



 **Watson
& Associates**
ECONOMISTS LTD.

Development Charges Background Study

Bruce County

October 1, 2021

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

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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)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
ERASE	Environmental, Remediation, and Site Enhancement
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
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 Bruce County required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Summary of the residential and non-residential growth forecasts for the County;
 - Chapter 3 – Approach to calculating the D.C.;
 - Chapter 4 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 5 – Calculation of the D.C.s;
 - Chapter 6 – D.C. policy recommendations and rules; and
 - Chapter 7 – 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 3; a simplified summary is provided below.
 - 1) Identify amount, type, and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 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.
3. The D.C. process needs to address a number of items that were established through the *Smart Growth for Our Communities Act, 2015* (Bill 73). These items have been incorporated throughout the report and in the 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 (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. 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. Further changes to the D.C.A. were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213. The following provides a brief summary of the proposed changes.

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

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

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any



unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

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

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

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

Bill 138: Plan to Build Ontario Together Act, 2019

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

Bill 197: COVID-19 Economic Recovery Act, 2020

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



the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** Based on the wording in the legislation, it appears that Upper-tier governments will not be able to impose a C.B.C.

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

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

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in Section 1.4 of this report.

5. The growth forecast (Chapter 2) on which the County-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2021 to 2030) and 16-year (2021 to 2036) periods.



Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10 Year 2021 to 2030	16 Year 2021 to 2036
(Net) Population Increase	11,545	16,819
Residential Unit Increase	5,080	7,504
Non-Residential Gross Floor Area Increase (sq.ft.)	2,530,200	3,661,100

Source: Watson & Associates Economists Ltd. Forecast 2021

6. The County is undertaking a D.C. public process and anticipates passing a new by-law for eligible services. The mandatory public meeting has been set for October 28, 2021 with adoption of the by-law anticipated for December 2, 2021.
7. The County does not currently impose a D.C. This report has undertaken a calculation of charges based on future identified needs (presented in Schedule ES-4 for residential and non-residential). Charges have been provided on a County-wide basis for all services. The corresponding single detached unit charge is \$6,393. The non-residential charge for full services is \$1.88 per sq.ft. of building area. These rates are submitted to Council for its consideration.
8. With respect to other Counties in the Province, the following tables provide for surveys of D.C.s for single and semi detached dwellings as well as non-residential D.C.s (upper-tier charges only, excluding water and wastewater services):



Table ES-2
Survey of County Residential Development Charges

County Development Charge Survey	Single/Semi-Detached
Simcoe	\$9,984
Peterborough	\$8,581
Grey	\$7,524
Bruce	\$6,393
Wellington	\$5,529
Oxford*	\$3,741
Dufferin	\$3,579

**Excludes water and wastewater charges*

Table ES-3
Survey of County Non-residential Development Charges

County Development Charge Survey	Non-residential (per sq. ft.)
Simcoe	\$3.51
Bruce	\$1.88
Wellington	\$1.60
Peterborough	\$1.23
Oxford*	\$1.22
Dufferin	\$0.79
Grey	\$0.00

**Excludes water and wastewater charges*

9. 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 5-4. A summary of these costs is provided below:



Table ES-3
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next five years	\$41,697,149
Less: Benefit to existing development	\$22,251,171
Less: Post planning period benefit	\$2,100,000
Less: Ineligible re: Level of Service	\$33,500
Less: Grants, subsidies and other contributions	\$2,979,706
Net costs to be recovered from development charges	\$14,332,772

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, ineligible services, and grants, subsidies and other contributions), \$25.26 million (or an annual amount of \$5.05 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$2.10 million, this 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 County plans to spend \$41.70 million over the next five years, of which \$14.33 million (34%) is recoverable from D.C.s. Of this net amount, \$12.71 million is recoverable from residential development and \$1.62 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following service is calculated based on a County-wide 16-year forecast:

- Services Related to a Highway – Roads and Public Works.

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

- Parks and Recreation Services;



- Library Services;
- Long-term Care Services;
- Ambulance Services; and
- Housing Services.

In addition, a class of service have been established for Growth Studies which is calculated based on a County-wide 10-year forecast.

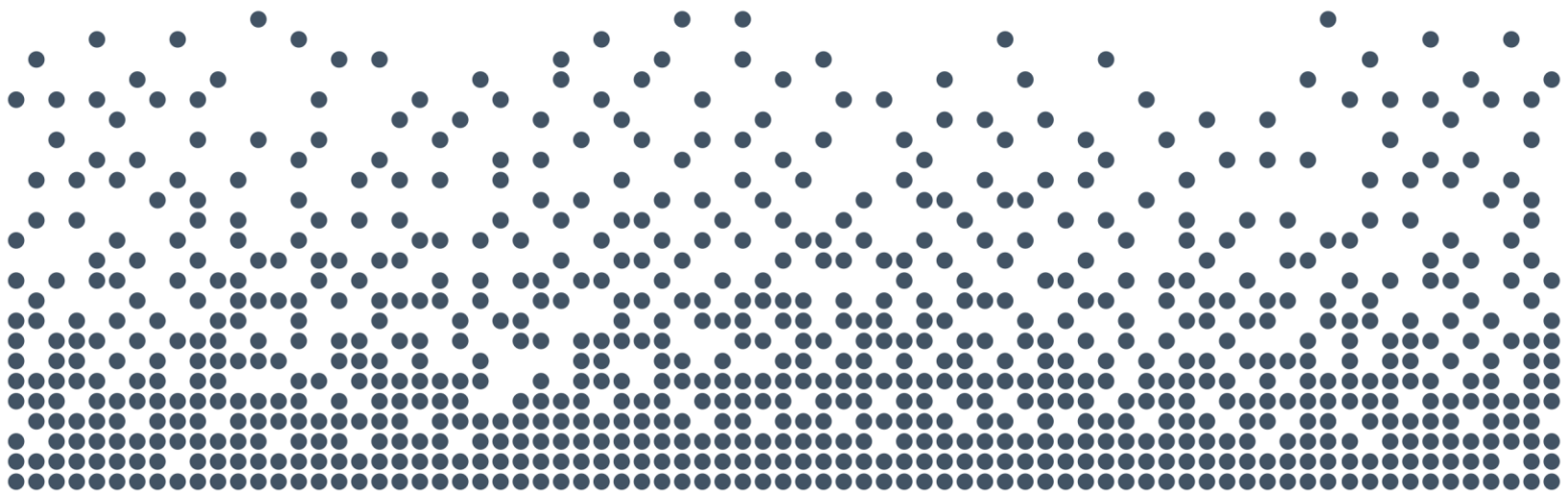
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- 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).



Figure ES-4
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
County Wide Services/Class of Service:						
Services Related to a Highway	3,943	2,441	2,504	1,845	1,647	1.64
Parks and Recreation Services	58	36	37	27	24	0.02
Library Services	15	9	10	7	6	0.01
Growth Studies	156	97	99	73	65	0.06
Long-term Care Services	712	441	452	333	297	0.13
Ambulance	168	104	107	79	70	0.02
Housing Services	1,341	830	852	627	560	0.00
Total County Wide Services/ Class of Services	6,393	3,958	4,061	2,991	2,669	1.88



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, recommends development charges (D.C.s) and policies for Bruce County.

The County retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2021. Watson worked with County staff in preparing the D.C. analysis and policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the County's D.C. background study, as summarized in Chapter 3. It also addresses the requirement for "rules" (contained in Chapter 6) 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 3), and the growth anticipated within the County (Chapter 2), to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 7) 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 October 28, 2021. 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 approach to the County'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 October 1, 2021.

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;
- refinements to the report, if required; 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 Bruce County

Schedule of Study Milestone	Dates
1. Data collection, staff review, D.C. calculations and policy work	January 2021 to March 2021
2. Stakeholder meetings	1. February 25, 2021 2. June 10, 2021
3. Council Meetings	1. February 25, 2021 2. July 15, 2021
4. Public release of final D.C. Background Study and proposed by-law	October 1, 2021
5. Public meeting advertisement placed in newspaper(s)	Prior to October 8, 2021
6. Public meeting of Council	October 28, 2021
7. Council Meeting	November 4, 2021
8. Council considers adoption of background study and passage of by-law	December 2, 2021



Schedule of Study Milestone	Dates
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. County 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 County is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the County’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 (A.M.P.) (subsection 10 (2) (c.2)). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the asset management plan 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 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 the 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 October 1, 2021 to ensure the new requirements for release of the study are 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. 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 County 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 County's D.C.



1.4 Further Changes to the D.C.A.: Bill 108, 138, 197 and 213

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

On May 2, 2019, the Province introduced Bill 108, which proposes changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

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

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the



services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

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

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

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

1.4.3 Bill 197: COVID-19 Economic Recovery Act

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



1.4.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.



Classes of Services – D.C.

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

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

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

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

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

10-Year Planning Horizon

The 10-year planning horizon has been removed for all services except transit.

1.4.3.2 C.B.C. Related Changes

C.B.C. Eligibility

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



1.4.3.3 Combined D.C. and C.B.C. Impacts

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

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

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

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



Chapter 2

Anticipated Development in Bruce County



2. Anticipated Development in Bruce County

2.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which Bruce County will be required to provide services over a 10-year (2021 to 2030) and 15-year (2021 to 2036) time horizon.

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

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

- Plan the Bruce: Good Growth Discussion Paper (September 2021);
- Bruce County Official Plan (Office Consolidation September 2017);
- 2006, 2011 and 2016 population, household, and employment Census data; and
- Historical residential and non-residential building permit data over the 2010 to 2021 period.

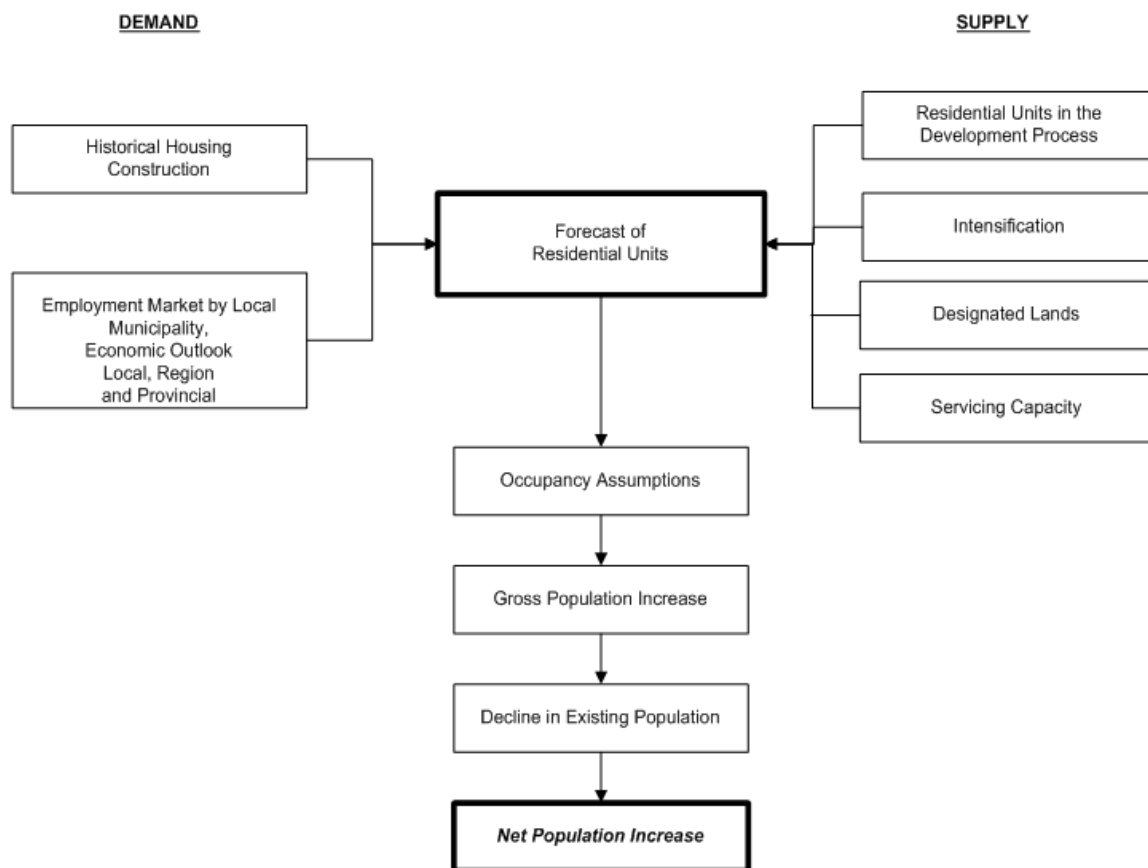
2.3 Summary of Growth Forecast

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



As identified in Table 1-1 and Appendix A, *Schedule 1*, permanent population in Bruce is anticipated to reach 85,160 by late-2036, resulting in an increase of approximately 13,040 persons from late-2021.¹ Accounting for seasonal-to-permanent dwelling unit conversions, the seasonal population within the County is forecast to increase to approximately 34,750 by late-2036, representing a net seasonal population increase of approximately 3,780. The County's total population (permanent and seasonal population) is forecast to reach approximately 119,900 by late-2036.

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



¹ The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%.



**Table 2-1
Bruce County
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 ²	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ³	Apartments ⁴	Other	Net Conversions (From Seasonal to Permanent)	Total Permanent Households	Seasonal Dwellings	Total Permanent and Seasonal Households	Equivalent Institutional Households			
Historical	Mid 2006	65,700	64,000	1,195	62,805		22,280	830	2,310	365		25,785				1,086	2,482		
	Mid 2011	66,420	64,709	1,189	63,520	28,264	92,973	23,301	1,105	2,180	350	26,936	7,895	34,831	1,081	2,402			
	Mid 2016	68,250	66,491	1,426	65,065	29,675	96,166	24,210	1,465	2,140	400	28,215	8,289	36,504	1,296	2,357	2,634		
Forecast	Late 2021	74,030	72,118	1,543	70,575	30,975	103,093	26,094	1,798	2,473	395	74	30,834	8,652	39,486	1,403	2,339	2,611	
	Late 2031	83,270	81,125	1,729	79,396	33,513	114,638	28,180	3,067	3,223	395	170	35,036	9,361	44,397	1,572	2,315	2,582	
	Late 2036	87,420	85,160	1,813	83,347	34,752	119,912	29,096	3,716	3,620	395	212	37,038	9,707	46,745	1,648	2,299	2,565	
Incremental	Mid 2006 - Mid 2011	720	709	-6	715			1,021	275	-130	-15		1,151			-5			
	Mid 2011 - Mid 2016	1,830	1,782	237	1,545	1,411	3,193	909	360	-40	50		1,279	394	1,673	215			
	Mid 2016 - Late 2021	5,780	5,627	117	5,510	1,300	6,927	1,884	333	333	-5	74	2,619	363	2,982	107			
	Late 2021 - Late 2031	9,240	9,007	186	8,821	2,538	11,545	2,086	1,270	750	0	96	4,202	709	4,911	169			
Late 2031 - Late 2036	13,390	13,042	270	12,772	3,777	16,819	3,001	1,918	1,147	0	138	6,204	1,055	7,259	245				

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) by Watson & Associates Economists Ltd., 2021.

¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

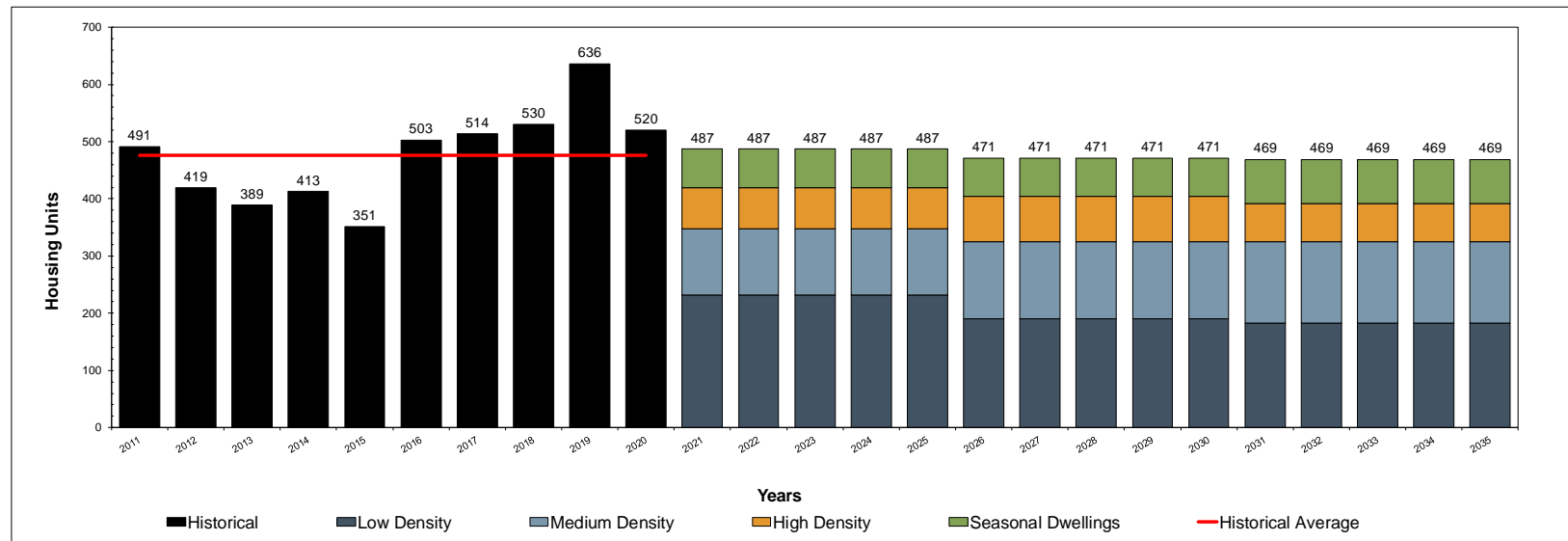
² The institutional population is a person who lives in a collective dwelling. According to Statistics Canada, a collective dwelling refers to a dwelling of a commercial, institutional or communal nature. Included in this type of dwelling are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military bases), work camps, jails, missions and group homes. The need for service associated with the institutional population is captured in the non-residential forecast under institutional employment.

³ Includes townhouses and apartments in duplexes.

⁴ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 2-1
Bruce County
Residential Growth Forecast Summary



Source: Statistics Canada Monthly Building Permit Data.
Note: Historical housing activity has been adjusted for historical housing unit demolitions.
¹ Growth forecast represents calendar year.



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

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

- The housing unit mix for the County was derived from Plan the Bruce: Good Growth Discussion Paper (August 2021), active development applications (as per Schedule 6) and historical development activity (as per Schedule 7).
- Based on the above indicators, the 15-year new permanent household growth forecast for the County is comprised of a unit mix of 49% low density units (single detached and semi-detached), 32% medium density (multiples except apartments) and 19% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area municipality in Bruce County.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2021 and 2036 is summarized below.



Development Location	Approximate Amount of Housing Growth, 2021 to 2036	Percentage of Housing Growth, 2021 to 2036
Municipality of Arran-Elderslie	270	4%
Municipality of Brockton	1,000	16%
Township of Huron-Kinloss	620	10%
Municipality of Kincardine	940	16%
Town of Saugeen Shores	2,130	35%
Municipality of Northern Bruce Peninsula	360	6%
Municipality of South Bruce	350	6%
Town of South Bruce Peninsula	400	7%
County Total	6,070	100%

3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. Services such as parks and recreation services, library services, long-term care, ambulance, and housing services utilize 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 new housing units to be constructed in Bruce County during the short- and long-term periods is presented in Figure 1-2. Over the 2021 to 2036 forecast period, the County is anticipated to average 474 new permanent and seasonal housing units per year.



- Institutional population¹ is anticipated to increase by 270 people between 2021 to 2036.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for Bruce County. The total calculated P.P.U. for all density types represents a 25-year average. Average P.P.U.s by dwelling type are as follows:
 - Low density: 2.633
 - Medium density: 1.630
 - High density²: 1.487

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

- Existing households for late-2021 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and mid-2021 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 2021 to 2036 forecast period is approximately 320.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a County divided by the number of residents. Key employment sectors include

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.



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

- 2016 employment data¹ (place of work) for Bruce County is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 895 primary (3%);
 - 4,045 work at home employment (15%);
 - 9,150 industrial (35%);
 - 7,800 commercial/population related (29%); and
 - 4,680 institutional (18%).
- The 2016 employment by usual place of work, including work at home, is approximately 26,570. An additional 3,220 employees have been identified for the County in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the County is anticipated to reach approximately 39,550 by late-2031 and 40,880 by late-2036. This represents an employment increase of approximately 4,380 for the 10-year forecast period and 5,710 for the longer-term 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.

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

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



- Total employment for Bruce County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 27,100 by late-2031 and approximately 28,310 by late-2036.¹ This represents an employment increase of approximately 2,710 for the 10-year forecast period and 3,920 for the longer-term forecast period.

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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,700 sq.ft. per employee for industrial;
 - 450 sq.ft. per employee for commercial/population-related; and
 - 690 sq.ft. per employee for institutional employment.
- The County-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 2,530,200 sq.ft. over the 10-year forecast period and 3,661,100 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2021 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 62%;
 - commercial/population-related – 20%; and
 - institutional – 18%.

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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for Bruce County by area.
- In accordance with forecast demand, the amount and percentage of forecast total non-residential growth between 2021 and 2036 by development location is summarized below.

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities.



Development Location	Amount of Non-Residential G.F.A., 2021 to 2036	Percentage of Non-Residential G.F.A., 2021 to 2036
Municipality of Arran-Elderslie	170,800	5%
Municipality of Brockton	472,000	13%
Township of Huron-Kinloss	157,600	4%
Municipality of Kincardine	1,921,400	53%
Town of Saugeen Shores	582,400	16%
Municipality of Northern Bruce Peninsula	124,200	3%
Municipality of South Bruce	88,100	2%
Town of South Bruce Peninsula	144,600	4%
County Total	3,661,100	100%



Chapter 3

The Approach to the Calculation of the Charge



3. The Approach to the Calculation of the Charge

3.1 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 3-1.

3.2 Services Potentially Involved

Table 3-1 lists the full range of municipal services that are provided within the County.

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

3.3 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 County 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 3-1

The Process of Calculating a Development Charge under the Act that must be followed

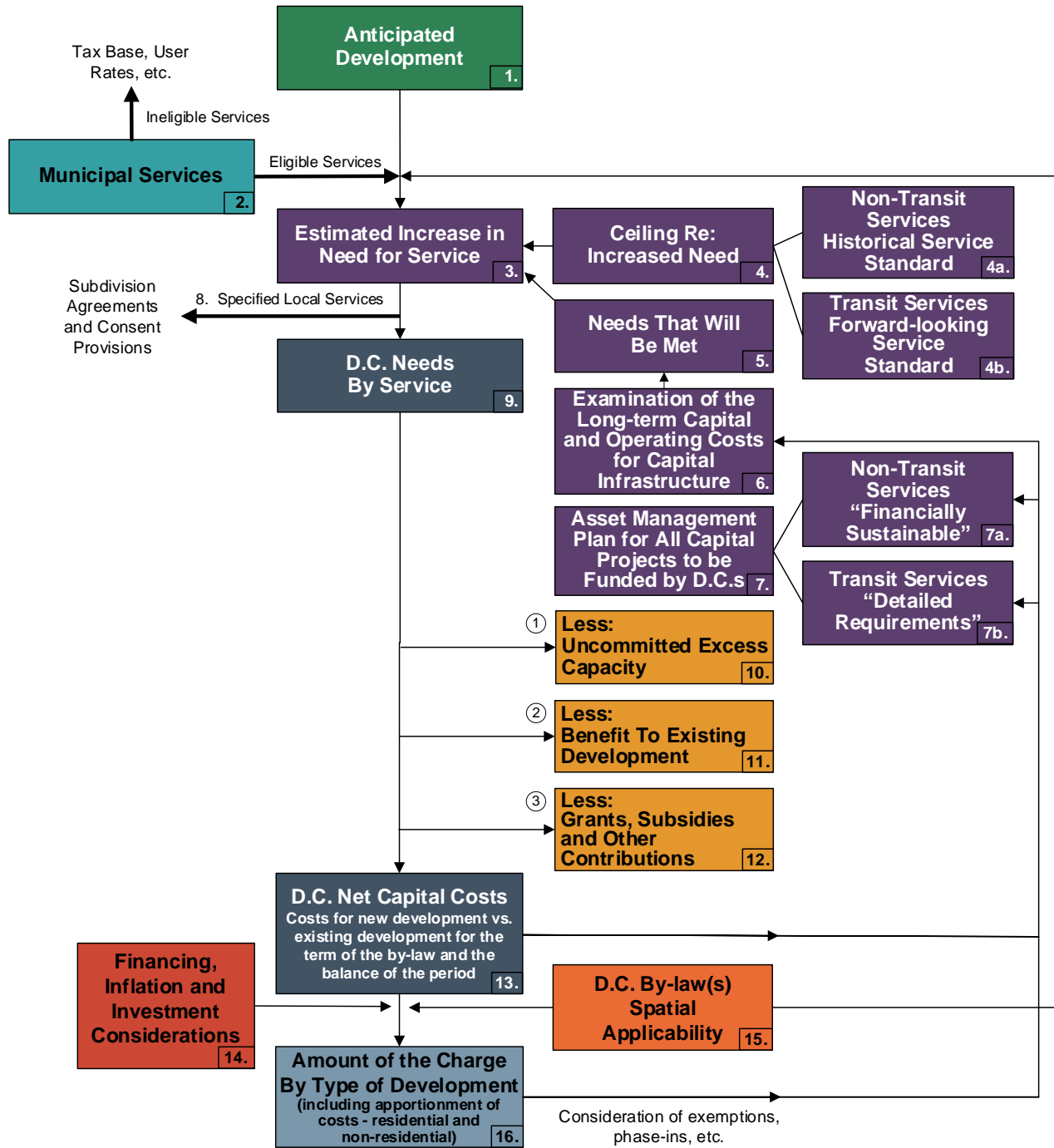




Table 3-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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	100
	n/a	2.4 Municipal parking spaces - outdoor	100
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport ²	100
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

¹with 7+ year life-time

²only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	n/a	4.1 Fire stations	100
	n/a	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	n/a	4.3 Small equipment and gear	100
5. Parks Services (i.e. Recreation Trails)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	n/a	5.2 Development of area municipal parks	100
	n/a	5.3 Development of district parks	100
	n/a	5.4 Development of municipal-wide parks	100
	n/a	5.5 Development of special purpose parks	100
	n/a	5.6 Parks rolling stock ¹ and yards	100
	Yes	5.7 Recreation Trails	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ¹	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles ¹	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

¹with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	n/a	11.1 Treatment plants	100
	n/a	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment ¹	100
12. Water Supply Services	n/a	12.1 Treatment plants	100
	n/a	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	n/a	12.4 Vehicles and equipment ¹	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment ¹	100
14. Policing Services	n/a	14.1 Policing detachments	100
	n/a	14.2 Policing rolling stock ¹	100
	n/a	14.3 Small equipment and gear	100
15. Long-term Care	Yes	15.1 Homes for the aged space	100
	Yes	15.2 Vehicles ¹	100
16. Child Care and Early Years	No	16.1 Child care space	100
	No	16.2 Vehicles ¹	100
17. Public Health	No	17.1 Health department space	100
	No	17.2 Health department vehicles ¹	100
18. Housing Services	Yes	18.1 Housing Services space	100
	Yes	18.2 Vehicles ¹	100

¹with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. including By-law Enforcement space	100
	n/a	19.2 P.O.A. including By-law Enforcement vehicles and equipment ¹	100
20. Social Services	Ineligible	20.1 Social service space	0
21. Ambulance Services	Yes	21.1 Ambulance station space	100
	Yes	21.2 Vehicles ¹	100
	No	21.3 Equipment and gear	100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

¹with a 7+ year life-time

²same percentage as service component to which it pertains

3.4 Local Service Policy

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



subdivision agreements or consent conditions. The County's detailed Local Service Policy is provided in Appendix E.

3.5 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, County 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 County's approved and proposed capital budgets and master servicing/needs studies.



3.6 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 to be included in the D.C. calculations.

3.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class for growth studies. This class is comprised of the following services:

- Growth Studies
 - Services Related to a Highway;
 - Transit Services;
 - Ambulance Services;
 - Library Services;
 - Long-term Care Services;
 - Parks and Recreation Services;
 - Child Care and Early Years Programs and Services;



- Waste Diversion Services; and
- Housing Services.

3.8 Existing Reserve Funds

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

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

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

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

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

Since the County does not currently have a D.C. by-law, no adjustments for reserve fund balances are required.

3.9 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
- costs related to services that are ineligible as per the D.C.A.

The requirements behind each of these reductions are addressed below.

3.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 3.3 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” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

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

3.9.2 Reduction for Uncommitted Excess Capacity

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



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

3.9.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 3.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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



In the case of services such as long-term care, childcare and early years, transportation, etc., the service is typically provided on a County-wide system basis. For example, with respect to childcare and early years, facilities of the same type may provide different functions (i.e. daily childcare vs. after-school programs).

3.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

3.10 County-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform County-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 6.4.4.

3.11 Allocation of Development

This step involves relating the costs 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.

3.12 Asset Management

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



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

3.13 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 transit services, as mentioned in subsection 5.2 (3) of the Act.
 - 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 - 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 - 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.



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

The County does not currently provide transit services, however the County is currently undertaking a review with neighbouring municipalities. At this time, no transit-related capital needs have been identified. Therefore, the above calculation and reporting requirements are not required.



Chapter 4

D.C.-Eligible Cost Analysis by Service



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

4.1 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 3 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, County projects and Council priorities change; accordingly, Council's intentions may alter and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

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

This section evaluates the development-related capital requirements for parks and recreation services (trails), library services, long-term care services, ambulance services, housing services, and growth studies 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. For the growth studies class of service, the infrastructure cost calculation, which determines the potential D.C. recoverable cost is provided.



4.2.1 Parks and Recreation Services (Trails)

The County currently has 143.40 linear km of park trails within its jurisdiction. These trails consist of gravel and natural surface trails along with wood bridges. Based on the inventory of trails provided over the historical 10-year period (2011 to 2020), the County has provided an average of 1.5 linear km of trails per 1,000 population. This level of service equates to an investment of \$24 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$274,194.

Based on the projected growth over the 10-year forecast period, the County has identified a provision for park trails to be included in the D.C. calculation at a gross capital cost of \$270,000. As this amount is a provision, no deductions have been made, however, when growth-related capital projects are funded, the appropriate benefit to existing and post-period benefit deductions will be made at that time.

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



Table 4-1
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services (Trails)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2021-2030									95%	5%
1	Provision for Trail Expansion	2021-2030	270,000	-		270,000	-		270,000	256,500	13,500
	Total		270,000	-	-	270,000	-	-	270,000	256,500	13,500



4.2.2 Library Services

The County's library services are predominantly provided through facilities owned by the local municipalities; however, the County is responsible for the shelving and equipment as well as the materials. Further, the County offers library space at the County's Library Headquarters in the Lakeshore Hub. This facility space totals 8,966 sq.ft. Based on the space provided over the past ten years, the historical average level of service provided by the County equates to an investment of \$24.26 per capita. This level of service provides the County with a maximum D.C.-eligible amount for recovery over the forecast period of \$280,082.

The County provides shelving for 42,589 sq.ft. of library space located in 17 branches. These provide an average historical service level of \$4.85 per capita. This level of service provides the County with a maximum D.C.-eligible amount for recovery over the forecast period of \$55,993.

The library currently has 158,083 collection materials. These collection items include various materials including books, electronic resources, and non-traditional items, all of which have a total current replacement value of approximately \$5.29 million. Over the historical 10-year period (2011 to 2020), the average level of service has been 1.99 items per capita, which equates to a level of investment of \$68 per capita. This provides a D.C.-eligible amount of \$781,827 for the forecast period.

In total, the service standard provides for a maximum D.C.-eligible amount of \$1,117,902.

A new bookmobile has been identified for inclusion in the D.C. calculation for library facilities due to growth. The net cost of the bookmobile has been included at a total of \$150,000. Deductions to recognize grants, subsidies and other contributions of \$80,000 have been made, resulting in a net growth capital cost of \$70,000 which has been included in the D.C. calculations.

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.



Table 4-2
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2021-2030								95%	5%	
1	Bookmobile	2022-2030	150,000	-		150,000		80,000	70,000	66,500	3,500
	Total		150,000	-	-	150,000	-	80,000	70,000	66,500	3,500



4.2.3 Growth Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the County's capital works program. As discussed in Section 3.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. D.C. studies have been allocated to the classes of services based on the proportion of the total net growth-related capital costs as follows:

- Services Related to a Highway – 74.9%;
- Parks and Recreation – < 1%;
- Library Services – < 1%;
- Long-Term Care Services – 8.3%;
- Ambulance Services - 2.0%; and
- Housing Services – 14.0%.

Planning studies have been allocated as follows:

- Services Related to a Highway – 50%;
- Parks and Recreation – 5%;
- Library Services – 5%;
- Long-Term Care Services – 10%;
- Ambulance Services 15%; and
- Housing Services – 15%.

The remainder of the growth studies are service specific including:

- Long-Term Care Study – (100% long-term care);
- Housing Demographic Study and Update – (100% housing);
- Childcare Service System Plan and Update – (100% child care);
- Ambulance Strategic Plan – (100% ambulance);
- Library Strategic Plan – (100% library);
- Transportation Master Plan – (100% services related to a highway);
- Trails Strategy and Expansion – (100% parks and recreation);



- Solid Waste Master Plan (100% waste diversion);
- Active Transportation Plan (100% services related to a highway);
- Transit Plan (100% transit); and
- Community Sustainability Plan (100% waste diversion).

The cost of these studies is \$1,345,000, of which \$449,100 is attributable to existing benefit. A deduction of \$44,000 has been made to recognize the portion of planning studies related to D.C.-ineligible services. The net growth-related capital cost of \$851,900 has been included in the D.C. calculation.

These costs have been allocated 81% residential and 19% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



**Table 4-3
Infrastructure Cost Included in the Development Charges Calculation
Class of Service – Growth Studies**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2021-2030										81%	19%
1	Development Charges Study:											
1a	Development Charges Study	2021	Services Related to a Highway	52,500	-		52,500	-		52,500	42,525	9,975
	Development Charges Study	2021	Transit Services	-	-		-	-		-	-	-
1b	Development Charges Study	2021	Parks and Recreation Services	400	-		400	-		400	324	76
1c	Development Charges Study	2021	Library Services	100	-		100	-		100	81	19
1d	Development Charges Study	2021	Long-Term Care Services	5,800	-		5,800	-		5,800	4,698	1,102
	Development Charges Study	2021	Child Care and Early Years Programs and Services	-	-		-	-		-	-	-
1e	Development Charges Study	2021	Housing Services	9,800	-		9,800	-		9,800	7,938	1,862
1f	Development Charges Study	2021	Ambulance Services	1,400	-		1,400	-		1,400	1,134	266
	Sub-total Development Charges Study			70,000	-	-	70,000	-	-	70,000	56,700	13,300
2	Development Charges Study:											
2a	Development Charges Study	2026	Services Related to a Highway	52,500	-		52,500	-		52,500	42,525	9,975
	Development Charges Study	2026	Transit Services	-	-		-	-		-	-	-
2b	Development Charges Study	2026	Parks and Recreation Services	400	-		400	-		400	324	76
2c	Development Charges Study	2026	Library Services	100	-		100	-		100	81	19
2d	Development Charges Study	2026	Long-Term Care Services	5,800	-		5,800	-		5,800	4,698	1,102
	Development Charges Study	2026	Child Care and Early Years Programs and Services	-	-		-	-		-	-	-
2e	Development Charges Study	2026	Housing Services	9,800	-		9,800	-		9,800	7,938	1,862
2f	Development Charges Study	2026	Ambulance Services	1,400	-		1,400	-		1,400	1,134	266
	Sub-total Development Charges Study			70,000	-	-	70,000	-	-	70,000	56,700	13,300



Table 4-3 Continued
Infrastructure Cost Included in the Development Charges Calculation
Class of Service – Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2021-2030										81%	19%
3	Official Plan:	0										
3a	Official Plan	2021-2022	Services Related to a Highway	65,000	-	6,500	58,500	32,500		26,000	21,060	4,940
3b	Official Plan	2021-2022	Transit Services	-	-	-	-	-		-	-	-
3c	Official Plan	2021-2022	Parks and Recreation Services	6,500	-	650	5,850	3,300		2,550	2,066	485
3d	Official Plan	2021-2022	Library Services	6,500	-	650	5,850	3,300		2,550	2,066	485
3e	Official Plan	2021-2022	Long-Term Care Services	13,000	-	1,300	11,700	6,500		5,200	4,212	988
	Official Plan	2021-2022	Child Care and Early Years Programs and Services	-	-	-	-	-		-	-	-
3f	Official Plan	2021-2022	Housing Services	19,500	-	1,950	17,550	9,800		7,750	6,278	1,473
3g	Official Plan	2021-2022	Ambulance Services	19,500	-	1,950	17,550	9,800		7,750	6,278	1,473
	Sub-total Official Plan			130,000	-	13,000	117,000	65,200	-	51,800	41,958	9,842
4	Long-Term Care Study	2022	Long-Term Care Services	50,000	-		50,000	25,000		25,000	20,250	4,750
5	Housing Demographic study	2022-2023	Housing Services	45,000	-		45,000	22,500		22,500	18,225	4,275
6	Housing Demographic study update	2027-2028	Housing Services	45,000	-		45,000	11,300		33,700	27,297	6,403
7	Childcare Service System Plan	2023-2023	Child Care and Early Years Programs and Services	45,000	-		45,000	11,300		33,700	27,297	6,403
8	Childcare Service System Plan update	2028-2028	Child Care and Early Years Programs and Services	45,000	-		45,000	11,300		33,700	27,297	6,403
9	Ambulance Strategic Plan update	2026	Ambulance Services	60,000	-		60,000	15,000		45,000	36,450	8,550
10	Library Strategic Plan	2021	Library Services	15,000	-		15,000	7,500		7,500	6,075	1,425
11	Library Strategic Plan update	2026	Library Services	15,000	-		15,000	7,500		7,500	6,075	1,425
12	Library Master Plan	2025	Library Services	45,000	-		45,000	22,500		22,500	18,225	4,275



Table 4-3 Continued
Infrastructure Cost Included in the Development Charges Calculation
Class of Service – Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2021-2030										81%	19%
13	Growth Management Study:											
13a	Growth Management Study	2020-2021	Services Related to a Highway	35,000	-	3,500	31,500	-		31,500	25,515	5,985
	Growth Management Study	2020-2021	Transit Services	-	-	-	-	-		-	-	-
13b	Growth Management Study	2020-2021	Parks and Recreation Services	3,500	-	350	3,150	-		3,150	2,552	599
13c	Growth Management Study	2020-2021	Library Services	3,500	-	350	3,150	-		3,150	2,552	599
13d	Growth Management Study	2020-2021	Long-Term Care Services	7,000	-	700	6,300	-		6,300	5,103	1,197
	Growth Management Study	2020-2021	Child Care and Early Years Programs and Services	-	-	-	-	-		-	-	-
13e	Growth Management Study	2020-2021	Housing Services	10,500	-	1,050	9,450	-		9,450	7,655	1,796
13f	Growth Management Study	2020-2021	Ambulance Services	10,500	-	1,050	9,450	-		9,450	7,655	1,796
	Sub-Total Growth Management Study			70,000	-	7,000	63,000	-	-	63,000	51,030	11,970
14	Growth Management Study Update:											
14a	Growth Management Study Update	2025-2026	Services Related to a Highway	35,000	-	3,500	31,500	-		31,500	25,515	5,985
	Growth Management Study Update	2025-2026	Transit Services	-	-	-	-	-		-	-	-
14b	Growth Management Study Update	2025-2026	Parks and Recreation Services	3,500	-	350	3,150	-		3,150	2,552	599
14c	Growth Management Study Update	2025-2026	Library Services	3,500	-	350	3,150	-		3,150	2,552	599
14d	Growth Management Study Update	2025-2026	Long-Term Care Services	7,000	-	700	6,300	-		6,300	5,103	1,197
	Growth Management Study Update	2025-2026	Child Care and Early Years Programs and Services	-	-	-	-	-		-	-	-
14e	Growth Management Study Update	2025-2026	Housing Services	10,500	-	1,050	9,450	-		9,450	7,655	1,796
14f	Growth Management Study Update	2025-2026	Ambulance Services	10,500	-	1,050	9,450	-		9,450	7,655	1,796
	Sub-Total Growth Management Study			70,000	-	7,000	63,000	-	-	63,000	51,030	11,970



Table 4-3 Continued
Infrastructure Cost Included in the Development Charges Calculation
Class of Service – Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2021-2030										81%	19%	
15	Provision for Growth Studies:											
15a	Provision for Growth Studies	2027-2030	Services Related to a Highway	35,000	-	3,500	31,500	-		31,500	25,515	5,985
	Provision for Growth Studies	2027-2030	Transit Services	-	-	-	-	-		-	-	-
15b	Provision for Growth Studies	2027-2030	Parks and Recreation Services	3,500	-	350	3,150	-		3,150	2,552	599
15c	Provision for Growth Studies	2027-2030	Library Services	3,500	-	350	3,150	-		3,150	2,552	599
15d	Provision for Growth Studies	2027-2030	Long-Term Care Services	7,000	-	700	6,300	-		6,300	5,103	1,197
	Provision for Growth Studies	2027-2030	Child Care and Early Years Programs and Services	-	-	-	-	-		-	-	-
15e	Provision for Growth Studies	2027-2030	Housing Services	10,500	-	1,050	9,450	-		9,450	7,655	1,796
15f	Provision for Growth Studies	2027-2030	Ambulance Services	10,500	-	1,050	9,450	-		9,450	7,655	1,796
	Sub-Total Provision for Growth Studies			70,000	-	7,000	63,000	-	-	63,000	51,030	11,970
16	County Strategic Plan											
16a	County Strategic Plan	2023	Services Related to a Highway	50,000	-	5,000	45,000	25,000		20,000	16,200	3,800
	County Strategic Plan	2023	Transit Services	-	-	-	-	-		-	-	-
16b	County Strategic Plan	2023	Parks and Recreation Services	5,000	-	500	4,500	2,500		2,000	1,620	380
16c	County Strategic Plan	2023	Library Services	5,000	-	500	4,500	2,500		2,000	1,620	380
16d	County Strategic Plan	2023	Long-Term Care Services	10,000	-	1,000	9,000	5,000		4,000	3,240	760
	County Strategic Plan	2023	Child Care and Early Years Programs and Services	-	-	-	-	-		-	-	-
16e	County Strategic Plan	2023	Housing Services	15,000	-	1,500	13,500	7,500		6,000	4,860	1,140
16f	County Strategic Plan	2023	Ambulance Services	15,000	-	1,500	13,500	7,500		6,000	4,860	1,140
	Sub-Total County Strategic Plan			100,000	-	10,000	90,000	50,000	-	40,000	32,400	7,600



Table 4-3 Continued
 Infrastructure Cost Included in the Development Charges Calculation
 Class of Service – Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development 2021-2030	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
17	Transportation Master Plan Update	2026	Services Related to a Highway	50,000	-		50,000	12,500		37,500	30,375	7,125
18	Trails Strategy and Expansion	2022	Parks and Recreation Services	50,000	-		50,000	12,500		37,500	30,375	7,125
19	Solid Waste Master Plan	2024-2025	Waste Diversion Services	100,000	-		100,000	75,000		25,000	20,250	4,750
20	Active Transportation Plan	2022	Services Related to a Highway	50,000	-		50,000	12,500		37,500	30,375	7,125
21	Transit Plan	2022	Transit Services	50,000	-		50,000	37,500		12,500	10,125	2,375
22	Community Sustainability Plan	2022	Waste Diversion Services	100,000	-		100,000	50,000		50,000	40,500	9,500
					-		-	-		-	-	-
	Total			1,345,000	-	44,000	1,301,000	449,100	-	851,900	690,039	161,861



4.2.4 Long-Term Care Services

With respect to long-term care homes, there are currently two facilities provided by the County: Brucelea Haven and Gateway haven. In total, the County has 175,000 sq.ft. of building space. The facility space provided over the historical 10-year period equates to an average level of service of 1.81 sq.ft. per capita. This equates to a level of investment of \$436 per capita.

The County also has a pick-up truck that is dedicated to long-term care use. The level of service provided over the previous 10-year period equates to an investment of \$0.36 per capita.

In total, the service standard calculations provide for a maximum D.C.-eligible amount of \$5,034,082 for long-term care services

The County will be undertaking a review of their long-term care service which will identify capital needs for facility space. The County has identified a provision for additional long-term care facility space, at a capital cost of \$3,500,000. As this amount is a provision for future works, no deductions have been made, however, when growth-related projects are funded, the appropriate deductions will be made at that time.

An allocation of 90% residential and 10% non-residential has been attributed to services related to long-term care homes.



**Table 4-4
Infrastructure Cost Included in the Development Charges Calculation
Long-term Care Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2021-2030									90%	10%
1	Provision for Long-Term Care Expansion	2021-2030	3,500,000	-		3,500,000	-		3,500,000	3,150,000	350,000
	Total		3,500,000	-	-	3,500,000	-	-	3,500,000	3,150,000	350,000



4.2.5 Ambulance Services

The County currently provides 6 ambulance facilities which provide a total of 15,308 sq.ft. of building space. Over the past ten years, the average level of service was 0.16 sq.ft. of space per capita which equates to an investment of \$40 per capita. Based on this service standard, and the anticipated growth over the next 10 years, the County would be eligible to collect approximately \$464,802 from D.C.s for ambulance facility space.

The County has 17 vehicles currently in use; 3 supervisor vehicles, 12 ambulances, and 2 trailers. Over the past ten years, the average level of service was 0.2 vehicles per 1,000 population which equates to an investment of \$32 per capita. Based on this service standard, the County would be eligible to collect approximately \$374,635 from D.C.s for ambulance vehicles (over the 10-year period).

In total, the County is eligible to collect \$839,437 for ambulance services.

The County has identified the need for additional ambulance facility space at two locations (Port Elgin and Holyrood). The Port Elgin Station will be oversized to accommodate growth post-2030. The Holyrood Station is planned for the Holyrood area which is currently partially serviced through reciprocating agreements with Huron County. Also identified are ambulance vehicles for the stations at Kincardine, Port Elgin, and Northern Bruce Peninsula. The gross capital costs of these projects are \$5,305,000. Deductions to recognize post period benefit of \$1,940,000 and existing benefit of \$2,540,000 have been made, resulting in a net growth capital cost of \$825,000 which has been included in the D.C. calculations.

While ambulance services are predominantly residential-based, there is some use of the service by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 90% residential and 10% non-residential.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2021-2030									90%	10%	
Facilities											
1	Port Elgin Station (Saugeen Shores)	2021	4,000,000	1,470,000		2,530,000	2,000,000		530,000	477,000	53,000
2	Holyrood Station	2022-2024	600,000	-		600,000	540,000		60,000	54,000	6,000
				-							
Vehicles											
3	Ambulance (Kincardine)	2024	235,000	-		235,000	-		235,000	211,500	23,500
4	Ambulance (Port Elgin)	2026	235,000	235,000		-	-		-	-	-
5	Ambulance (Northern Bruce Peninsula)	2029	235,000	235,000		-	-		-	-	-
	Total		5,305,000	1,940,000	-	3,365,000	2,540,000	-	825,000	742,500	82,500



4.2.6 Housing Services

The County currently has 34 social housing locations which provide approximately 549,110 sq.ft. of housing unit space. The units provided over the historical 10-year period (2011 to 2020) provide for an average level of service of 5.69 sq.ft. per capita. This level of service equates to an average level of investment of \$1,834 per capita. This level of service provides the County with \$21.18 million for eligible future D.C. funding over the 10-year forecast period.

The County also has 5 vehicles which are dedicated to housing needs. The vehicles provided over the previous 10-year period equates to an investment of approximately \$1 per capita or \$15,473 of eligible future D.C. funding over the forecast period.

In total, the D.C. eligible amounts for housing services total \$21,194,545.

The County has a current wait list for social housing units of 592 people. It is assumed that half the needs will be accommodated through federal and provincial funding programs, leaving a need for the County to provide social housing for 296 people. The capital program identified for the D.C. includes providing for an additional facility at Penetangore Place in Kincardine to accommodate existing needs. The total cost for this facility is estimated at approximately \$14 million, of which 100% is recognized as existing benefit. A provision of \$12.50 million has also been included to accommodate current and future growth needs. After deductions of \$5.94 million for existing benefit and \$625,000 for grants, subsidies and other contributions have been made, the remaining net amount for inclusion in the D.C. calculation, is \$5.94 million.

Social housing is a residential-based service and, therefore, the growth-related capital costs have been allocated 100% residential and 0% non-residential.



Table 4-6
Infrastructure Cost Included in the Development Charges Calculation
Housing Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2021-2030									100%	0%
1	Penetangore Place (Kincardine)	2021	14,005,000	-		14,005,000	11,529,600	2,475,400	-	-	-
2	Provision for Additional Housing	2023-2026	12,500,000	-		12,500,000	5,938,000	625,000	5,937,000	5,937,000	-
	Total		26,505,000	-	-	26,505,000	17,467,600	3,100,400	5,937,000	5,937,000	-



4.3 Service Levels and 16-Year Capital Costs for the County's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 16-year capital costs.

4.3.1 Services Related to a Highway - Roads

The County owns and maintains 691.27 km of urban and rural roadways. The inventory provided over the historical 10-year period (2011 to 2020) equates to an average level of investment of \$4,000 per capita, resulting in a D.C.-eligible recovery amount of \$67.28 million over the 16-year forecast period. The County also has 162 bridges, culverts and structures throughout the County. Based on the inventory provided over the past 10 years, the level of service equates to \$2,519 per capita and a D.C.-recoverable amount of \$42.37 million over the 16-year forecast period. Further, the County provides 19 traffic signals and streetlights, which equate to an average level of investment of \$9 per capita and a D.C.-recoverable amount of \$144,643 over the 16-year forecast period. In total, the D.C.-recoverable amount for services related to a highway equals \$109,792,750.

With respect to future needs, the majority of the identified services related to a highway program was obtained from the recently completed Master Transportation Plan undertaken by RJ Burnside. Additional projects were identified by staff through the capital budgeting process. The capital program identified in the D.C. study totals \$47.59 million in gross capital costs. The capital projects include various works related to adding capacity to the highway system including road improvements/expansions, intersection improvements and additional active transportation corridors. The capital needs presented in the Master Transportation Plan were identified to accommodate growth of approximately 8,000 people. This assumption included permanent growth only. The growth forecast utilized in the D.C. background study exceeds the growth anticipated in the Master Transportation Plan. As a result, no post-period benefit deductions have been made for the projects included in the Master Transportation Plan. With respect to the Bruce Road 33 realignment, a 20% post-period benefit deduction has been made to account for the share of the costs that benefit growth outside of the forecast period. Deductions for existing benefit of \$18.92 million have been made,



resulting in a D.C.-eligible amount of \$28.04 million to be recovered over the current forecast period (2021 to 2036).

The residential/non-residential allocation for all services related to a highway, is 81% residential and 19% non-residential based on the incremental growth in population to employment for the 16-year forecast period.



**Table 4-7
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway - Roads**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2021-2036	Description	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
Master Transportation Plan Projects												
Road Capacity Improvements												
1	County Road 4 - Elgin to County Road 19: EA Study		2030-2036	250,000	-		250,000	62,500		187,500	151,875	35,625
2	County Road 4 - Elgin to Cayley St.: Left Turn Lanes		2030-2036	600,000	-		600,000	150,000		450,000	364,500	85,500
3	County Road 4 - Cayley to McNab St.: Parking Control		2030-2036	20,000	-		20,000	5,000		15,000	12,150	2,850
4	County Road 4 - McNab to County Road 19: Road widening or Bypass		2030-2036	5,200,000	-		5,200,000	1,300,000		3,900,000	3,159,000	741,000
5	County Road 8 - Municipal Rd. to Community Centre Dr.: EA Study		2030-2036	250,000	-		250,000	62,500		187,500	151,875	35,625
6	County Road 8 - Municipal Rd. to Community Centre Dr.: Road Widening		2030-2036	6,800,000	-		6,800,000	1,700,000		5,100,000	4,131,000	969,000
7	County Road 20 - Highway 21 to County Road 33: EA Study		2030-2036	250,000	-		250,000	62,500		187,500	151,875	35,625
8	County Road 20 - Highway 21 to County Road 33: Road Widening		2030-2036	6,400,000	-		6,400,000	1,600,000		4,800,000	3,888,000	912,000
Active Transportation - Shoulder Bicycle Lanes												
9	Lion's Head to Warton		2025-2031	3,000,000	-		3,000,000	2,700,000		300,000	243,000	57,000
10	Warton to Sauble Beach		2025-2031	2,200,000	-		2,200,000	1,980,000		220,000	178,200	41,800
11	Hepworth to Sauble Beach		2025-2031	1,000,000	-		1,000,000	900,000		100,000	81,000	19,000
12	Southampton to Sauble Beach		2025-2031	1,700,000	-		1,700,000	1,530,000		170,000	137,700	32,300
13	Paisley to Glannis to Bruce County Trail		2025-2031	2,900,000	-		2,900,000	2,610,000		290,000	234,900	55,100
Intersection Improvements												
14	County Road 3 (Hwy 21 Intersection)	Geometric Improvements (2L Roundabout; 1/3 cost)	2022-2031	1,200,000	-		1,200,000	300,000		900,000	729,000	171,000
15	County Road 4 (CR19 - Sideroad 15 Intersection)	Traffic Signal or Roundabout (Signal)	2022-2031	300,000	-		300,000	75,000		225,000	182,250	42,750
16	County Road 8 (CR 13 Intersection)	Geometric Improvements	2022-2031	500,000	-		500,000	125,000		375,000	303,750	71,250
17	County Road 10 (Grey-Bruce Line)	Realignment and Roundabout	2022-2031	1,600,000	-		1,600,000	400,000		1,200,000	972,000	228,000
18	County Road 13 (Highway 21 Intersection)	Geometric Improvements (2L Roundabout; 1/3 cost)	2022-2031	1,200,000	-		1,200,000	300,000		900,000	729,000	171,000
19	County Road 15 (Lake Street Intersection)	Reconstruction and Sidewalk	2022-2031	200,000	-		200,000	50,000		150,000	121,500	28,500
20	County Road 20 (Highway 21 Intersection)	Geometric Improvements	2022-2031	300,000	-		300,000	75,000		225,000	182,250	42,750
21	Various Locations	New Signals / Roundabouts 3 / 10 years	2022-2031	900,000	-		900,000	225,000		675,000	546,750	128,250
22	Provision for Additional Intersection Improvements		2032-2035	2,720,000	-		2,720,000	680,000		2,040,000	1,652,400	387,600



Table 4-7
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2036	Description	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
Master Transportation Plan Projects												
Studies												
23	County Road 3 (Hwy 21 Intersection)	Roundabout Feasibility Study / Design	2022-2031	100,000	-		100,000	25,000		75,000	60,750	14,250
24	County Road 8 (CR 13 Intersection)	Study / Design	2022-2031	50,000	-		50,000	12,500		37,500	30,375	7,125
25	County Road 13 (Highway 21 Intersection)	Roundabout Feasibility Study / Design	2022-2031	100,000	-		100,000	25,000		75,000	60,750	14,250
26	County Road 20 (Highway 21 Intersection)	Transportation Study	2022-2031	30,000	-		30,000	7,500		22,500	18,225	4,275
Other Transportation Projects												
27	Bruce Rd 23 Roundabout		2025	2,300,000	-		2,300,000	575,000		1,725,000	1,397,250	327,750
28	Bruce Rd 23 Realignment		2028-2029	2,370,000	-		2,370,000	592,500		1,777,500	1,439,775	337,725
29	Bruce Rd 33 Realignment		2023-2024	3,150,000	630,000		2,520,000	787,500		1,732,500	1,403,325	329,175
	Total			47,590,000	630,000	-	46,960,000	18,917,500	-	28,042,500	22,714,425	5,328,075



4.3.2 Services Related to a Highway – Public Works

The County operates its Public Works Division out of 4 facilities located in Lucknow, Walkerton, Paisley, and Wiaraton. The space provided over the historical 10-year period (2011 to 2020), provides an average level of service of 0.58 sq.ft. per capita. This level of service equates to an average level of investment of \$129 per capita, which provides the County with \$2.17 million for eligible future D.C. funding over the 16-year forecast period.

The County's public works fleet inventory, which currently includes 63 vehicles and equipment items, provides an average level of service of 0.70 items per 1,000 population. This level of service equates to an average level of investment of \$89 per capita, which provides the County with \$1.49 million over the 16-year forecast period.

In total, the County is eligible to collect \$3.66 million for public works.

Based on the projected growth over the 16-year forecast period, the County has identified provisions for facility space as well as vehicles and equipment to be included in the D.C. calculation at a gross capital cost of \$3.65 million. As this amount is a provision, no deductions have been made, however, when growth-related capital projects are funded, the appropriate benefit to existing and post-period benefit deductions will be made at that time.

The residential and non-residential capital cost allocation for public works of 81% residential and 19% non-residential is based on the incremental growth in population to employment for the 16-year forecast period.



Table 4-8
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works

Prj .No	Increased Service Needs Attributable to Anticipated Development 2021-2036	Timing (year)	Gross Capital Cost Estimate (2021\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Provision for Public Works Facility	2021-2036	2,000,000	-		2,000,000	-		2,000,000	1,620,000	380,000
2	Provision for Public Works Vehicles and Equipment	2021-2036	1,650,000	-		1,650,000	-		1,650,000	1,336,500	313,500
	Total		3,650,000	-	-	3,650,000	-	-	3,650,000	2,956,500	693,500



Chapter 5

D.C. Calculation



5. D.C. Calculation

Table 5-1 calculates the proposed uniform D.C.s to be imposed for County-wide services based upon a County-wide 16-year horizon (services related to a highway). Table 5-2 calculates the proposed uniform D.C.s to be imposed on anticipated development in the County for County-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, other multiples, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 4 for all County services and classes of 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 4 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 charges in Tables 5-1 and 5-2.

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

Table 5-3 summarizes the total D.C. that is applicable for County-wide services and Table 5-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 5-1
Bruce County
Development Charge Calculation
County-wide Services and Classes of Services
2021-2036

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Services Related to a Highway - Roads	22,714,425	5,328,075	3,489	1.45
1.2 Services Related to a Highway - Public Works	2,956,500	693,500	454	0.19
	25,670,925	6,021,575	3,943	1.64
TOTAL	\$25,670,925	\$6,021,575	\$3,943	\$1.64
D.C.-Eligible Capital Cost	\$25,670,925	\$6,021,575		
16-Year Gross Population/GFA Growth (sq.ft.)	17,143	3,661,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,497.46	\$1.64		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.633	\$3,943		
Other Multiples	1.630	\$2,442		
Apartments - 2 Bedrooms +	1.672	\$2,505		
Apartments - Studio and 1 Bedroom	1.232	\$1,845		
Special Care/Special Dwelling Units	1.100	\$1,646		



Table 5-2
Bruce County
Development Charge Calculation
County-wide Services and Classes of Services
2021-2030

SERVICE/CLASS	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S. D. U.	per sq.ft.
	\$	\$	\$	\$
2. Parks and Recreation Services				
2.1 Park trails	256,500	13,500	58	0.02
	256,500	13,500	58	0.02
3. Library Services				
3.1 Library facilities, materials and shelving	66,500	3,500	15	0.01
	66,500	3,500	15	0.01
4. Growth Studies				
4.1 Services Related to a Highway	259,605	60,895	59	0.02
4.2 Transit Services	10,125	2,375	2	-
4.3 Ambulance Services	72,819	17,081	16	0.01
4.4 Library Services	41,877	9,823	9	-
4.5 Long-term Care Services	52,407	12,293	12	-
4.6 Parks and Recreation Services	42,363	9,937	10	-
4.7 Child Care and Early Years Programs and Services	54,594	12,806	12	0.01
4.8 Housing Services	95,499	22,401	22	0.01
4.9 Waste Diversion Services	60,750	14,250	14	0.01
	690,039	161,861	156	0.06
5. Long-term Care Services				
5.1 Facilities and vehicles	3,150,000	350,000	712	0.13
	3,150,000	350,000	712	0.13
6. Ambulance				
6.1 Ambulance facilities, vehicles and equipment	742,500	82,500	168	0.02
	742,500	82,500	168	0.02
7. Housing Services				
7.1 Facilities	5,937,000	-	1,341	-
	5,937,000	-	1,341	-
TOTAL	\$10,842,539	\$611,361	\$2,450	\$0.24
D.C.-Eligible Capital Cost	\$10,842,539	\$611,361		
10-Year Gross Population/GFA Growth (sq.ft.)	11,654	2,530,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$930.37	\$0.24		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.633	\$2,450		
Other Multiples	1.630	\$1,517		
Apartments - 2 Bedrooms +	1.672	\$1,556		
Apartments - Studio and 1 Bedroom	1.232	\$1,146		
Special Care/Special Dwelling Units	1.100	\$1,023		



Table 5-3
Bruce County
Development Charge Calculation
Total All Services and Classes of Services

	2021\$ D.C.-Eligible Cost		2021\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
County-wide Services/Classes 16 Year	25,670,925	6,021,575	3,943	1.64
County-wide Services/Classes 10 Year	10,842,539	611,361	2,450	0.24
TOTAL	36,513,464	6,632,936	6,393	1.88



Table 5-4
Bruce County
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway							
1.1 Services Related to a Highway - Roads	9,584,857	-	3,399,071	-	630,000	4,500,186	1,055,599
1.2 Services Related to a Highway - Public Works	1,140,625	-	-	-	-	923,906	216,719
2. Parks and Recreation Services							
2.1 Park trails	135,000	-	-	-	-	128,250	6,750
3. Library Services							
3.1 Library facilities, materials and shelving	66,667	-	-	35,556	-	29,556	1,556
4. Growth Studies							
4.1 Services Related to a Highway	220,000	16,750	57,500	-	-	118,058	27,693
4.2 Transit Services	50,000	-	37,500	-	-	10,125	2,375
4.3 Ambulance Services	51,650	5,025	17,300	-	-	23,753	5,572
4.4 Library Services	76,850	1,675	35,800	-	-	31,894	7,481
4.5 Long-term Care Services	89,300	3,350	36,500	-	-	40,055	9,396
4.6 Parks and Recreation Services	67,150	1,675	18,300	-	-	38,212	8,963
4.7 Child Care and Early Years Programs and Services	45,000	-	11,300	-	-	27,297	6,403
4.8 Housing Services	105,050	5,025	39,800	-	-	48,782	11,443
4.9 Waste Diversion Services	100,000	-	75,000	-	-	20,250	4,750
5. Long-term Care Services							
5.1 Facilities and vehicles	1,750,000	-	-	-	-	1,575,000	175,000
6. Ambulance							
6.1 Ambulance facilities, vehicles and equipment	4,835,000	-	2,540,000	-	1,470,000	742,500	82,500
7. Housing Services							
7.1 Facilities	23,380,000	-	15,983,100	2,944,150	-	4,452,750	-
Total Expenditures & Revenues	\$41,697,149	\$33,500	\$22,251,171	\$2,979,706	\$2,100,000	\$12,710,573	\$1,622,199



Chapter 6

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



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

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

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

The rules provided are based on the County’s existing policies; with consideration for the changes to the D.C.A. resulting from Bills 108, 197 and 213. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



6.2 D.C. By-law Structure

It is recommended that:

- a class of service be established for growth studies;
- the County use a uniform County-wide D.C. calculation for all services and classes of services; and
- one County D.C. by-law be used for all services and classes of services referenced above.

6.3 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.:

6.3.1 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.”



6.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for growth studies, the costs have been based on a population to employment growth ratio (81%/19%) for residential and non-residential uses, respectively over the 10-year forecast period;
 - for parks and recreation (trails) 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, an 81% residential/19% non-residential share has been utilized based on the ratio of anticipated population to employment growth over the 16-year forecast period;
 - for ambulance and long-term care services, a 90% residential/10% non-residential allocation has been made over the 10-year forecast period; and
 - for housing services, a 100% residential attribution has been made to recognize that Housing is predominantly a residential service.

6.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years 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:



- 1) the number of dwelling units demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment;
- 2) the G.F.A. of the building demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

6.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Bruce County or its area municipalities, or a local board thereof;
- A board as defined in section 1(1) of the Education Act;
- residential development in existing buildings: 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);
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university. 2020, c. 34, Sched. 10, s. 1.

b) Non-statutory exemptions:

- buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;



- land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;
- land, buildings, structures or additions constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to D.C.s. for example Non-profit housing, youth centres, and community centres;
- Developments constructed by a charitable or non-profit organization for a purpose that benefits the community as determined by Council up to 100% exemption to D.C.s;
- Temporary Use Buildings:
 - a. Subject to Subsection (b), temporary buildings or structures shall be exempt from the payment of development charges;
 - b. In the event that a temporary building or structure continues beyond a period of nine months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this by-law shall become payable on the date nine months after the temporary building or structure was first constructed or put in use; and
 - c. Prior to the County issuing a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the D.C. required by Subsection (2) to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this by-law.

6.3.5 Phasing in

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



6.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the County's D.C. Interest Rate Policy, as may be amended from time to time.

6.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2022 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.

6.3.8 The Applicable Areas

The charges developed herein provide charges applicable to all development in the County.

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.



6.4 Other D.C. By-law Provisions

It is recommended that:

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

It is recommended that the County create new reserve funds for: Parks and Recreation (trails) Services, Library Services, Growth Studies, Long-term Care Services, Ambulance Services, Housing Services, and Services Related to a Highway.

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

6.4.2 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.

6.4.3 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).

6.4.4 Area Rating

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

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



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

It is recommended that all County services be recovered on a uniform, County-wide basis. There have been several reasons area-specific charges have not been imposed:

1. All County services require that the average 10-year service standard be calculated. This average service standard, multiplied by growth in the County, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the County, 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 County-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services that are provided (roads, trails, library) are not restricted to one specific area and are often used by all residents. For example, libraries located in different parts of the County will be used by residents from all areas depending on the programming of the facility.

For the reasons noted above, it is recommended that Council calculate the charges on a uniform County-wide basis for all services/classes of services.



6.5 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;”

“Establish a class of service for growth studies;”

“Adopt the D.C. approach to calculate the services on a uniform County-wide basis;”

“Approve the capital project listing set out in Chapter 4 of the D.C.s Background Study dated October 1, 2021, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated October 1, 2021, 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 7

By-law Implementation



7. By-law Implementation

7.1 Public Consultation Process

7.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 7.1.2), as well as the optional, informal consultation process (section 7.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 7.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

7.1.2 Public Meeting of Council

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

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

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

7.1.3 Other Consultation Activity

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



1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and County policy with respect to development agreements, D.C. credits, and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in County D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

7.2 Anticipated Impact of the Charge on Development

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

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



7.3 Implementation Requirements

7.3.1 Introduction

Once the County has calculated the charge, prepared the complete background study, carried out the public process, and passed a new by-law, the emphasis shifts to implementation matters.

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

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

7.3.2 Notice of Passage

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

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

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

7.3.3 By-law Pamphlet

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

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



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

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

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

7.3.4 Appeals

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

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

7.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the County 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 County Council to the OLT.



7.3.6 Credits

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

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

7.3.7 Front-Ending Agreements

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

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

7.3.8 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 County 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 County D.C.s related to the site.

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Bruce County 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 ²	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ³	Apartments ⁴	Other	Net Conversions (From Seasonal to Permanent)	Total Permanent Households	Seasonal Dwellings			Total Permanent and Seasonal Households	Equivalent Institutional Households
Historical	Mid 2006	65,700	64,000	1,195	62,805			22,280	830	2,310	365		25,785			1,086	2.482	
	Mid 2011	66,420	64,709	1,189	63,520	28,264	92,973	23,301	1,105	2,180	350		26,936	7,895	34,831	1,081	2.402	
	Mid 2016	68,250	66,491	1,426	65,065	29,675	96,166	24,210	1,465	2,140	400		28,215	8,289	36,504	1,296	2.357	2.634
Forecast	Late 2021	74,030	72,118	1,543	70,575	30,975	103,093	26,094	1,798	2,473	395	74	30,834	8,652	39,486	1,403	2.339	2.611
	Late 2031	83,270	81,125	1,729	79,396	33,513	114,638	28,180	3,067	3,223	395	170	35,036	9,361	44,397	1,572	2.315	2.582
	Late 2036	87,420	85,160	1,813	83,347	34,752	119,912	29,096	3,716	3,620	395	212	37,038	9,707	46,745	1,648	2.299	2.565
Incremental	Mid 2006 - Mid 2011	720	709	-6	715			1,021	275	-130	-15		1,151			-5		
	Mid 2011 - Mid 2016	1,830	1,782	237	1,545	1,411	3,193	909	360	-40	50		1,279	394	1,673	215		
	Mid 2016 - Late 2021	5,780	5,627	117	5,510	1,300	6,927	1,884	333	333	-5	74	2,619	363	2,982	107		
	Late 2021 - Late 2031	9,240	9,007	186	8,821	2,538	11,545	2,086	1,270	750	0	96	4,202	709	4,911	169		
	Late 2021 - Late 2036	13,390	13,042	270	12,772	3,777	16,819	3,001	1,918	1,147	0	138	6,204	1,055	7,259	245		

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) by Watson & Associates Economists Ltd., 2021.

¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

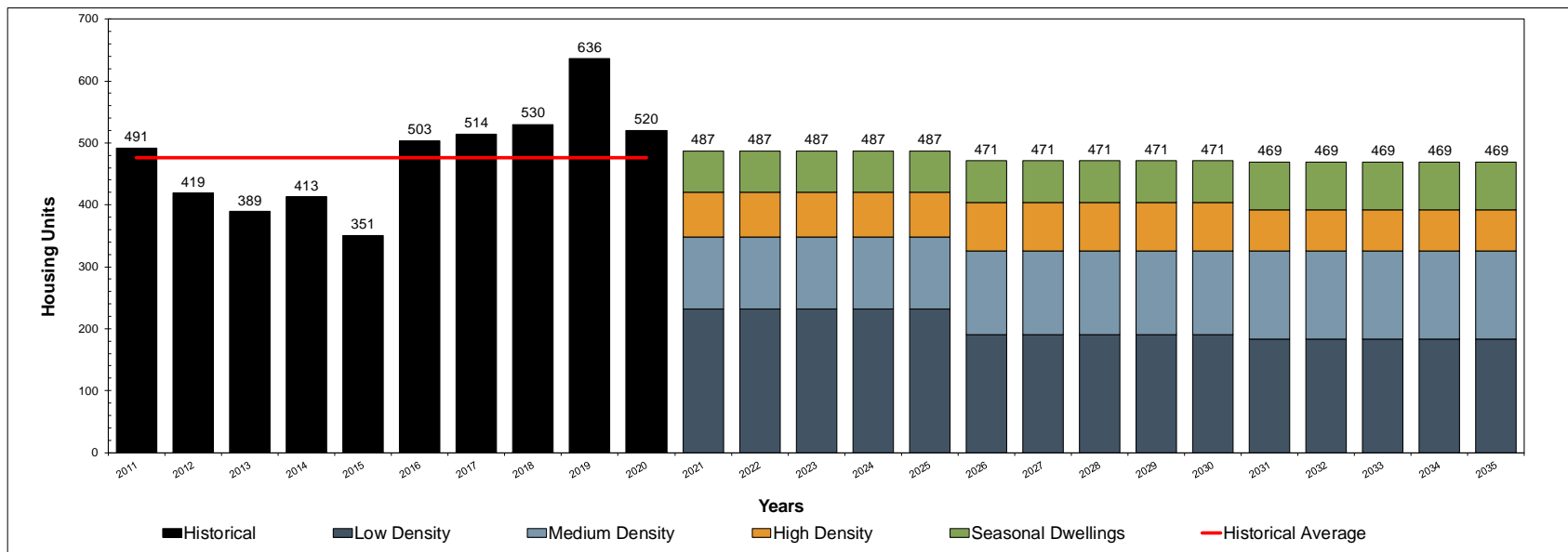
² The institutional population is a person who lives in a collective dwelling. According to Statistics Canada, a collective dwelling refers to a dwelling of a commercial, institutional or communal nature. Included in this type of dwelling are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military bases), work camps, jails, missions and group homes. The need for service associated with the institutional population is captured in the non-residential forecast under institutional employment.

³ Includes townhouses and apartments in duplexes.

⁴ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure A-1
Bruce County
Annual Housing Forecast



Source: Statistics Canada Monthly Building Permit Data.
 Note: Historical housing activity has been adjusted for historical housing unit demolitions.
¹ Growth forecast represents calendar year.



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

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Seasonal Units	Conversions	Net Seasonal Units	Total Units Including Seasonal and Conversions
		A	B	C	D = A + B + C	E	F	G = E - F	H = D + F + G
Municipality of Arran-Elderslie	2021 - 2031	144	23	-	167	13	11	2	180
	2021 - 2036	230	36	-	266	18	15	3	284
Municipality of Brockton	2021 - 2031	332	156	176	664	14	15	(1)	678
	2021 - 2036	452	275	271	998	19	20	(1)	1,017
Township of Huron-Kinloss	2021 - 2031	373	18	5	396	54	22	32	450
	2021 - 2036	563	35	23	621	81	32	49	702
Municipality of Kincardine	2021 - 2031	257	186	170	613	23	18	5	636
	2021 - 2036	395	293	253	941	38	31	7	979
Town of Saugeen Shores	2021 - 2031	356	787	399	1,542	84	15	69	1,626
	2021 - 2036	418	1,112	600	2,130	115	20	95	2,245
Municipality of Northern Bruce Peninsula	2021 - 2031	238	-	-	238	481	-	481	719
	2021 - 2036	358	-	-	358	715	-	715	1,073
Municipality of South Bruce	2021 - 2031	201	27	-	228	16	15	1	244
	2021 - 2036	308	40	-	348	22	20	2	370
Town of South Bruce Peninsula	2021 - 2031	185	73	-	258	120	-	120	378
	2021 - 2036	277	127	-	404	185	-	185	589
Bruce County Total	2021 - 2031	2,086	1,270	750	4,106	805	96	709	4,911
	2021 - 2036	3,001	1,918	1,147	6,066	1,193	138	1,055	7,259

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) by Watson & Associates Economists Ltd., 2021.

¹ Includes townhomes and apartments in duplexes.

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

Gross Permanent Population in New Units	Existing Permanent Unit Population Change	Permanent Net Population Increase	Permanent Population Increase from Seasonal-to-Permanent Conversions	Institutional Population	Net Seasonal Population	Net Population Increase (including Institutional, Conversion, and Seasonal Population)
I	J	K = I + J	L	M	N	O = K + L + M + N
417	(11)	406	29	9	7	451
664	(33)	631	39	14	11	695
1,390	(15)	1,375	39	30	(4)	1,440
2,041	(46)	1,995	53	43	(4)	2,087
1,019	(12)	1,007	59	23	115	1,204
1,573	(34)	1,539	83	34	175	1,831
1,233	(19)	1,214	48	27	18	1,307
1,894	(56)	1,838	82	40	25	1,985
2,812	(22)	2,790	39	58	245	3,132
3,807	(68)	3,739	53	78	342	4,212
627	(7)	620	-	14	1,723	2,357
942	(19)	923	-	22	2,559	3,504
573	(9)	564	39	12	4	619
876	(27)	849	53	19	7	928
606	(14)	592	-	13	430	1,035
936	(41)	895	-	20	662	1,577
8,677	(109)	8,568	253	186	2,538	11,545
12,733	(324)	12,409	363	270	3,777	16,819



Schedule 3 Bruce County Current Year Growth Forecast, 2016 to 2021

		Population
Mid 2016 Population (Permanent and Seasonal)		96,166
Occupants of Permanent New Housing Units, Mid 2016 to Late 2021	<i>Units (2)</i>	2,624
	<i>multiplied by P.P.U. (3)</i>	2,378
	<i>gross population increase</i>	6,241
Occupants of Converted Units Mid 2016 to Late 2021	<i>Conversion Units (4)</i>	74
	<i>multiplied by P.P.U. (3)</i>	2,692
	<i>gross population increase</i>	199
Occupants of New Seasonal Units Mid 2016 to Late 2021	<i>Net Seasonal Units(2)</i>	363
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	1,300
Institutional Population Mid 2016 to Late 2021	<i>Units (4)</i>	107
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	118
Total Units (Permanent and Seasonal)	<i>Total Units</i>	3,061
	<i>Total gross population increase</i>	7,858
Decline in Housing Unit Occupancy, Mid 2016 to Late 2021	<i>Units (4)</i>	28,215
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0330
	<i>total decline in population</i>	-931
Population Estimate to Late 2021 (Permanent and Seasonal)		103,093
<i>Net Population Increase, Mid 2016 to Late 2021 (Permanent and Seasonal)</i>		6,927

- (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>	2,692	72%	1,933
<i>Multiples (6)</i>	1,785	13%	0,226
<i>Apartments (7)</i>	1,727	13%	0,219
Permanent Total		97%	2,378
Seasonal Total	3,580	100%	3,580

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

² Based on building permit/completion activity.

- (4) 2016 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 townhouses and apartments in duplexes.
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



Schedule 4 Bruce County Ten Year Growth Forecast, 2021 to 2031

		Population
Late 2021 Population (Permanent and Seasonal)		103,093
Occupants of Permanent New Housing Units, Late 2021 to Late 2031	<i>Units (2)</i>	4,202
	<i>multiplied by P.P.U. (3)</i>	2,065
	<i>gross population increase</i>	8,677
Occupants of Converted Units Late 2021 to Late 2031	<i>Conversion Units (4)</i>	96
	<i>multiplied by P.P.U. (3)</i>	2,633
	<i>gross population increase</i>	253
Occupants of New Seasonal Units Late 2021 to Late 2031	<i>Net Seasonal Units (2)</i>	709
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	2,538
Institutional Population Late 2021 to Late 2031	<i>Units (4)</i>	169
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	186
Total Units (Permanent and Seasonal)	<i>Total Units</i>	5,007
	<i>Total gross population increase</i>	11,654
Decline in Housing Unit Occupancy, Late 2021 to Late 2031	<i>Units (4)</i>	39,486
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0027
	<i>total decline in population</i>	-109
Population Estimate to Late 2031 (Permanent and Seasonal)		114,638
<i>Net Population Increase, Late 2021 to Late 2031 (Permanent and Seasonal)</i>		<i>11,545</i>

(1) Late 2021 Population (Permanent and Seasonal) based on:
2016 Population (29,017) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (186 x 2.609 = 484) + (4,910 x -0.0525 = -258) + Seasonal population (29 x 3.580 = 104) + Institutional (4 x 1.100 = 4) = 29,351

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	2.633	50%	1.307
<i>Multiples (6)</i>	1.630	30%	0.493
<i>Apartments (7)</i>	1.487	18%	0.266
<i>one bedroom or less</i>	1.232		
<i>two bedrooms or more</i>	1.672		
Permanent Total		98%	2.065
Seasonal Total	3.580	100%	3.580

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) Late 2021 households based upon 28,215 (2016 Census) + 2,624 (Mid 2016 to Late 2021 unit estimate) = 30,834

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5 Bruce County 15-Year Growth Forecast, 2021 to 2036

		Population
Late 2021 Population (Permanent and Seasonal)		103,093
Occupants of Permanent New Housing Units, Late 2021 to Late 2036	<i>Units (2)</i>	6,204
	<i>multiplied by P.P.U. (3)</i>	2,052
	<i>gross population increase</i>	12,733
Occupants of Converted Units Late 2021 to Late 2036	<i>Conversion Units (4)</i>	138
	<i>multiplied by P.P.U. (3)</i>	2,633
	<i>gross population increase</i>	363
Occupants of New Seasonal Units Late 2021 to Late 2036	<i>Net Seasonal Units (2)</i>	1,055
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	3,777
Occupants of New Equivalent Institutional Units Late 2021 to Late 2036	<i>Units</i>	245
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	270
Total Units (Permanent and Seasonal)	<i>Total Units</i>	7,397
	<i>Total gross population increase</i>	17,143
Decline in Housing Unit Occupancy, Late 2021 to Late 2036	<i>Units (5)</i>	39,486
	<i>multiplied by P.P.U. decline rate (6)</i>	-0.0082
	<i>total decline in population</i>	-324
Population Estimate to Late 2036 (Permanent and Seasonal)		119,912
<i>Net Population Increase, Late 2021 to Late 2036 (Permanent and Seasonal)</i>		16,819

(1) Late 2021 Population (Permanent and Seasonal) based on:

2016 Population (29,017) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (186 x 2.609 = 484) + (4,910 x -0.0525 = -258) + Seasonal population (29 x 3.580 = 104) + Institutional (4 x 1.100 = 4) = 29,351

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.633	48%	1.274
<i>Multiples (7)</i>	1.630	31%	0.504
<i>Apartments (8)</i>	1.487	18%	0.275
<i>one bedroom or less</i>	1.232		
<i>two bedrooms or more</i>	1.672		
Permanent Total		98%	2.052
Seasonal Total	3.580	100%	3.580

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) Conversion of units from seasonal to permanent occupancy.

(4) Late 2021 households based upon 28,215 (2016 Census) + 2,624 (Mid 2016 to Late 2021 unit estimate) = 30,834

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6 Summary of Housing Potential by Area Municipality as of April 2020

Municipality of Arran-Elderslie

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	0	0
<i>% Breakdown</i>				
Draft Plans Approved	120	19	0	139
<i>% Breakdown</i>	86%	14%	0%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>				
Vacant lands designated for Residential	763	126	0	889
<i>% Breakdown</i>	86%	14%	0%	100%
Total	883	145	0	1,028
<i>% Breakdown</i>	86%	14%	0%	100%

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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

Municipality of Brockton

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	0	0
<i>% Breakdown</i>				
Draft Plans Approved	234	42	60	336
<i>% Breakdown</i>	70%	13%	18%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>				
Vacant lands designated for Residential	107	93	179	379
<i>% Breakdown</i>	28%	24%	47%	100%
Total	341	135	239	715
<i>% Breakdown</i>	48%	19%	33%	100%

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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



Township of Huron-Kinloss

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	0	0
<i>% Breakdown</i>				
Draft Plans Approved	196	0	0	196
<i>% Breakdown</i>	100%	0%	0%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>				
Vacant lands designated for Residential	1,135	106	205	1,445
<i>% Breakdown</i>	79%	7%	14%	100%
Total	1,331	106	205	1,641
<i>% Breakdown</i>	81%	6%	12%	100%

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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

Municipality of Kincardine

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	0	0
<i>% Breakdown</i>				
Draft Plans Approved	253	162	177	592
<i>% Breakdown</i>	43%	27%	30%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>				
Vacant lands designated for Residential	1,133	466	1,057	2,656
<i>% Breakdown</i>	43%	18%	40%	100%
Total	1,386	628	1,234	3,247
<i>% Breakdown</i>	43%	19%	38%	100%

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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



Town of Saugeen Shores

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	693	443	295	1,431
<i>% Breakdown</i>	<i>48%</i>	<i>31%</i>	<i>21%</i>	<i>100%</i>
Draft Plans Approved	395	180	0	575
<i>% Breakdown</i>	<i>69%</i>	<i>31%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	15	0	195	210
<i>% Breakdown</i>	<i>7%</i>	<i>0%</i>	<i>93%</i>	<i>100%</i>
Vacant lands designated for Residential	298	1,034	1,134	2,467
<i>% Breakdown</i>	<i>12%</i>	<i>42%</i>	<i>46%</i>	<i>100%</i>
Total	1,401	1,657	1,624	4,683
<i>% Breakdown</i>	<i>30%</i>	<i>35%</i>	<i>35%</i>	<i>100%</i>

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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

Municipality of Northern Bruce Peninsula

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	0	0
<i>% Breakdown</i>				
Draft Plans Approved	139	0	0	139
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	49	0	0	49
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Vacant lands designated for Residential	1,995	0	0	1,995
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Total	2,183	0	0	2,183
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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



Municipality of South Bruce

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	20	0	0	20
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	142	0	0	142
<i>% Breakdown</i>	100%	0%	0%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>				
Vacant lands designated for Residential	749	21	0	769
<i>% Breakdown</i>	97%	3%	0%	100%
Total	911	21	0	931
<i>% Breakdown</i>	98%	2%	0%	100%

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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

Town of South Bruce Peninsula

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	0	0	0	0
<i>% Breakdown</i>				
Draft Plans Approved	129	45	0	174
<i>% Breakdown</i>	74%	26%	0%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>				
Vacant lands designated for Residential	1,491	1,075	0	2,566
<i>% Breakdown</i>	58%	42%	0%	100%
Total	1,620	1,120	0	2,740
<i>% Breakdown</i>	59%	41%	0%	100%

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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



Bruce County Total

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	713	443	295	1,451
<i>% Breakdown</i>	<i>49%</i>	<i>31%</i>	<i>20%</i>	<i>100%</i>
Draft Plans Approved	1,608	448	237	2,293
<i>% Breakdown</i>	<i>70%</i>	<i>20%</i>	<i>10%</i>	<i>100%</i>
Application Under Review	64	0	195	259
<i>% Breakdown</i>	<i>25%</i>	<i>0%</i>	<i>75%</i>	<i>100%</i>
Vacant lands designated for Residential	7,671	2,920	2,575	13,166
<i>% Breakdown</i>	<i>58%</i>	<i>22%</i>	<i>20%</i>	<i>100%</i>
Total	10,056	3,811	3,302	17,168
<i>% Breakdown</i>	<i>59%</i>	<i>22%</i>	<i>19%</i>	<i>100%</i>

Source: Bruce County Planning Department as of 04/2020.

² Includes townhomes and apartments in duplexes.

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



Schedule 7
Bruce County
Historical Residential Building Permits
Years 2011 to 2020

Year	Residential Building Permits			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
2011	296	49	50	395
2012	274	40	26	340
2013	244	17	49	310
2014	221	74	39	334
2015	192	36	44	272
Sub-total	1,227	216	208	1,651
Average (2011 - 2015)	245	43	42	330
% Breakdown	74%	13%	13%	100%
2016	334	35	55	424
2017	333	45	65	443
2018	331	54	74	459
2019	406	102	57	565
2020	364	39	46	449
Sub-total	1,768	275	297	2,340
Average (2016 - 2020)	354	55	59	468
% Breakdown	76%	12%	13%	100%
2011 - 2020				
Total	2,995	491	505	3,991
Average	300	49	51	399
% Breakdown	75%	12%	13%	100%

Source: Statistics Canada Monthly Building Permit Data.

¹ Includes townhouses and apartments in duplexes.

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

Note: Historical housing activity has been adjusted for historical housing unit demolitions and includes seasonal dwellings.



**Schedule 8
Bruce County
Person Per Unit by Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.837	2.763	3.552	2.692	
6-10	-	-	1.684	2.733	4.079	2.752	
11-15	-	-	1.704	2.701	4.086	2.822	
16-20	-	-	1.650	2.449	3.563	2.474	
20-25	-	-	1.913	2.386	3.367	2.423	2.633
25-35	-	-	1.725	2.386	3.061	2.324	
35+	-	1.538	1.672	2.450	3.546	2.376	
Total	-	1.478	1.702	2.483	3.571	2.437	

Age of Dwelling	Multiples ¹						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.462	2.192	-	1.785	
6-10	-	-	1.270	1.813	-	1.463	
11-15	-	-	1.545	-	-	1.500	
16-20	-	-	-	-	-	-	
20-25	-	-	-	-	-	1.773	1.630
25-35	-	-	2.167	-	-	1.893	
35+	-	1.211	1.696	2.179	-	1.806	
Total	-	1.265	1.573	2.056	-	1.715	

Age of Dwelling	Apartments ²						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	-	-	1.727	
6-10	-	-	-	-	-	1.529	
11-15	-	-	-	-	-	-	
16-20	-	-	-	-	-	1.273	
20-25	-	1.143	1.600	-	-	1.419	1.487
25-35	-	1.043	1.448	-	-	1.339	
35+	-	1.132	1.459	2.242	-	1.408	
Total	-	1.115	1.490	2.351	-	1.406	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.681	2.716	3.586	2.446
6-10	-	-	1.602	2.667	4.079	2.537
11-15	-	1.455	1.698	2.722	4.114	2.663
16-20	-	-	1.625	2.440	3.563	2.327
20-25	-	1.273	1.817	2.403	3.333	2.291
25-35	-	1.167	1.681	2.376	3.061	2.214
35+	-	1.232	1.643	2.440	3.511	2.267
Total	0.533	1.242	1.659	2.472	3.553	2.311

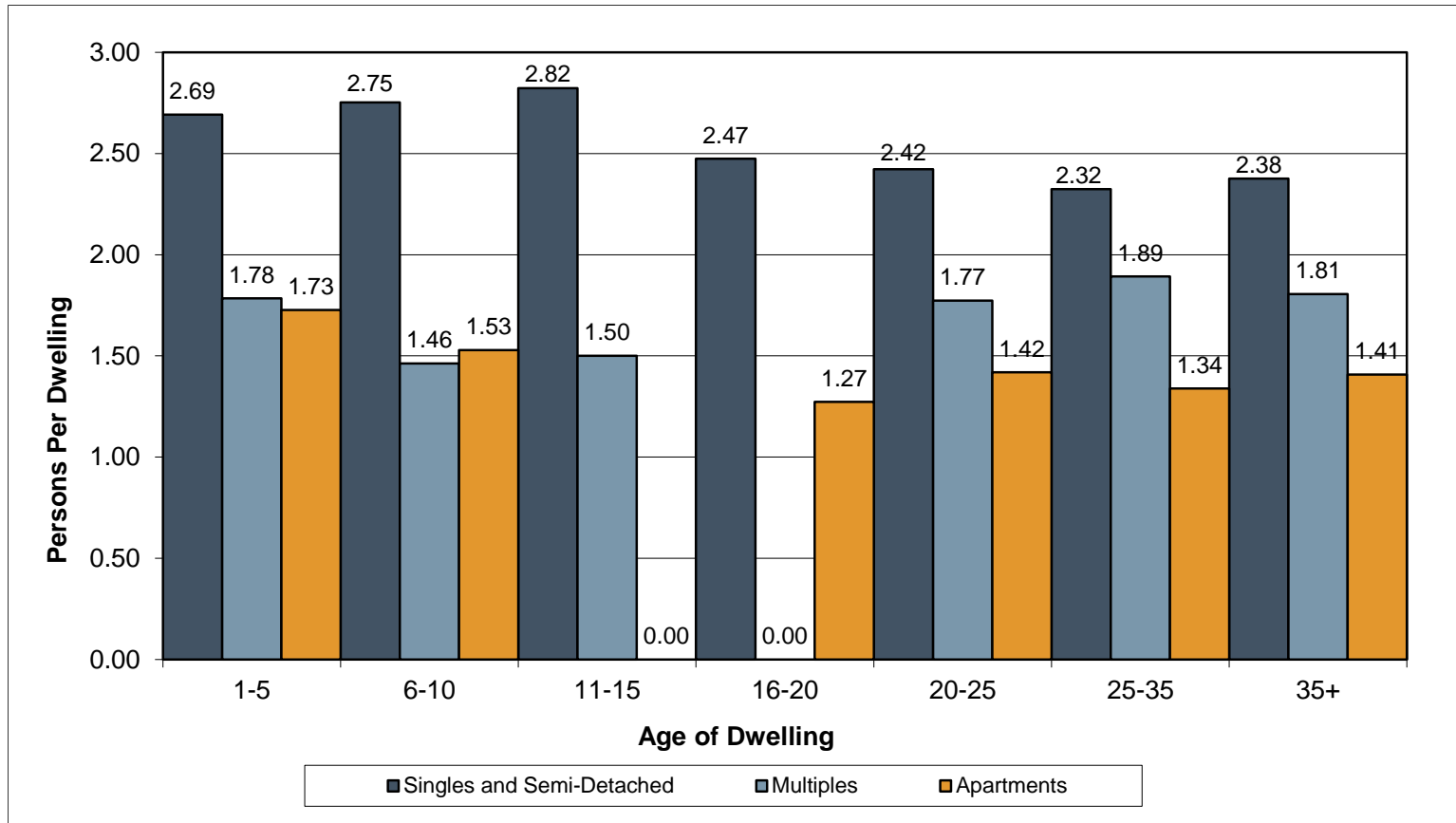
¹ P.P.U. has been forecast based on 2001-2016 historical trends.

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

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



Schedule 9
Bruce County
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 10a Bruce County Employment Forecast, 2021 to 2036

Period	Permanent 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 N.F.P.O.W.	Primary	Work at Home	Industrial ²	Commercial/Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	64,000	0.013	0.067	0.140	0.131	0.069	0.420	0.047	0.467	810	4,315	8,980	8,370	4,385	26,860	3,012	29,872	22,545
Mid 2011	64,709	0.014	0.047	0.169	0.130	0.078	0.438	0.046	0.485	920	3,025	10,910	8,435	5,070	28,360	3,000	31,360	25,335
Mid 2016	66,491	0.013	0.061	0.138	0.117	0.070	0.400	0.048	0.448	895	4,045	9,151	7,801	4,680	26,571	3,218	29,789	22,526
Late 2021	72,118	0.013	0.068	0.162	0.121	0.072	0.437	0.051	0.488	969	4,881	11,685	8,757	5,223	31,515	3,653	35,168	26,634
Late 2031	81,125	0.014	0.068	0.157	0.122	0.073	0.434	0.054	0.488	1,110	5,514	12,746	9,879	5,938	35,187	4,365	39,552	29,673
Late 2036	85,160	0.014	0.068	0.149	0.122	0.073	0.426	0.054	0.480	1,160	5,801	12,652	10,381	6,259	36,253	4,623	40,876	30,452
Incremental Change																		
Mid 2006 - Mid 2016	2,491	0.001	-0.007	-0.003	-0.013	0.002	-0.020	0.001	-0.019	85	-270	171	-570	295	-289	206	-83	-19
Mid 2011 - Mid 2016	1,782	-0.001	0.014	-0.031	-0.013	-0.008	-0.039	0.002	-0.037	-25	1,020	-1,760	-635	-390	-1,789	218	-1,571	-2,809
Mid 2016 - Late 2021	5,627	0.000	0.007	0.024	0.004	0.002	0.037	0.002	0.040	74	836	2,535	957	543	4,944	435	5,379	4,108
Late 2021 - Late 2031	9,007	0.000	0.000	-0.005	0.000	0.001	-0.003	0.003	0.000	141	633	1,061	1,122	715	3,672	712	4,384	3,039
Late 2021 - Late 2036	13,042	0.000	0.000	-0.013	0.000	0.001	-0.011	0.004	-0.008	191	920	967	1,624	1,036	4,738	970	5,708	3,818
Annual Average																		
Mid 2006 - Mid 2016	249	0.000	-0.001	0.000	-0.001	0.000	-0.002	0.000	-0.002	9	-27	17	-57	30	-29	21	-8	-2
Mid 2011 - Mid 2016	356	0.000	0.003	-0.006	-0.003	-0.002	-0.008	0.000	-0.007	-5	204	-352	-127	-78	-358	44	-314	-562
Mid 2016 - Late 2021	1,125	0.000	0.001	0.005	0.001	0.000	0.007	0.000	0.008	15	167	507	191	109	989	87	1,076	822
Late 2021 - Late 2031	901	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	14	63	106	112	72	367	71	438	304
Late 2021 - Late 2036	869	0.000	0.000	-0.001	0.000	0.000	-0.001	0.000	-0.001	13	61	64	108	69	316	65	381	255

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) by Watson & Associates Economists Ltd., 2021.

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

² Industrial employment reported in Schedule 10 includes on-site jobs associated with the Bruce Power Refurbishment Project.



Schedule 10b
Bruce County
Employment and Gross Floor Area (G.F.A.) Forecast, 2021 to 2036

Period	Permanent Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial ³	Commercial/ Population Related	Institutional ²	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	64,000	810	8,980	8,370	4,385	21,735				
Mid 2011	64,709	920	10,910	8,435	5,070	24,415				
Mid 2016	66,491	895	9,151	7,801	4,680	21,631				
Late 2021	72,118	969	10,465	8,757	5,168	24,390				
Late 2031	81,125	1,110	11,374	9,879	5,851	27,104				
Late 2036	85,160	1,160	11,797	10,381	6,133	28,311				
Incremental Change										
Mid 2006 - Mid 2016	709	110	1,930	65	685	2,680				
Mid 2011 - Mid 2016	1,782	-25	-1,760	-635	-390	-2,784				
Mid 2016 - Late 2021	5,627	74	1,315	957	488	2,759				
Late 2021 - Late 2031	9,007	141	909	1,122	683	2,714	1,545,300	504,900	480,000	2,530,200
Late 2021 - Late 2036	13,042	191	1,332	1,624	965	3,921	2,264,400	730,800	665,900	3,661,100
Annual Average										
Mid 2006 - Mid 2016	142	22	386	13	137	536				
Mid 2011 - Mid 2016	356	-5	-352	-127	-78	-557				
Mid 2016 - Late 2021	1,125	15	263	191	98	552				
Late 2021 - Late 2031	901	14	91	112	68	272	154,530	50,490	48,000	253,020
Late 2021 - Late 2036	869	10	44	46	24	87	150,960	48,720	44,393	244,073

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) by Watson & Associates Economists Ltd., 2021.

¹ Square Foot Per Employee Assumptions

Industrial	1,700
Commercial/Population Related	450
Institutional	690

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

³ On-Site employment associated with the Bruce Power Refurbishment Project has been stripped out of the industrial forecast presented in Schedule 10. On-site jobs associated with the refurbishment project do not generate a gross floor area.

* Reflects Late 2021 to Late 2036 forecast period

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



Schedule 10c
Bruce County
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. Sq.ft. ^{1 3}	Commercial G.F.A. Sq.ft. ¹	Institutional G.F.A. Sq.ft. ¹	Total Non-Residential G.F.A. Sq.ft.	Employment Increase ²
Municipality of Arran-Elderslie	2021 - 2031	79,900	5,900	33,700	119,500	108
	2021 - 2036	113,900	8,600	48,300	170,800	156
Municipality of Brockton	2021 - 2031	147,900	81,500	116,000	345,400	433
	2021 - 2036	197,200	116,100	158,700	472,000	604
Township of Huron-Kinloss	2021 - 2031	64,600	17,600	24,600	106,800	112
	2021 - 2036	102,000	23,900	31,700	157,600	159
Municipality of Kincardine	2021 - 2031	1,088,000	113,400	100,500	1,301,900	1,035
	2021 - 2036	1,596,300	176,000	149,100	1,921,400	1,546
Town of Saugeen Shores	2021 - 2031	96,900	205,900	127,900	430,700	697
	2021 - 2036	134,300	279,700	168,400	582,400	945
Municipality of Northern Bruce Peninsula	2021 - 2031	25,500	26,100	28,800	80,400	114
	2021 - 2036	42,500	39,600	42,100	124,200	174
Municipality of South Bruce	2021 - 2031	23,800	16,200	9,800	49,800	64
	2021 - 2036	49,300	24,300	14,500	88,100	104
Town of South Bruce Peninsula	2021 - 2031	18,700	38,300	38,700	95,700	151
	2021 - 2036	28,900	62,600	53,100	144,600	233
Bruce County	2021 - 2031	1,545,300	504,900	480,000	2,530,200	2,714
	2021 - 2036	2,264,400	730,800	665,900	3,661,100	3,921

Source: Watson & Associates Economists Ltd., 2021.

¹ Square feet per employee assumptions:

Industrial	1,700
Commercial	450
Institutional	690

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

³ On-Site employment associated with the Bruce Power Refurbishment Project has been stripped out of the industrial forecast presented in Schedule 10. On-site jobs associated with the refurbishment project do not generate a gross floor area.

* Reflects Late 2021 to Late 2036 forecast period

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



Schedule 11
Bruce County
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	21,252	3,579	0	24,832	19,903	2,844	1,397	24,144	1,903	1,337	0	3,241	43,059	7,760	1,397	52,216
2008	16,667	1,325	1,140	19,131	25,137	4,553	1,995	31,685	3,631	2,500	2,964	9,095	45,435	8,378	6,099	59,912
2009	11,340	1,726	1,523	14,588	4,555	3,237	0	7,792	4,851	5,142	0	9,993	20,746	10,104	1,523	32,373
2010	10,927	2,255	613	13,795	2,405	5,451	4,776	12,632	27,314	2,003	0	29,317	40,646	9,708	5,389	55,743
2012	25,064	2,883	1,367	29,314	957	5,194	1,715	7,866	107	1,876	1,308	3,291	26,129	9,952	4,390	40,471
2013	20,033	5,537	1,841	27,411	3,445	3,653	0	7,098	3,608	6,223	3,998	13,829	27,087	15,412	5,839	48,337
2014	17,711	3,159	310	21,180	12,217	4,365	1,991	18,573	103	3,944	523	4,571	30,031	11,469	2,824	44,323
2015	21,537	2,410	1,168	25,115	5,065	2,335	0	7,400	38	9,826	1,170	11,034	26,640	14,571	2,339	43,549
2016	18,508	2,654	604	21,766	3,699	2,076	735	6,510	1,169	344	0	1,513	23,376	5,073	1,339	29,788
Subtotal	176,763	27,810	8,838	213,411	93,347	35,949	16,579	145,876	44,893	34,579	9,963	89,436	315,003	98,338	35,381	448,722
Percent of Total	83%	13%	4%	100%	64%	25%	11%	100%	50%	39%	11%	100%	70%	22%	8%	100%
Average	17,676	2,781	982	21,341	9,335	3,595		14,588	4,489	3,458	1,993	8,944	31,500	9,834	3,538	44,872
2007 - 2011 Period Total				88,626				98,429				55,198				242,253
2007 - 2011 Average				17,725				19,686				11,040				48,451
% Breakdown				36.6%				40.6%				22.8%				100.0%
2012 - 2016 Period Total				124,785				47,447				34,237				206,469
2012 - 2016 Average				24,957				9,489				6,847				41,294
% Breakdown				60.4%				23.0%				16.6%				100.0%
2007 - 2016 Period Total				213,411				145,876				89,436				448,722
2007 - 2016 Average				21,341				14,588				8,944				44,872
% Breakdown				47.6%				32.5%				19.9%				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
Bruce County
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	2,780	2,460	2,385	-320	-75	
21	<i>Mining and oil and gas extraction</i>	230	290	280	60	-10	
	Sub-total	3,010	2,750	2,665	-260	-85	
	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	4,930	6,295	5,570	1,365	-725	
23	<i>Construction</i>	1,130	1,920	1,735	790	-185	
31-33	<i>Manufacturing</i>	1,965	1,490	1,265	-475	-225	
41	<i>Wholesale trade</i>	665	835	520	170	-315	
48-49	<i>Transportation and warehousing</i>	710	540	440	-170	-100	
56	<i>Administrative and support</i>	173	253	263	80	10	
	Sub-total	9,573	11,333	9,793	1,760	-1,540	
	Population Related Employment						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	3,295	2,875	3,225	-420	350	
51	<i>Information and cultural industries</i>	280	225	280	-55	55	
52	<i>Finance and insurance</i>	450	705	505	255	-200	
53	<i>Real estate and rental and leasing</i>	325	285	360	-40	75	
54	<i>Professional, scientific and technical services</i>	1,130	1,265	1,030	135	-235	
55	<i>Management of companies and enterprises</i>	15	0	10	-15	10	
56	<i>Administrative and support</i>	173	253	263	80	10	
71	<i>Arts, entertainment and recreation</i>	565	475	460	-90	-15	
72	<i>Accommodation and food services</i>	2,230	2,050	1,835	-180	-215	
81	<i>Other services (except public administration)</i>	1,275	1,125	1,240	-150	115	
	Sub-total	9,738	9,258	9,208	-480	-50	
	Institutional						
61	<i>Educational services</i>	1,680	1,620	1,510	-60	-110	
62	<i>Health care and social assistance</i>	2,455	2,695	2,750	240	55	
91	<i>Public administration</i>	825	1,280	1,025	455	-255	
	Sub-total	4,960	5,595	5,285	635	-310	
	Total Employment	27,280	28,935	26,950	1,655	-1,985	
	Population	64,000	64,709	66,491	709	1,782	
	Employment to Population Ratio						
	Industrial and Other Employment	0.15	0.18	0.15	0.03	-0.03	
	Population Related Employment	0.15	0.14	0.14	-0.01	0.00	
	Institutional Employment	0.08	0.09	0.08	0.01	-0.01	
	Primary Industry Employment	0.05	0.04	0.04	0.00	0.00	
	Total	0.43	0.45	0.41	0.02	-0.04	

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)		
Service Related to a Highway	Services Related to a Highway - Roads	\$4,000.00	0.0072	km of roadways	555,556	per km	67,276,000
	Services Related to a Highway - Bridges, Culverts & Structures	\$2,519.30	0.0017	Number of Bridges, Culverts & Structures	1,481,941	per item	42,372,107
	Services Related to a Highway - Traffic Signals & Streetlights	\$8.60	0.0002	No. of Traffic Signals	43,000	per signal	144,643
	Services Related to a Highway - Facilities	\$128.85	0.5786	sq.ft. of building area	223	per sq.ft.	2,167,128
	Services Related to a Highway - Vehicles & Equipment	\$88.59	0.0007	No. of vehicles and equipment	126,557	per vehicle	1,489,995
Parks and Recreation	Park Trails	\$23.75	0.0015	Linear km of Paths and Trails	15,833	per linear m	274,194
Library	Library Services - Facilities - HQ	\$24.26	0.0974	sq.ft. of building area	249	per sq.ft.	280,082
	Library Services - Facilities - Shelving & Equipment	\$4.85	\$0.44	sq.ft. of building area	11	per sq.ft.	55,993
	Library Services - Collection Materials	\$67.72	1.9874	No. of library collection items	34	per collection item	781,827
Ambulance	Ambulance Facilities	\$40.26	0.1585	sq.ft. of building area	254	per sq.ft.	464,802
	Ambulance Vehicles	\$32.45	0.0002	No. of vehicles and equipment	162,250	per vehicle	374,635
Long-term Care	Long-term Care Facilities	\$435.68	1.8121	sq.ft. of building area	240	per sq.ft.	5,029,926
	Long-term Care Vehicles and Equipment	\$0.36	0.0000	No. of vehicles and equipment	36,000	per vehicle	4,156
Childcare and Early Years Programs	Child Care and Early Years Programs - Facilities	\$13.43	0.0567	sq.ft. of building area	237	per sq.ft.	155,049
Housing Services	Housing Services - Housing Space	\$1,834.48	5.69	sq.ft. of building area	322.64	per sq.ft.	21,179,072
	Housing Services - Vehicles	\$0.92	0.00003	No. of vehicles	30,667	per sq.ft.	15,473



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/km)
Urban											
Surface - HCB	39.43	39.43	39.43	39.43	39.43	39.43	39.43	39.43	39.43	39.43	\$1,220,000
Surface - LCB	-	-	-	-	-	-	-	-	-	-	\$1,160,000
Surface - Gravel	-	-	-	-	-	-	-	-	-	-	\$1,070,000
Rural											
Surface - HCB	471.02	471.02	471.02	471.02	471.02	471.02	471.02	471.02	471.02	471.02	\$540,000
Surface - LCB	166.41	166.41	166.41	166.41	166.41	166.41	166.41	166.41	166.41	166.41	\$470,000
Surface - Gravel	14.41	14.41	14.41	14.41	14.41	14.41	14.41	14.41	14.41	14.41	\$390,000
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
											\$0
Total	691.27	691.27	691.27	691.27	691.27	691.27	691.27	691.27	691.27	691.27	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

10 Year Average	2011-2020
Quantity Standard	0.0072
Quality Standard	\$555,556
Service Standard	\$4,000

D.C. Amount (before deductions)	16 Year
Forecast Population	16,819
\$ per Capita	\$4,000
Eligible Amount	\$67,276,000



Bruce County

Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Bridges											
12th Of Brant	1	1	1	1	1	1	1	1	1	1	\$3,610,000
18 Mile River Bridge	1	1	1	1	1	1	1	1	1	1	\$2,110,000
1st Dunblane Bridge	1	1	1	1	1	1	1	1	1	1	\$2,940,000
2nd Dunblane Bridge	1	1	1	1	1	1	1	1	1	1	\$590,000
3 North Dunblane Bridge	1	1	1	1	1	1	1	1	1	1	\$2,940,000
Arran Township Shed Bridge	1	1	1	1	1	1	1	1	1	1	\$1,190,000
Barrow Bay Bridge	1	1	1	1	1	1	1	1	1	1	\$660,000
Biemans Corner	1	1	1	1	1	1	1	1	1	1	\$500,000
Big Irwin Bridge	1	1	1	1	1	1	1	1	1	1	\$3,440,000
Blackwell Bridge	1	1	1	1	1	1	1	1	1	1	\$1,940,000
Brant CNR Overpass	1	1	1	1	1	1	1	1	1	1	\$3,300,000
Brunt Bridge	1	1	1	1	1	1	1	1	1	1	\$2,060,000
Burgoyne Bridge	1	1	1	1	1	1	1	1	1	1	\$960,000
Campbell-Thede Bridge	1	1	1	1	1	1	1	1	1	1	\$7,380,000
Clancy Bridge	1	1	1	1	1	1	1	1	1	1	\$3,500,000
Cnr Overhead Trestle	1	1	1	1	1	1	1	1	1	1	\$370,000
CR6E Carrick Creek Bridge060170	1	1	1	1	1	1	1	1	1	1	\$820,000
Craig Bridge	1	1	1	1	1	1	1	1	1	1	\$3,870,000
Deer Creek Bridge	1	1	1	1	1	1	1	1	1	1	\$1,100,000
Devil's Elbow Bridge	1	1	1	1	1	1	1	1	1	1	\$1,610,000
Dudgeon Bridge	1	1	1	1	1	1	1	1	1	1	\$2,190,000
Durham Street Bridge	1	1	1	1	1	1	1	1	1	1	\$6,460,000
Fischer Bridge	1	1	1	1	1	1	1	1	1	1	\$1,030,000
Formosa Creek Bridge	1	1	1	1	1	1	1	1	1	1	\$1,430,000
Forrester's Bridge	1	1	1	1	1	1	1	1	1	1	\$6,460,000
George Grant Bridge	1	1	1	1	1	1	1	1	1	1	\$5,530,000
Gregg Bridge	1	1	1	1	1	1	1	1	1	1	\$930,000
Hanover Park Bridge	1	1	1	1	1	1	1	1	1	1	\$2,000,000
Hay's Bridge	1	1	1	1	1	1	1	1	1	1	\$840,000
Heidmiller Bridge	1	1	1	1	1	1	1	1	1	1	\$1,070,000
Hepburn Bridge	1	1	1	1	1	1	1	1	1	1	\$940,000



Bruce County

Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Bridges											
John Black Bridge	1	1	1	1	1	1	1	1	1	1	\$3,530,000
Little Irwin Bridge	1	1	1	1	1	1	1	1	1	1	\$550,000
Lot 35, Conc 7, Elderslie	1	1	1	1	1	1	1	1	1	1	\$930,000
Lot 36, Conc 14, Elderslie	1	1	1	1	1	1	1	1	1	1	\$1,650,000
Lucknow West - Hwy 86E	1	1	1	1	1	1	1	1	1	1	\$800,000
Lucknow West - Hwy 86E - # 8612150	1	1	1	1	1	1	1	1	1	1	\$620,000
McCurdy Bridge	1	1	1	1	1	1	1	1	1	1	\$4,030,000
Mckinnon Bridge	1	1	1	1	1	1	1	1	1	1	\$1,030,000
Mcleod Bridge	1	1	1	1	1	1	1	1	1	1	\$860,000
Meax Creek BR1	1	1	1	1	1	1	1	1	1	1	\$530,000
Meax Creek Bridge100380	1	1	1	1	1	1	1	1	1	1	\$1,920,000
Mill Creek Bridge	1	1	1	1	1	1	1	1	1	1	\$3,190,000
Millcreek	1	1	1	1	1	1	1	1	1	1	\$1,450,000
Molke (Meax Creek Br 2)	1	1	1	1	1	1	1	1	1	1	\$730,000
Nagg's Bridge	1	1	1	1	1	1	1	1	1	1	\$10,000,000
NEW Bridge - McCurdy									1	1	\$3,770,000
Old Reid Bridge - Sideroad 20 Bridge, Culross	1	1	1	1	1	1	1	1	1	1	\$730,000
Old Shenks Bridge	1	1	1	1	1	1	1	1	1	1	\$1,720,000
Oswald Bridge	1	1	1	1	1	1	1	1	1	1	\$3,260,000
Penetangore		1	1	1	1	1	1	1	1	1	\$1,540,000
Pike River Bridge	1	1	1	1	1	1	1	1	1	1	\$1,350,000
Pollock Bridge	1	1	1	1	1	1	1	1	1	1	\$1,070,000
Reid Bridge	1	1	1	1	1	1	1	1	1	1	\$2,330,000
Robinson B Line Bridge	1	1	1	1	1	1	1	1	1	1	\$1,140,000
Robinson Bridge	1	1	1	1	1	1	1	1	1	1	\$1,470,000
Sauble Falls Bridge	1	1	1	1	1	1	1	1	1	1	\$4,210,000
Sauble River - Lot 36,Conc 2, Arran #095	1	1	1	1	1	1	1	1	1	1	\$780,000
Sauble River - Lot 36,Conc 2, Arran #096	1	1	1	1	1	1	1	1	1	1	\$790,000



Bruce County

Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Bridges											
Sauble River - Lot 36,Conc 3, Arran #094	1	1	1	1	1	1	1	1	1	1	\$1,470,000
Sauble River - Lot 36,Conc 4, Arran #093	1	1	1	1	1	1	1	1	1	1	\$1,460,000
Sauble River Bridge	1	1	1	1	1	1	1	1	1	1	\$6,500,000
Sauble River Road Bridge	1	1	1	1	1	1	1	1	1	1	\$1,300,000
Saugeen River BR	1	1	1	1	1	1	1	1	1	1	\$1,160,000
Saugeen River Bridge	1	1	1	1	1	1	1	1	1	1	\$8,060,000
Schenk's Bridge	1	1	1	1	1	1	1	1	1	1	\$7,840,000
Schilling-Deer Creek Bridge	1	1	1	1	1	1	1	1	1	1	\$380,000
Scone Boundary Bridge	1	1	1	1	1	1	1	1	1	1	\$1,080,000
Sinclair Bridge	1	1	1	1	1	1	1	1	1	1	\$2,830,000
South Saugeen River Br	1	1	1	1	1	1	1	1	1	1	\$1,460,000
Starks Bridge	1	1	1	1	1	1	1	1	1	1	\$3,910,000
Stark's Tailrace Bridge	1	1	1	1	1	1	1	1	1	1	\$710,000
Station Bridge	1	1	1	1	1	1	1	1	1	1	\$3,400,000
Stephenson Bridge	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Suez Bridge	1	1	1	1	1	1	1	1	1	1	\$830,000
Sweiger Bridge	1	1	1	1	1	1	1	1	1	1	\$2,470,000
Swimming Pool Bridge	1	1	1	1	1	1	1	1	1	1	\$1,770,000
Swimming Pool Bridge	1	1	1	1	1	1	1	1	1	1	\$2,980,000
Tara Creek Bridge	1	1	1	1	1	1	1	1	1	1	\$1,060,000
Teeswater River Bridge	1	1	1	1	1	1	1	1	1	1	\$5,110,000
Turners Bridge	1	1	1	1	1	1	1	1	1	1	\$10,860,000
Watson's Bridge	1	1	1	1	1	1	1	1	1	1	\$1,280,000
Watson's Bridge				1	1	1	1	1	1	1	\$260,000
Willow Creek Bridge	1	1	1	1	1	1	1	1	1	1	\$2,200,000
Willscroft Bridge	1	1	1	1	1	1	1	1	1	1	\$50,000
Willscroft Bridge	1	1	1	1	1	1	1	1	1	1	\$1,870,000
Wrightson Bridge	1	1	1	1	1	1	1	1	1	1	\$870,000
Yokissippi Bridge	1	1	1	1	1	1	1	1	1	1	\$1,870,000



Bruce County

Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Culverts											
Absalom Street Culvert	1	1	1	1	1	1	1	1	1	1	\$510,000
Albemarle Brook Culvert	1	1	1	1	1	1	1	1	1	1	\$430,000
Angel Culvert	1	1	1	1	1	1	1	1	1	1	\$380,000
Armstrong Bridge	1	1	1	1	1	1	1	1	1	1	\$690,000
Bieman's Corner Grey Culvert	1	1	1	1	1	1	1	1	1	1	\$200,000
Boyd Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$370,000
Boyds Creek - Lot 58/59 Concession 1 Huron	1	1	1	1	1	1	1	1	1	1	\$710,000
Collings Arch (18 Mile River Culvert)	1	1	1	1	1	1	1	1	1	1	\$1,850,000
Colpoy's Bay Bridge	1	1	1	1	1	1	1	1	1	1	\$410,000
Colpoys Bay Culvert	1	1	1	1	1	1	1	1	1	1	\$330,000
Concession 6 Bridge	1	1	1	1	1	1	1	1	1	1	\$410,000
Culross Con 15	1	1	1	1	1	1	1	1	1	1	\$230,000
Dickies Creek	1	1	1	1	1	1	1	1	1	1	\$580,000
Fair Culvert - Conc 6, Lot 15/16	1	1	1	1	1	1	1	1	1	1	\$1,050,000
Formosa Creek	1	1	1	1	1	1	1	1	1	1	\$250,000
Greenock Con13	1	1	1	1	1	1	1	1	1	1	\$420,000
Greenock Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$610,000
Greenock Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$260,000
Grey	1	1	1	1	1	1	1	1	1	1	\$370,000
Grey	1	1	1	1	1	1	1	1	1	1	\$910,000
Grey Culvert	1	1	1	1	1	1	1	1	1	1	\$450,000
Keady Culvert	1	1	1	1	1	1	1	1	1	1	\$840,000
Lake Range Lot 58b	1	1	1	1	1	1	1	1	1	1	\$350,000
Lot 1 Con 14 Elderslie	1	1	1	1	1	1	1	1	1	1	\$490,000
Lot 1 Con 15 Elderslie	1	1	1	1	1	1	1	1	1	1	\$500,000
Lot 10 Con 4/5	1	1	1	1	1	1	1	1	1	1	\$360,000
Lot 11 Con 4/5	1	1	1	1	1	1	1	1	1	1	\$270,000
Lot 13 Con 4 / 5 Elderslie	1	1	1	1	1	1	1	1	1	1	\$320,000



Bruce County

Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Culverts											
Lot 15 - 16 Concession 12	1	1	1	1	1	1	1	1	1	1	\$580,000
Lot 15/16, Con 5	1	1	1	1	1	1	1	1	1	1	\$300,000
Lot 18 Con 1	1	1	1	1	1	1	1	1	1	1	\$610,000
Lot 27 Concession 1	1	1	1	1	1	1	1	1	1	1	\$340,000
Lot 3 Con A	1	1	1	1	1	1	1	1	1	1	\$350,000
Lot 30/31 Con7 Elderslie Culvert	1	1	1	1	1	1	1	1	1	1	\$340,000
Lot 30/31 Range East Of Saugeen Road - Robertson Culvert	1	1	1	1	1	1	1	1	1	1	\$380,000
Lot 31 Concession 8/9 Arran	1	1	1	1	1	1	1	1	1	1	\$380,000
Lot 35 Concession XII Elderslie	1	1	1	1	1	1	1	1	1	1	\$450,000
Lot 37/38 Conc 1	1	1	1	1	1	1	1	1	1	1	\$1,320,000
Lot 38/39 Con A	1	1	1	1	1	1	1	1	1	1	\$290,000
Lot 43/44 Conc 1 Huron	1	1	1	1	1	1	1	1	1	1	\$220,000
Lot 47 Conc 1	1	1	1	1	1	1	1	1	1	1	\$340,000
Lot 47 Conc 1 Brant	1	1	1	1	1	1	1	1	1	1	\$590,000
Lot 50 Conc 1	1	1	1	1	1	1	1	1	1	1	\$370,000
Lot 52 concession 1	1	1	1	1	1	1	1	1	1	1	\$420,000
Lot 54 Conc 1 Brant	1	1	1	1	1	1	1	1	1	1	\$1,060,000
Lot 69 Concession 1	1	1	1	1	1	1	1	1	1	1	\$260,000
Lot 73/74 Con 1	1	1	1	1	1	1	1	1	1	1	\$370,000
Lot 8/9 Con 4/5	1	1	1	1	1	1	1	1	1	1	\$540,000
Lot 9 Con 12 Saugeen Culvert	1	1	1	1	1	1	1	1	1	1	\$910,000
Lot E - F Concession 3	1	1	1	1	1	1	1	1	1	1	\$690,000
Lot E - F Concession 4	1	1	1	1	1	1	1	1	1	1	\$700,000
Lot E - F Sideroad Concession 4	1	1	1	1	1	1	1	1	1	1	\$380,000
Lot H Con 4/5	1	1	1	1	1	1	1	1	1	1	\$400,000
Lucknow East - Culvert Hwy 86	1	1	1	1	1	1	1	1	1	1	\$490,000
Mitchell Lot 15 Con 7	1	1	1	1	1	1	1	1	1	1	\$370,000
Mortuary Culvert	1	1	1	1	1	1	1	1	1	1	\$230,000
Normington Bridge	1	1	1	1	1	1	1	1	1	1	\$390,000
Pearl Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$650,000



Bruce County

Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Culverts											
Pine River Culvert	1	1	1	1	1	1	1	1	1	1	\$370,000
Pine River Culvert	1	1	1	1	1	1	1	1	1	1	\$470,000
Plum Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$310,000
Robb Culvert	1	1	1	1	1	1	1	1	1	1	\$360,000
Ruhl Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$820,000
Silver Creek Culvert, Durham Street West Bridge	1	1	1	1	1	1	1	1	1	1	\$220,000
Statters Culvert	1	1	1	1	1	1	1	1	1	1	\$50,000
Steffler Bridge	1	1	1	1	1	1	1	1	1	1	\$510,000
Stewart Culvert	1	1	1	1	1	1	1	1	1	1	\$480,000
Stoney Creek Culvert	1	1	1	1	1	1	1	1	1	1	\$330,000
Teeswater North Arch	1	1	1	1	1	1	1	1	1	1	\$2,190,000
Tout Creek - Conc 7-8, Lot 33 (Huron) Culvert	1	1	1	1	1	1	1	1	1	1	\$470,000
Twin CSPA	1	1	1	1	1	1	1	1	1	1	\$770,000
Twin Pipes On Cr4	1	1	1	1	1	1	1	1	1	1	\$1,250,000
Yocom Culvert	1	1	1	1	1	1	1	1	1	1	\$580,000
Zion Culvert	1	1	1	1	1	1	1	1	1	1	\$350,000
Total	159	160	160	161	161	161	161	161	162	162	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002	0.002

10 Year Average	2011-2020
Quantity Standard	0.0017
Quality Standard	\$1,481,941
Service Standard	\$2,519

D.C. Amount (before deductions)	16 Year
Forecast Population	16,819
\$ per Capita	\$2,519
Eligible Amount	\$42,372,107



**Bruce County
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights
 Unit Measure: No. of Traffic Signals

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Traffic Signals	7	7	7	7	7	7	7	7	7	7	\$74,000
Pedestrian Signals	8	8	8	8	8	8	8	8	8	8	\$27,000
Luminaries	4	4	4	4	4	4	4	4	4	4	\$21,000
Total	19	19	19	19	19	19	19	19	19	19	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

10 Year Average	2011-2020
Quantity Standard	0.0002
Quality Standard	\$43,000
Service Standard	\$9

D.C. Amount (before deductions)	16 Year
Forecast Population	16,819
\$ per Capita	\$9
Eligible Amount	\$144,643



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lucknow												
Building	3,750	3,750	3,750	3,750	3,750	17,180	17,180	17,180	17,180	17,180	\$228	\$257
Sand/Salt Dome	1,140	1,140	1,140	1,140	1,140	2,500	2,500	2,500	2,500	2,500	\$123	\$141
Walkerton												
Building	12,887	12,887	12,887	12,887	12,887	12,887	12,887	12,887	12,887	12,887	\$265	\$298
Sand/Salt Dome	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	6,280	\$33	\$42
Paisley												
Building	4,266	4,266	4,266	4,266	4,266	4,266	4,266	4,266	4,266	4,266	\$367	\$410
Sand/Salt Dome	600	600	600	600	600	11,716	11,716	11,716	11,716	11,716	\$101	\$117
Warton												
Building	4,000	4,000	4,000	4,000	4,000	4,000	14,540	14,540	14,540	14,540	\$225	\$254
Sand/Salt Dome	8,550	8,550	8,550	8,550	8,550	8,550	2,500	2,500	2,500	2,500	\$130	\$149
Total	41,473	41,473	41,473	41,473	41,473	67,379	71,869	71,869	71,869	71,869		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.4461	0.4423	0.4381	0.4354	0.4340	0.7007	0.7368	0.7256	0.7168	0.7101

10 Year Average	2011-2020
Quantity Standard	0.5786
Quality Standard	\$223
Service Standard	\$129

D.C. Amount (before deductions)	16 Year
Forecast Population	16,819
\$ per Capita	\$129
Eligible Amount	\$2,167,128



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Pickups	29	29	29	29	29	29	29	29	29	29	\$35,000
1-Ton trucks	4	4	4	4	4	4	4	4	4	4	\$50,000
Tandems	18	18	18	18	18	18	18	18	18	18	\$220,000
Gradall	1	1	1	1	1	1	1	1	1	1	\$550,000
Spray Patcher	1	1	1	1	1	1	1	1	1	1	\$330,000
Grader	2	2	2	2	2	2	2	2	2	2	\$475,000
Tractors	3	3	3	3	3	3	3	3	3	3	\$100,000
Loaders	5	5	5	5	5	5	5	5	5	5	\$250,000
Total	63	63	63	63	63	63	63	63	63	63	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001

10 Year Average	2011-2020
Quantity Standard	0.0007
Quality Standard	\$126,557
Service Standard	\$89

D.C. Amount (before deductions)	16 Year
Forecast Population	16,819
\$ per Capita	\$89
Eligible Amount	\$1,489,995



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/ Linear km)
CN Rail Trail	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	\$10,000
Brant Tract	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	
Gravel Trail	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$45,000
Natural Surface Trail	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$15,000
Wood Bridges	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$115,000
Carrick Tract	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	
Gravel Trail	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	\$45,000
Natural Surface Trail	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	3.75	\$15,000
Lindsay Tract	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	
Gravel Trail	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$45,000
Natural Surface Trail	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$15,000
Albermarle Tract (Mountain bike park)	17.40	17.40	17.40	17.40	17.40	17.40	17.40	17.40	17.40	17.40	
Gravel Trail	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$45,000
Natural Surface Trail	13.90	13.90	13.90	13.90	13.90	13.90	13.90	13.90	13.90	13.90	\$15,000
Total	143.40	143.40	143.40	143.40	143.40	143.40	143.40	143.40	143.40	143.40	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014	0.0014	0.0014

10 Year Average	2011-2020
Quantity Standard	0.0015
Quality Standard	\$15,833
Service Standard	\$24

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$24
Eligible Amount	\$274,194



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lakeshore Hub (Library HQ)	9,588	9,588	9,588	9,588	9,588	9,588	9,588	8,966	8,966	8,966	\$220	\$249
Total	9,588	9,588	9,588	9,588	9,588	9,588	9,588	8,966	8,966	8,966		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.1031	0.1022	0.1013	0.1007	0.1003	0.0997	0.0983	0.0905	0.0894	0.0886

10 Year Average	2011-2020
Quantity Standard	0.0974
Quality Standard	\$249
Service Standard	\$24.26

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$24.26
Eligible Amount	\$280,082



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Shelving Value (\$/sq.ft.)
Cargill Branch	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$11.00
Chesley Branch	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	\$11.00
Kincardine Branch	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$11.00
Lion's Head Branch	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$11.00
Lucknow Branch	2,034	2,034	2,034	2,034	2,034	2,034	2,034	2,034	2,034	2,034	\$11.00
Mildmay Branch	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	\$11.00
Paisley Branch	988	988	988	988	988	988	988	988	988	988	\$11.00
Port Elgin Branch	7,312	7,312	7,312	7,312	7,312	7,312	7,312	7,312	7,312	7,312	\$11.00
Ripley Branch	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$11.00
Sauble Beach Branch	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$11.00
Southampton Branch	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	\$11.00
Tara Branch	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$11.00
Teeswater Branch	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	\$11.00
Tiverton Branch	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	1,067	\$11.00
Tobermory Branch	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	\$11.00
Walkerton Branch	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	5,160	\$11.00
Wiarion Branch	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$11.00
Total	42,589	42,589	42,589	42,589	42,589	42,589	42,589	42,589	42,589	42,589	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.4581	0.4542	0.4499	0.4471	0.4457	0.4429	0.4366	0.4300	0.4248	0.4208

10 Year Average	2011-2020
Quantity Standard	0.4410
Quality Standard	\$11
Service Standard	\$4.85

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$4.85
Eligible Amount	\$55,993



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/item)
Print Collection Items	242,469	225,979	211,532	178,898	194,579	133,679	128,424	129,749	124,753	135,732	\$28
CDs and DVDs	21,092	17,420	17,939	19,652	19,652	19,540	21,344	21,185	21,001	21,747	\$26
Overdrive Library Platform (consortium)	1	1	1	1	1	1	1	1	1	1	\$95,000
electronic resources (databases)	34	52	46	14	22	25	25	20	22	20	\$39,000
Non-traditional Items (fishing rods, GPS, puzzles, snowshoes, therapy lamps, etc.)	187	201	201	220	229	232	250	293	357	367	\$75
eBooks (Advantage Copies)	-	-	-	-	-	-	-	-	-	216	\$80
Total	263,783	243,653	229,719	198,785	214,483	153,477	150,044	151,248	146,134	158,083	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	2.84	2.60	2.43	2.09	2.24	1.60	1.54	1.53	1.46	1.56

10 Year Average	2011-2020
Quantity Standard	1.9874
Quality Standard	\$34
Service Standard	\$68

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$68
Eligible Amount	\$781,827



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Walkerton	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$225	\$254
Chesley	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	\$225	\$254
Kincardine	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	\$225	\$254
Port Elgin	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	\$225	\$254
Warton	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	\$225	\$254
Tobermory	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$225	\$254
Total	15,308	15,308	15,308	15,308	15,308	15,308	15,308	15,308	15,308	15,308		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.1646	0.1632	0.1617	0.1607	0.1602	0.1592	0.1569	0.1545	0.1527	0.1513

10 Year Average	2011-2020
Quantity Standard	0.1585
Quality Standard	\$254
Service Standard	\$40

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$40
Eligible Amount	\$464,802



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
Supervisor Vehicles	3	3	3	3	3	3	3	3	3	3	\$100,000
Ambulances	12	12	12	12	12	12	12	12	12	12	\$235,000
Trailers	2	2	2	2	2	2	2	2	2	2	\$7,000
Total	17	17	17	17	17	17	17	17	17	17	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

10 Year Average	2011-2020
Quantity Standard	0.0002
Quality Standard	\$162,250
Service Standard	\$32

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$32
Eligible Amount	\$374,635



**Bruce County
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Brucelea Haven, Walkerton	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$206	\$237
Gateway Haven, Wiarton	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	\$212	\$245
Total	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	1.8823	1.8662	1.8488	1.8371	1.8315	1.8198	1.7940	1.7667	1.7453	1.7292

10 Year Average	2011-2020
Quantity Standard	1.8121
Quality Standard	\$240
Service Standard	\$436

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$436
Eligible Amount	\$5,029,926



**Bruce County
Service Standard Calculation Sheet**

Service: Long-term Care Vehicles and Equipment
 Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
2006 F150 pick-up	1	1	1	1	1	1	1	1	1	1	\$35,000
Total	1	1	1	1	1	1	1	1	1	1	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001

10 Year Average	2011-2020
Quantity Standard	0.00001
Quality Standard	\$36,000
Service Standard	\$0.36

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$0.36
Eligible Amount	\$4,156



**Bruce County
Service Standard Calculation Sheet**

Service: Child Care and Early Years Programs - Facilities
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Main Site EarlyON Child and Family Centre Locations												
Chesley District Community School 231 4th Ave SE, Chesley	-	-	-	-	-	-	-	-	1,555	1,555	\$210	\$237
Paisley Central School 182 Arnaud Street, Paisley	-	-	-	-	-	-	-	-	1,132	1,132	\$210	\$237
Peninsula Shores District School, Wiarton	-	-	-	-	-	-	-	-	1,755	1,755	\$210	\$237
St. Anthony's School, 709 Russell Street, Kincardine	-	-	-	-	-	-	1,994	1,994	1,994	1,994	\$210	\$237
St. Joseph's School 584 Stafford Street, Port Elgin	-	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	\$210	\$237
Sacred Heart School 18 Peter Street, Mildmay	-	-	-	-	-	-	-	-	1,094	1,094	\$210	\$237
Satellite EarlyON Locations												
Sacred Heart School 18 Gordon Street Teeswater	325	325	325	325	325	325	325	325	325	325	\$210	\$237
Walkerton Community Centre 290 Durham Street, Walkerton	-	-	-	-	-	-	781	781	781	781	\$210	\$237
Lion's Head Arena 4 Tackabury Street, Lions Head	-	-	-	-	-	-	-	-	-	473	\$210	\$237
OEYC EarlyON Lions Head Central United Church 56 Main Street	129	129	129	129	129	129	129	129	129	-	\$210	\$237
Ripley Community Centre, 17 Queen Street, Ripley	147	147	147	147	147	147	147	147	147	147	\$210	\$237
Lucknow Arena, 662 Campbell Street, Lucknow	97	97	97	97	97	97	97	97	97	97	\$210	\$237
OEYC Immanuel Evangelical Missionary Church 307 Balaklava Street Paisley	210	210	210	210	210	210	210	210	-	-	\$210	\$237
Wiarton Arena 526 Taylor Street, Wiarton	-	-	-	-	-	-	-	-	473	473	\$210	\$237
Tobermory – EarlyON	-	-	-	-	-	-	-	-	15	15	\$210	\$237
Rvilla 22 Park Street Ripley	-	-	-	-	-	-	99	99	99	99	\$210	\$237
Trillium Court 550 Philip Place Kincardine	-	-	-	-	-	-	111	111	111	111	\$210	\$237
Point Clark Community Centre	316	316	316	316	316	316	-	-	-	-	\$210	\$237



**Bruce County
Service Standard Calculation Sheet**

Service: Child Care and Early Years Programs - Facilities
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Tiverton Presbyterian Church	91	91	91	91	91	91	91	91	-	-	\$210	\$237
Mary Immaculate School 6 Ann Street Chepstow	325	325	325	325	325	325	325	325	-	-	\$210	\$237
Sacred Heart School 18 Peter Street Mildmay	457	457	457	457	457	-	-	-	-	-	\$210	\$237
OEYC St Marks luthern Church 181 1st Ave S Chesley	134	134	134	134	134	134	134	134	-	-	\$210	\$237
EarlyON Southampton Library 215 High Street	-	-	-	-	-	-	-	-	59	59	\$210	\$237
EarlyON Port Elgin Library 708 Goderich Street	-	-	-	-	-	-	-	-	63	63	\$210	\$237
Elgin Lodge Retirement Home									158	158	\$210	\$237
Arran Tara Elementary School Brook Street West Music Room	79	79	79	79	79	79	79	79	-	-	\$210	\$237
Arran Tara Elementary School Brook Street West Library	-	-	-	-	-	-	-	-	71	71	\$210	\$237
Immaculate Conception Formosa - Gym	325	325	325	325	325	325	325	325	325	-	\$210	\$237
Immaculate Conception Formosa - Music Room	-	-	-	-	-	-	-	79	79	-	\$210	\$237
Total	2,634	3,689	3,689	3,689	3,689	3,232	5,901	5,980	11,516	11,457		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.0283	0.0393	0.0390	0.0387	0.0386	0.0336	0.0605	0.0604	0.1149	0.1132

10 Year Average	2011-2020
Quantity Standard	0.0567
Quality Standard	\$237
Service Standard	\$13

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$13
Eligible Amount	\$155,049



**Bruce County
Service Standard Calculation Sheet**

Service: Housing Services - Housing Space
Unit Measure: sq.ft. of building area

Description	Municipality	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
5001 535 Walter St. Lucknow	Huron-Kinloss	13,100	13,100	13,100	13,100	13,100	13,100	13,100	13,100	13,100	13,100	\$275	\$309
5002 Queen / Alice / Kincardine Town Homes	Kincardine	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	15,400	\$275	\$309
5003 295 Frank St. Wiarton	South Bruce Peninsula	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	16,750	\$275	\$308
5004 22 James St. Teeswater	South Bruce	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$275	\$326
5005 59 4th St. Chesley	Arran-Elderslie	8,950	8,950	8,950	8,950	8,950	8,950	8,950	8,950	8,950	8,950	\$275	\$306
5006 116 Albert St. Southampton	Saugeen Shores	30,850	30,850	30,850	30,850	30,850	30,850	30,850	30,850	30,850	30,850	\$310	\$344
5007 308 John St. Walkerton	Brockton	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	16,400	\$275	\$306
5008 647 & 659 Arlington St. Port Elgin	Saugeen Shores	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	23,500	\$275	\$308
5009 510 Wellington St. Port Elgin	Saugeen Shores	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	\$310	\$346
5010 83 2nd St. Chesley	Arran-Elderslie	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	\$275	\$307
5011 1065 Huron Terr. Kincardine	Kincardine	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	\$275	\$306
5012 403 & 405 Mary St. Walkerton	Brockton	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$275	\$317
5012 407 & 409 Mary St. Walkerton	Brockton	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$275	\$317
5012 209 & 211 McNab St. Walkerton	Brockton	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$275	\$317
5013 81 2nd St. Chesley	Arran-Elderslie	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	\$275	\$310
5014 1034 Queen St. Kincardine	Kincardine	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	\$275	\$307
5015 50 Park St. Ripley	Huron-Kinloss	16,350	16,350	16,350	16,350	16,350	16,350	16,350	16,350	16,350	16,350	\$275	\$317
5016 4 Adam St. Mildmay	South Bruce	8,825	8,825	8,825	8,825	8,825	8,825	8,825	8,825	8,825	8,825	\$275	\$314
5017 24 MacCaskill Rd. Kincardine	Kincardine	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	\$275	\$319
5017 15 MacCaskill Rd. Kincardine	Kincardine	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	\$275	\$319
5017 10 Wilson Cres. Kincardine	Kincardine	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	\$275	\$323
5017 24 Inverlyn Cres. Kincardine	Kincardine	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	\$275	\$321
5020 915 Huron Terr. Kincardine	Kincardine	44,850	44,850	44,850	44,850	44,850	44,850	44,850	44,850	44,850	44,850	\$310	\$346
5021 711-743 Wellington St. Port Elgin	Saugeen Shores	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	\$275	\$307
5022 52 Maria St. Tara	Arran-Elderslie	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	16,600	\$310	\$345
5023 401 Cayley St. Walkerton	Brockton	35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400	35,400	\$310	\$345
5024 621 Mary St. Wiarton	South Bruce Peninsula	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	51,700	\$310	\$348



**Bruce County
Service Standard Calculation Sheet**

Service: Housing Services - Housing Space
Unit Measure: sq.ft. of building area

Description	Municipality	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
5025 7432 Hwy 6 Tobermory	Northern Bruce Peninsula	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	11,900	\$275	\$309
5026 5 Railway St. Teeswater	South Bruce	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	\$275	\$316
5027 550 Willoughby St. Lucknow	Huron-Kinloss	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	16,900	\$275	\$311
5028 286 Albert St. Paisley	Arran-Elderslie	12,650	12,650	12,650	12,650	12,650	12,650	12,650	12,650	12,650	12,650	\$275	\$307
5029 920 Old Durham Rd. Walkerton	Brockton	38,230	38,230	38,230	38,230	38,230	38,230	38,230	38,230	38,230	38,230	\$275	\$310
5030 757 Wellington St. Port Elgin	Saugeen Shores	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830	13,830	\$275	\$309
5031 539 Ivings Dr. Port Elgin	Saugeen Shores	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	\$275	\$308
Total		549,110	549,110	549,110	549,110	549,110	549,110	549,110	549,110	549,110	549,110		

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	5.9061	5.8556	5.8011	5.7645	5.7469	5.7100	5.6292	5.5436	5.4764	5.4257

10 Year Average	2011-2020
Quantity Standard	5.6859
Quality Standard	\$323
Service Standard	\$1,834

D.C. Amount (before deductions)	10 Year
Forecast Population	11,545
\$ per Capita	\$1,834
Eligible Amount	\$21,179,072



**Bruce County
Service Standard Calculation Sheet**

Service: Housing Services - Vehicles
Unit Measure: No. of vehicles

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 Value (\$/Vehicle)
2013 GMC Pick-Up Truck	1	1	1	1	1	1	1	1	1	1	\$38,000
Corporate Car	1	1	1	1	1	1	1	1	1	1	\$25,000
Property Supervisor Vans	-	-	-	-	-	-	-	-	3	3	\$44,000
Total	2	2	2	2	2	2	2	2	5	5	

Population	92,973	93,775	94,657	95,257	95,549	96,166	97,547	99,053	100,268	101,205
Per Capita Standard	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0001	0.0001

10 Year Average	2011-2020
Quantity Standard	0.00003
Quality Standard	\$30,667
Service Standard	\$1

D.C. Amount (before deductions)	16 Year
Forecast Population	16,819
\$ per Capita	\$1
Eligible Amount	\$15,473



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Bruce County Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the County's approved 2020 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Table C-1
Bruce County
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Facilities	50	0.0118
Services Related to a Highway - Roads	50	0.0118
Park Trails	40	0.0166
Vehicles	15	0.0578
Library Materials	10	0.0913

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



Table C-2
Bruce County
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Services Related to a Highway - Roads	28,672,500	950,302	918,433	1,868,735
1.2 Services Related to a Highway - Public Works	3,650,000	192,064	918,433	1,110,497
2. Parks and Recreation Services				
2.1 Park trails	270,000	21,010	40,777	61,787
3. Library Services				
3.1 Library facilities, materials and shelving	150,000	20,475	355,350	375,825
4. Growth Studies				
4.1 Services Related to a Highway	342,500	-	-	-
4.2 Transit Services	12,500	-	-	-
4.3 Ambulance Services	96,500	-	-	-
4.4 Library Services	53,900	-	-	-
4.5 Long-term Care Services	69,100	-	-	-
4.6 Parks and Recreation Services	54,500	-	-	-
4.7 Child Care and Early Years Programs and Services	67,400	-	-	-
4.8 Housing Services	124,500	-	-	-
4.9 Waste Diversion Services	25,000	-	-	-
5. Long-term Care Services				
5.1 Facilities and vehicles	3,500,000	127,950	3,309,200	3,437,150
6. Ambulance				
6.1 Ambulance facilities, vehicles and equipment	2,765,000	174,484	1,426,664	1,601,148
7. Housing Services				
7.1 Facilities	9,037,400	287,599	794,767	1,082,366
Total	48,890,800	1,773,884	7,763,625	9,537,509



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

- opening balance;



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

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 D.C. may be spent.



Figure 1
Bruce County
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates							Total
	Services Related to a Highway	Parks and Recreation Services	Library Services	Growth Studies	Long-term Care Services	Ambulance	Housing Services	
Opening Balance, January 1, _____								0
<u>Plus:</u>								
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
<u>Less:</u>								
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
Closing Balance, December 31, _____	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
Bruce County**

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 Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks and Recreation Services												
Capital Cost D												
Capital Cost E												
Capital Cost F												
Sub-Total - Parks and Recreation Services	\$0	\$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	\$0

Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
Services Related to a Highway									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
Parks and Recreation Services									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
Library Services									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Library Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Attachment 2
Bruce County
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

E.1 Local Service Policy for Services Related to a Highway

A highway and services related to a highway ensure the needs of all road users are considered and appropriately accommodated through associated land and infrastructure. The highway and services related to a highway support the movement of goods and people via different modes including, but not limited to passenger vehicles, commercial vehicles, transit vehicles, bicycles, and pedestrians. By focusing on the design, reconstruction, or refurbishment of a highway or services related to a highway, the County can implement a complete street network that ensures the safe and efficient movement of both persons and goods. The complete streets approach supports the increase in travel choices for pedestrians, cyclists, public transit users, and motorists.

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 (fiber, phone, hydro, etc.); traffic control systems; signage; roundabouts; gateway features; street furniture; active transportation facilities (e.g. pedestrian facilities, cycling facilities, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes, stops, lay-bys and amenities; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; and driveway entrances; noise walls; railings and safety barriers.

The following guideline sets out, in general, the range of infrastructure for Services Related to a Highway that constitutes development charge projects.

E.1.1 County Roads and Other Roads

New or upgraded County roads necessitated by increased traffic volumes and unrelated (and not abutting) to a specific development are considered to be development charge projects, including but not limited to urbanization, road widening, and new roads.

Road realignment required to accommodate a specific development are considered to be the developer's responsibility through an agreement.



E.1.2 Traffic Signals and Intersection Improvements (including roundabouts)

E.1.2.1 Related to a specific development

Intersection improvements to all roads, private entrances or entrances to specific developments necessitated by abutting or nearby development(s) and relating to County roads are considered to be the developer's responsibility through an agreement with the County, including but not limited to urbanization, road widening, new roads, and intersection improvements.

E.1.2.2 Unrelated to a specific development

Intersection improvements to County roads, necessitated by increased traffic volumes, are considered to be development charge projects.

E.1.3 Streetlights

E.1.3.1 Related to a specific development

- a. Streetlights on all new roads within a specific development are considered to be the developer's responsibility through an agreement.
- b. Streetlights at new or existing intersections of County roads necessitated by a specific development (with or without intersection improvements) are considered to be the developer's responsibility through an agreement.

E.1.3.2 Unrelated to a specific development

- a. Streetlights on County roads are considered to be the mandated responsibility of the applicable area municipality.
- b. Streetlights at intersections along County roads, necessitated by increased traffic volumes, safety concerns, and unrelated to new development(s), are considered to be development charge projects.



E.1.4 Cycling Facilities/ Active Transportation

E.1.4.1 Related to a specific development

- a. Cycling facilities within and outside road allowances within a specific development are considered to be the developer's responsibility through an agreement.
- b. Cycling facilities external to a development, which are needed to connect the development to public spaces and/or other bike infrastructure, are considered to be the developer's responsibility through an agreement.

E.1.4.2 Unrelated to a specific development

Bike paths/lanes within County road allowances located separate from or combined with the road pavement are considered to be development charge projects.

E.1.5 Noise Abatement Measures

E.1.5.1 Related to a specific development

New or improved noise abatement measures internal to a development, related or unrelated to County roads, are considered to be the developer's responsibility through an agreement with the applicable area municipality.

E.1.5.2 Unrelated to a specific development

New or improved noise abatement measures unrelated to a specific development(s) on County roads are considered to be development charge projects.

E.1.6 Traffic Control Systems

E.1.6.1 Related to a specific development

New or upgraded traffic control systems, intended to service a specific and/or several development(s) are considered to be the developer's responsibility through an agreement.



E.1.6.2 Unrelated to a specific development

On County roads, new and upgraded traffic control systems necessitated by increased traffic volumes and unrelated to a specific development(s), are considered to be development charge projects.

E.1.7 Transportation Studies (traffic studies, master plans, secondary corridor studies)

E.1.7.1 Related to a specific development

Transportation impact studies undertaken for the benefit of a specific development(s) are considered to be the responsibility of the developer.

E.1.7.2 Unrelated to a specific development

Master plans and secondary transportation corridor studies, are considered to be development charge projects.

E.1.8 Land Acquisition (including right-of-ways and utility easements)

E.1.8.1 Related to a specific development

- a. Land acquisition to upgrade County roads and/or provide utility corridors to the widths required by approved engineering design standards, is considered to be the developer's responsibility, and primarily provided by dedications under the Planning Act.
- b. Land acquisition for grade separations, new County roads or other excessive needs beyond normal dedication requirements are considered to be development charge projects (normally included as part of the capital project).

E.1.8.2 Unrelated to a specific development

In areas where limited or no development is anticipated and direct dedication is unlikely within the time constraints of the proposed capital works project, such land acquisitions are considered to be development charge projects (normally included as part of the capital project).



E.1.9 Tree Clearing

Many public trees are lost through the development process where public trees are located adjacent to lands proposed to be developed. Public trees have been removed because of sightlines, site access during construction, road widening or driveway installation.

Each building or development application will now include identifying public trees on the site. A discussion will occur between administration and the developer to determine if the trees can be saved based on some site redesign. If this is not possible, the developer has the opportunity to pay an amount (as valued by an arborist) before the trees can be removed. The funds will be used for future planting or maintenance of trees on public lands.

E.1.10 Stormwater

E.1.10.1 Related to a specific development

- New culverts required for a specific development - considered to be the developer's responsibility.
- Replacement of existing culverts of the same size/capacity - considered to be the County's responsibility.
- Upsizing of existing culverts/stormwater mains – upsizing cost considered to be the developer's responsibility.

E.1.10.2 Unrelated to a specific development

- New culverts/stormwater mains unrelated to a specific development – included in the development charges calculation.
- Upsizing of existing culverts/stormwater mains – upsizing cost included in the development charges calculation.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

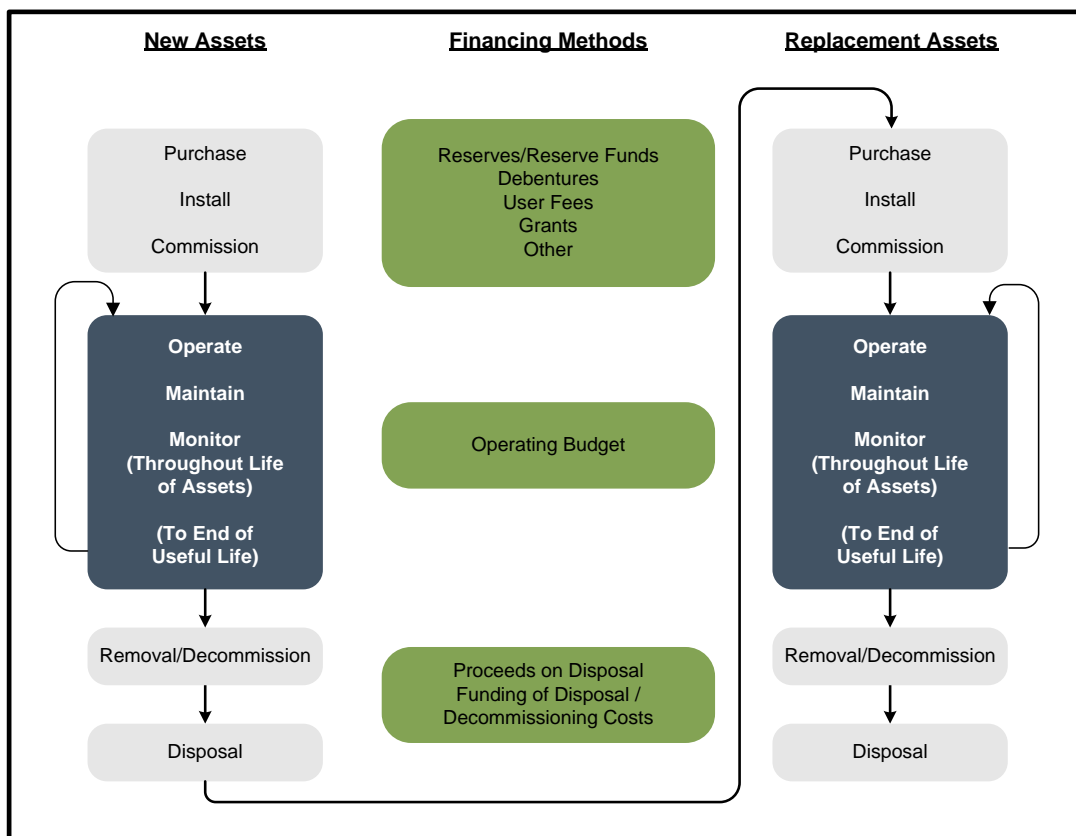
“The asset management plan shall,

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

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

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

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



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

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

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

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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the County prepared an A.M.P. in 2016 for its existing assets; however, it 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 2021 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the County's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2021 D.C. capital works have been presented 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 \$12.59 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 approximately \$9.66 million. This amount, totalled with the existing operating revenues of \$107.79 million, provide annual revenues of \$117.45 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Bruce County
Asset Management – Future Expenditures and Associated Revenues
2021\$

	2036 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	2,864,177
Annual Debt Payment on Post Period Capital ²	189,105
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	1,773,884
Sub-Total - Annual Lifecycle	\$1,773,884
Incremental Operating Costs (for D.C. Services)	\$7,763,625
Total Expenditures	\$12,590,791
Revenue (Annualized)	
Total Existing Revenue ³	\$107,785,263
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$9,664,110
Total Revenues	\$117,449,373

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



**The Corporation of Bruce County
By-Law No. 2021-xxx**

**A By-law to establish Development Charges for
Bruce County**

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 Charges Background Study has been completed in accordance with the Act;

And whereas Council has before it a report entitled "Bruce County Development Charge Background Study" prepared by Watson & Associates Economists Ltd. dated October 1, 2021;

And whereas the Council of the Corporation of Bruce County has given notice of and held a public meeting on the 28th day of October, 2021 in accordance with the Act and the regulations thereto;

Now therefore the Council of the Corporation Bruce County hereby enacts as follows:

1.0 Definitions

In this by-law:

"Act" means the Development Charges Act, 1997, as amended, or any successor thereto;

"accessory use" means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;



“affordable housing” shall follow the definition set out in the Provincial Policy Statement (2005) which generally defines it as the least expensive of housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area. The County shall make the final determination of a qualifying facility;

“agricultural use” means use or intended use for bona fide farming purpose:

(a) including (but not limited to):

- i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, cannabis, sod, trees, shrubs, flowers, and ornamental plants;
- ii. (ii) raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and
- iii. (iii) agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;

(b) but excluding:

- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
- ii. services related to grooming, boarding, or breeding of household pets; and
- iii. (iii) cannabis processing or production facilities.

“ancillary residential building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling.



“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 and includes stacked townhouse dwellings;

“back-to-back townhouse dwelling” means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

“bedroom” means a habitable room, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;

“Board of Education” has the same meaning as that specified in the Education Act or any successor thereto;

"building permit" means a permit pursuant to the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended;

“Building Code Act” means the *Building Code Act, 1992*, as mended; or any successor thereto;

“calculation date” means the date on which the first building permit is issued by the local municipality, unless otherwise stipulated in the D.C.A.;

“capital cost” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of and as authorized by the County or local board,

- i. to acquire land or an interest in land, including a leasehold interest,
- ii. to improve land,
- iii. to acquire, lease, construct or improve buildings and structures,
- iv. to acquire, construct or improve facilities including:



- a. furniture and equipment other than computer equipment, and
 - b. materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, and
 - c. rolling stock with an estimated useful life of seven years or more, and
- v. to undertake studies in connection with any matter under the Act and any of the matters in clauses (i) to (iv), including the development charge background study required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (i), (ii), (iii) and (iv) that are growth-related;

“charitable organization” shall follow the definition set out by Canada Revenue Agency which generally defines it as a corporation, a trust or an organization under a constitution that has exclusively charitable purposes. The County shall make the final determination of a qualifying facility.

“class of service” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in Section 7 of the Development Charges Act.

“commercial purpose” means used, designed, or intended for use for or in connection with the purchase and/or sale and/or rental of commodities; the provision of services for a fee; or the operation of a business office, and includes hotels and motels;

“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 an 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 County;

“County” means The Corporation of Bruce County;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment; notwithstanding the foregoing, development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, or produce sales stands;

“development charge” means a charge imposed with respect to this by-law.

“dwelling room” means either:

- a) each bedroom used, designed, or intended for use by one or more persons living together in a lodging home, dormitories, or
- b) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed, or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.

“dwelling unit” means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

"existing industrial building" means a building or buildings existing on site in Bruce County on January 1, 2022 or the first building constructed and occupied



on a vacant site pursuant to site plan approval under Section 41 of the Planning Act, R.S.O. c.P.13 of the Planning Act subsequent to this by-law coming to effect for which full development charges were paid, and is being used for or in conjunction with:

- i. the production, compounding, processing, packaging, crating, bottling, packing, or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings;
- ii. research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;
- iii. retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site;
or
- iv. Office or administrative purposes, if they are,
 - a. carried out with respect to manufacturing or warehousing; and
 - b. In or attached to the building or structure used for such manufacturing or warehousing;

"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 would include wholesale greenhouse facilities and structures;



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

“granny flat” means a one-unit detached, temporary residential structure, containing culinary and sanitary facilities, that is ancillary to an existing residential structure and that is designed to be temporary;

“gross floor area” means 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 other dwelling unit or other portion of a building;

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

- a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- loading facilities above or below grade; and
- 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;

“hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

“industrial use” means land, buildings or structures used for or in connection with manufacturing by:

- (a) manufacturing, producing, and processing goods for a commercial purpose, as well as storing and/or distribution of goods manufactured, produced, or processed on site;
- (b) research or development in connection with manufacturing, producing, or processing good for a commercial purpose;
- (c) retail sales by a manufacturer, producer, or processor of goods they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
- (d) office or administrative purposes if it is:
 - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;

“institutional” means lands, 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 municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more local municipalities or the Region, but excluding a board of education, a conservation authority, any municipal services corporation that is not deemed to be a local board under O. Reg. 599/06 made under the Municipal Act, 2001, S.O. 2001, c. 25, as amended.

“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* as amended or any successor thereto;

“lodging home” means a boarding, lodging, or rooming house in which lodging is provided for more than four persons in return for remuneration or for the provision of services, or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants;

“long term care home” means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;

“mixed-use building” means a building or structure used for both residential and non-residential use;



“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 dwellings” means all dwellings other than single-detached, semi-detached, apartment unit and/or special care/special dwelling units;

“multiplex dwelling” means a residential building containing three or more dwelling units, each of which unit has a separate entrance to grade;

“Municipal Act” means the Municipal Act, 2001, S.O. 2001, c. 25.

“non-industrial” means all buildings or structures not defined as industrial;

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

- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

“non-residential building” means a building or structure used exclusively for non-residential use, including the non-residential component of a live/work unit;

“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;

“other multiple” means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a special care/special dwelling



unit, including, but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, and the residential component of live/work units;

“Official Plan” means the Official Plan adopted for the County, 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;

“parking structure” means buildings or structures uses for the parking of motor vehicles;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, as amended or any successor thereto;

“premise” means one or more dwelling units and/or one or more square feet used for non-residential use;

"redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;

“Regulation” means any regulation made pursuant to the Act.

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or



more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“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;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal walls, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“service” (or "services") means those services designated in Schedule "A" to this by- law;

“servicing agreement” means an agreement between a landowner and the County relative to the provision of County services to specified lands within the County;

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

“special care/special dwelling” means a residence:

- a) containing two or more dwelling rooms, which rooms have common entrance from street level; and
- b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room, and accessory buildings; and



- c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices;

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

“student residence” means a Residential Development that is solely owned by a University, college of applied arts and technology or other accredited post-secondary institution, designated or intended to be used for sleeping and living accommodations by students of the university, college of applied arts and technology or other accredited post-secondary institution that owns the Residential Development.

“temporary building or structure” means a non-residential building or structure without a foundation which is constructed, erected, or placed on land for a continuous period of time not exceeding five (5) years, or a like addition or alteration to an existing building or an existing structure that has the effect of increasing the usability thereof for a continuous period not exceeding five (5) years.

“use” means either residential use or non-residential use.



2.0 Designation of Services and Classes of Services

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

- (a) Services Related to a Highway;
- (b) Parks and Recreation Services;
- (c) Library Services;
- (d) Growth Studies;
- (e) Long-term Care Services;
- (f) Ambulance Services; and
- (g) Housing Services.

2.2 The components of the services and classes designated in subsection 2.1 are described in Schedule A.

3.0 Application of By-law Rules

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

- (a) the lands are located in the area described in 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 subsection 3.3, this by-law applies to all lands in the geographic area of Bruce County.

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

- (a) Bruce County or its area municipalities, or a local board thereof;
- (b) A board as defined in section 1(1) of the Education Act.



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

3.4 **Approvals for Development**

- (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*; or
 - (vii) the issuing of a permit under the *Building Code Act, 1992* 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.

3.5 **Exemptions**

Rules with Respect to Exemptions for Intensification of Existing Housing or New Housing

Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

- a) the enlargement to an existing residential dwelling unit;
- b) the creation of one or two additional dwelling units in an existing single detached dwelling, each of which contains a single dwelling unit, that are not attached to other buildings, as long as the total gross floor area of the additional dwelling unit or units are less than or equal to the gross floor area of the dwelling unit already in the building;
- c) the creation of one additional dwelling unit in an existing Semi-detached dwelling or Row dwelling, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings, as long as the total gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building;



- d) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units;
- e) the creation of one additional dwelling unit in any other existing residential building not identified in b) to d) above, as long as the additional unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building;
- f) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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

3.5.1 Notwithstanding subsection 3.5(b), development charges shall be imposed if the gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.5.2 Notwithstanding subsection 3.5(d), development charges shall be imposed if the additional unit has a gross floor area greater than:



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

3.6 **Exemption for Industrial Development:**

3.6.1 For the purpose of sections 3.6.2 to 3.7.3 inclusive, the term “existing industrial building” shall have the same meaning as that term has in the Regulation and shall not include self-storage or mini-storage facilities.

3.6.2 Notwithstanding any other provision of this By-law, but subject to sections 3.7.2 and 3.7.3 below, no development charge is payable with respect to the enlargement of the total floor area of an existing industrial building where the total floor area is enlarged by 50 percent or less:

3.7 **Gross Floor Area of Existing Industrial Building Expansion**

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

- a) determine the amount by which the enlargement exceeds 50 percent of the total floor area before the enlargement;
- b) divide the amount determined under subsection 3.7(a) by the amount of the enlargement.

3.7.2 For greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to



and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1(1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or parking facility.

3.7.3 The exemption for an existing industrial building provided by this section shall be applied up to a maximum of 50 percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the County made pursuant to the Act or its predecessor legislation. Development charges shall be imposed in accordance with Schedule B with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than 50 percent of the total floor area of the existing industrial building.

3.7.4 For the purposes of this section, despite any new sites created which result in an existing industrial building being on a site separate from its enlargement or enlargements for which an exemption was granted under this section, further exemptions, if any, pertaining to the existing industrial building shall be calculated in accordance with section 3.7.2 on the basis of its site prior to any division.

3.8 **Other Exemptions/Reductions**

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

- buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;



- land, buildings, or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;
- land, buildings, structures or additions constructed by a charitable or a non-profit organization for a purpose that benefits the community as determined by Council may have up to a 100% exemption to D.C.s. for example Non-profit housing, youth centres, and community centres;
- developments constructed by a charitable or non-profit organization for a purpose that benefits the community as determined by Council up to 100% exemption to D.C.s;
- non-residential buildings used accessory to an agricultural operation shall be exempt if no rezoning is required;
- Temporary Use Buildings:
 - a. Subject to Subsection (b), temporary buildings or structures shall be exempt from the payment of development charges;
 - b. In the event that a temporary building or structure continues beyond a period of nine months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this by-law shall become payable on the date nine months after the temporary building or structure was first constructed or put in use; and
 - c. Prior to the County issuing a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the D.C. required by Subsection (2) to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this by-law.



3.9 **Reduction of Development Charges with Respect to Redevelopment and Conversion**

Despite any other provision of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years 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 of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11 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.

Amount of Charges

3.10 **Residential**



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

3.11 Non-Residential

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

Time of Calculation and Payment of Development Charges

- 3.12 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.13 Notwithstanding subsection 3.12, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the County's Council approved development charge interest policy, as may be revised from time to time.
- 3.14 Notwithstanding subsection 3.12, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the



County's Council approved development charge interest policy, as may be revised from time to time.

- 3.15 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.10 and 3.11 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.10 and 3.11 shall be calculated on the rates, including interest as provided in the County's Council approved development charge interest policy, as may be revised from time to time, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- 3.16 Despite subsections 3.10 to 3.15, and in accordance with section 27 of the Act, 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.

4.0 Alternative Payment Agreements

- 4.1 Council may enter into an agreement under section 27 of the Act, in a form and having content satisfactory to the County's solicitor and having content satisfactory to the Treasurer, with any person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable.
- 4.2 Council directs the Chief Building Official or his or her designate to withhold the issuance of a building permit in relation to a building on land to which the development charge applies unless the development charge has been paid.

5.0 Payment by Services



- 5.1 Payment of development charges shall be by cash, debit, bank draft or certified cheque or as otherwise approved at the sole discretion of the Treasurer.
- 5.2 In the alternative to payment by the means provided in section 5.1 herein, the County may, by a written agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charges otherwise payable.
- 5.3 If the County and the owner cannot agree as to the reasonable cost of doing the work under section 5.2, the dispute shall be referred to Council whose decision shall be final and binding.
- 5.4 Any refund or credit required to be given by the County to an owner shall be in relation to a service as per subsection 39(1) of the Act. The County may agree by agreement to provide a credit in relation to another service as per subsection 39(3) of the Act or may provide for another basis for recovery.
- 5.5 If development charges or any part thereof payable pursuant to this By-law remain unpaid after such charges are payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

6.0 Indexing

- 6.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st of each year, without amendment to this by-law in accordance with the Act, beginning on January 1, 2022.

7.0 Schedules

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



Schedule A - Components of Services and Classes of Services
Designated in subsection 2.1

Schedule B - Residential and Non-Residential Development Charges

8.0 Date By-law in Force

8.1 This By-law shall come into force on the 1st day of January, 2022.

9.0 Date By-law Expires

9.1 This By-law will expire at 11:59 PM on the 31st day of December, 2026 unless it is repealed at an earlier date.

READ A FIRST AND SECOND TIME THIS 2nd DAY OF DECEMBER, 2021.

READ A THIRD TIME AND FINALLY PASSED THIS 2nd DAY OF DECEMBER, 2021.

THE CORPORATION OF BRUCE COUNTY

County Clerk

County Chair



**Schedule “A”
To By-law 21-____
Components of Services and Classes of Services Designated
in Subsection 2.1**

D.C.-Eligible Services:

Services Related to a Highway

 Roads and Related Infrastructure

 Facilities, Vehicles and Equipment

Parks and Recreation Services

 Park Trails

Library Services

 Library Facilities

 Library Shelving

 Library Collection Materials

Long-term Care Services

 Facilities and Vehicles

Ambulance Services

 Facilities

 Vehicles and Equipment

Housing Services

 Facilities



**Schedule “A”
To By-law 21-____
Components of Services and Classes of Services Designated
in Subsection 2.1**

D.C.-Eligible Classes:

Growth Studies

Services Related to a Highway

Transit Services

Ambulance Services

Library Services

Long-term Care Services

Parks and Recreation Services

Child Care and Early Years Programs and Services

Housing Services

Waste Diversion Services



Schedule "B"
To By-law 21-____
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
County Wide Services/Class of Service:						
Services Related to a Highway	3,943	2,441	2,504	1,845	1,647	1.64
Parks and Recreation Services	58	36	37	27	24	0.02
Library Services	15	9	10	7	6	0.01
Growth Studies	156	97	99	73	65	0.06
Long-term Care Services	712	441	452	333	297	0.13
Ambulance	168	104	107	79	70	0.02
Housing Services	1,341	830	852	627	560	0.00
Total County Wide Services/ Class of Services	6,393	3,958	4,061	2,991	2,669	1.88