling” means a building containing two or more dwelling units where each dwelling unit is separated horizontally from another dwelling unit by a common wall or floor; and

“Special care/special need dwelling” means a building containing two or more dwellings units, which units have a common entrance from street level;



- i. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
- ii. Which may or may not have exclusive sanitary and/or culinary facilities;
- iii. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- iv. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels,

And includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, and group homes (including correctional group homes).

2. DESIGNATION OF SERVICES

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

Municipal Wide Services:

- (a) Services Related to a Highway
- (b) Fire Protection Services
- (c) Outdoor Recreation Services
- (d) Indoor Recreation Services
- (e) Library Services
- (f) Administration Studies – Community Related Services
- (g) Administration Studies – Essential Services

Area-Specific Services

Westshore

- (a) Water



- (b) Wastewater

Coldwater

- (a) Wastewater

Severn Estates

- (a) Water

Areas not Receiving Wastewater Services

- (a) Septage and Hauled Treatment

2.2 The components of the services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

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

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

Area to Which By-law Applies

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

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

- (a) the municipality or a local board thereof;
- (b) a board of education; or
- (c) the County of Simcoe or a local board thereof.



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 of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* 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, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service 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) one or two additional dwelling units in an existing single detached dwelling;
or
- (c) one additional dwelling unit in any other existing residential building;

3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the additional unit has a gross floor area greater than

- (i) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.7 Exemption for Industrial Development:

3.7.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.

Rules with Respect to an Industrial Expansion Exemption

3.7.2 If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:

- (i) Subject to subsection 3.7.2 (iii), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
 - 1. the gross floor area of the existing industrial building, or
 - 2. the gross floor area of the existing industrial building before the first enlargement for which:



- a. an exemption from the payment of development charges was granted, or
 - b. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is zero;
- (ii) Subject to subsection 3.7.2 (iii), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:
- (A) the gross floor area of the existing industrial building, or
 - (B) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or
 - (ii) a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (A) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 - (B) divide the amount determined under subsection (A) by the amount of the enlargement
- (iii) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 3.7.2 (ii), the cumulative gross floor area of any previous enlargements for which:



(A) An exemption from the payment of development charges was granted, or

(B) A lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.

(iv) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.

3.8 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.9 Other Exemptions:

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

- a) 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*;
- b) a non-residential farm building.

Amount of Charges

Residential

3.10 The development charges set out in Schedules B-1 and B-2 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 the residential portion of live/work unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.11 The development charges described in Schedules B-1 and B-2 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 the non-residential portion of a live/work unit, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.12 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 36 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 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11, 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

- 3.13 Development charges imposed under this By-law for fire, library, outdoor, recreation, indoor recreation, administration – studies - essential services and administration – studies – community based services, are calculated, payable, and collected upon issuance of a building permit for the development; the Development Charges for services related to a highway, water and wastewater, are calculated, payable, and collected at time of subdivision agreement with respect to each dwelling unit, building or structure.
- 3.14 Despite section 3.13, 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. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.10 and 3.11, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge is imposed under this By-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule A - Components of Services Designated in section 2.1

Schedule B-1 - Residential and Non-Residential Development Charges for
“Hard Services”



Schedule B-2 - Residential and Non-Residential Development Charges for
“Soft Services”

7. CONFLICTS

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on _____, 2019.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on _____, 2024 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

- 11.1 By-law 2014-____ is hereby repealed as of the date and time of this By-law coming into effect.



PASSED THIS _____ day of _____, 2019.

Mayor

Township Clerk



SCHEDULE “A” TO BY-LAW

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

100% Eligible Services

Water

Treatment, Storage and Distribution

Wastewater

Treatment and Collection

Septage and Hauled Treatment

Facilities

Services Related to a Highway

Roads,

Fleet

Facilities

Fire Protection Services

Fire Facility

Fire Vehicles

Fire Fighter Equipment

90% Eligible Services

Administration

Studies – Essential Services

Studies – Community Based Services

Indoor Recreation

Recreation Facilities

Recreation Vehicles

Outdoor Recreation

Parkland Development

Vehicles & Equipment

Library

Facilities

Collection Material



**SCHEDULE B-1
SCHEDULE OF DEVELOPMENT CHARGES FOR "HARD SERVICES"**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide "Hard Services":						
Services Related to a Highway	2,540	1,643	1,133	2,267	1,032	1.71
Fire Protection Services	963	623	430	859	391	0.65
Administration - Studies - Essential Services	166	107	74	148	67	0.12
Total Municipal Wide "Hard Services"	3,669	2,373	1,637	3,274	1,490	2.48
Area Specific Services:						
Westshore:						
Water Services	644	417	287	575	262	0.39
Wastewater Services	7,160	4,631	3,195	6,390	2,909	4.30
Total Area Specific - Westshore	7,804	5,048	3,482	6,965	3,171	4.69
Area Specific Services:						
Coldwater:						
Wastewater Services	11,157	7,217	4,979	9,958	4,534	5.81
Total Area Specific - Coldwater	11,157	7,217	4,979	9,958	4,534	5.81
Area Specific Services:						
Severn Estates:						
Water Services	12,579	8,137	5,613	11,227	5,112	-
Total Area Specific - Severn Estates	12,579	8,137	5,613	11,227	5,112	-
Area Specific Services:						
Areas Not Receiving Wastewater Services						
Septage and Hauled Treatment	73	47	33	65	30	0.10
Total Area Specific - Areas Not Receiving Wastewater Services	73	47	33	65	30	0.10



SCHEDULE B-2
SCHEDULE OF DEVELOPMENT CHARGES FOR "SOFT SERVICES"

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide "Soft Services":						
Outdoor Recreation Services	702	454	313	627	285	0.19
Indoor Recreation Services	2,087	1,350	931	1,863	848	0.56
Library Services	159	103	71	142	65	0.04
Administration - Studies - Community Based Services	256	166	114	228	104	0.18
Total Municipal Wide "Soft Services"	3,204	2,073	1,429	2,860	1,302	0.97

