



Development Charges Update Study

Municipality of North Middlesex

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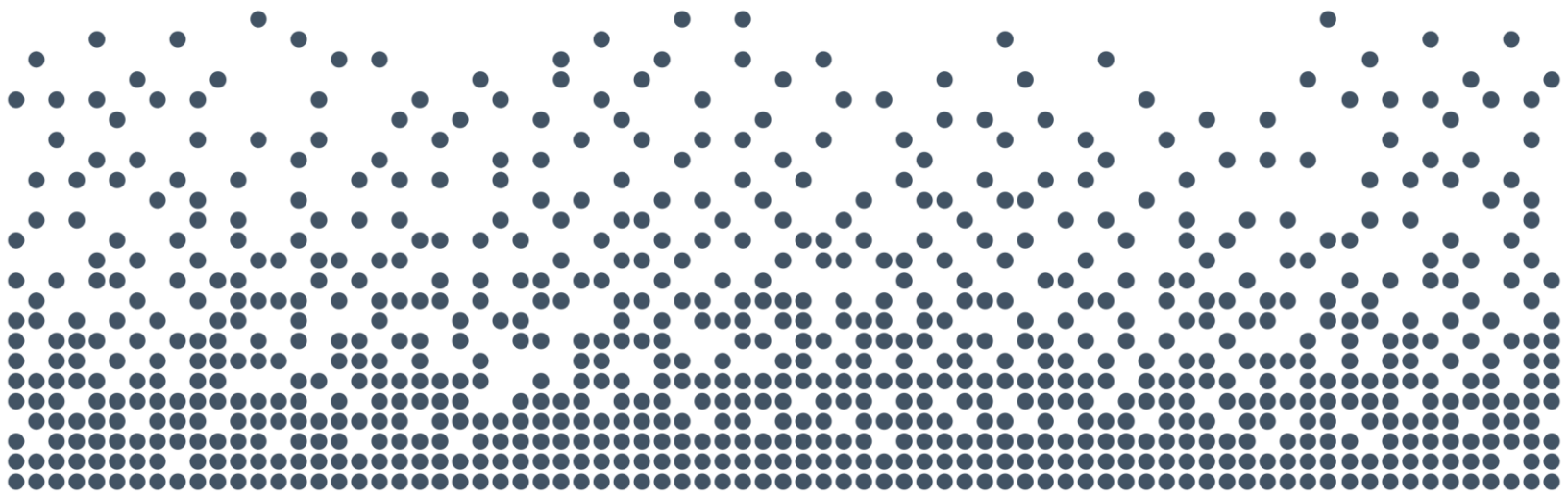
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Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Municipality of North Middlesex imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The Municipality's D.C. by-law imposes charges for the following services:

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

The D.C.s came into effect on April 20, 2022 and are imposed through by-law 041 of 2022. The basis for the calculations and policies of the Municipality's existing development charges are documented in the "2022 Development Charges Background Study and Draft By-Law". Note, two (2) options for the calculations were provided for Council's consideration; separated urban area D.C. calculations (Parkhill vs. Ailsa Craig, Nairn, and Petty) for water and wastewater services or combined urban area D.C. calculations for water and wastewater services. Council selected the combined urban area D.C. calculations for inclusion in the D.C. by-law. This approach is continued in this D.C. update study.

The Municipality's D.C.s have been indexed (in accordance with Section 5 of the by-law) annually on January 1st, beginning in 2023, and are currently 15.6% higher than the rates implemented under By-law 041 of 2022. As a result of the changes from Bill 23, the charges include the Year-1 phased in rate of 80%. The 2022 D.C.s (unindexed and un-discounted), are shown in Table 1-1.

The purpose of this report is to update the current D.C. by-law to amend the D.C. rates for water and wastewater to consider recent capital construction cost increases



associated with ongoing and future projects. Additionally, this report outlines recent changes to the requirements of the Development Charges Act (D.C.A.), as amended by Bill 109 (*More Homes for Everyone Act, 2022*) and Bill 23 (*More Homes Built Faster Act, 2022*) since the passage of the 2022 D.C. by-law. A full discussion on the amending legislation is provided in Chapter 2.

A summary of the changes contained in this D.C. Update are provided below:

- Updates to the capital projects for water and wastewater to include updated construction costs;
- Direction with respect to enhanced reporting requirements in the Treasurer's Statement as per Bill 109; and
- Bill 23 amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Below are the changes which will be incorporated into the Municipality's amending D.C. by-law:
 - Additional residential unit exemptions;
 - Removal of Housing as an eligible D.C. service;
 - New statutory exemptions for affordable units, attainable units, inclusionary zoning units, and non-profit housing developments;
 - Mandatory phase-in of a D.C.;
 - D.C. by-law expiry now extended to 10 years, previously it was five (5) years;
 - Non-profit housing developments have been removed from the instalment payment section of the Act;
 - Rental housing discount as follows:
 - (i) Three or more bedrooms – 25% reduction;
 - (ii) Two bedrooms – 20% reduction; and
 - (iii) All other bedroom quantities – 15% reduction.
 - Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications now set at prime rate plus 1%; and
 - Requirement to allocate funds received.

These changes will be addressed in the amending by-law, discussed in Chapter 4, and provided in Appendix C.



Table 1-1
Municipality of North Middlesex
Development Charges (unindexed and undiscounted)
As per By-law 041 of 2022

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq.ft. of Gross Floor Area)	Large Industrial (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,525	1,088	1,038	655	563	0.55	0.55
Fire Protection Services	1,405	1,002	956	603	518	0.50	0.50
Parks and Recreation Services	603	430	411	259	223	0.06	0.06
Growth Studies	972	693	662	417	359	0.38	0.38
Total Municipal Wide Services/Class of Services	4,505	3,213	3,067	1,934	1,663	1.49	1.49
Urban Services							
Wastewater Treatment	8,683	6,194	5,912	3,727	3,205	4.68	12.68
Wastewater Sewers	1,240	885	844	532	458	0.60	0.60
Water Storage	2,955	2,108	2,012	1,268	1,091	1.11	1.11
Water Distribution	1,805	1,288	1,229	775	666	0.88	0.88
Total Urban Services	14,683	10,475	9,997	6,302	5,420	7.28	15.27
GRAND TOTAL RURAL AREA	4,505	3,213	3,067	1,934	1,663	1.49	1.49
GRAND TOTAL - URBAN	19,187	13,688	13,064	8,236	7,083	8.77	16.76



1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 041 of 2022.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the Municipality's current D.C. by-law (By-law 041 of 2022). The purpose of this amendment is to update the project listing and capital costs for water and wastewater services only. In addition, the D.C. update study amends the by-law to include legislative changes to the D.C.A.

Details of the changes to the by-law are presented in Chapter 4 of this report. The draft amending by-law is presented in Appendix C to this report.

1.4 Summary of the Process

The public meeting required under Section 12 of the D.C.A. has been scheduled for November 1, 2023. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Municipality's D.C. by-law.

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

- Consideration of responses received prior to, at, or immediately following the Public Meeting; and
- Council consideration of the amending by-law on December 6, 2023.

Table 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.



Table 1-2
Schedule of Key D.C. Process Dates for the Municipality of North Middlesex

Schedule of Study Milestone	Dates
1. Discussions with Municipal Staff	August to September, 2023
2. D.C. Update Study status update for Council	October 4, 2023
3. D.C. Background study update report and proposed amending D.C. by-law available to public (60 days prior to by-law passage)	October 6, 2023
4. Meet with Development Community to Review D.C. Update and Front-end Financing Opportunities for Parkhill Wastewater Treatment Plant Project	October 16 to 20, 2023
5. Notice of Public Meeting placed in newspaper(s)	No later than October 11, 2023
6. Public meeting of Council	November 1, 2023
7. Council considers adoption of background study and passage of amending by-law	December 6, 2023
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Municipality makes pamphlet available (where by-law is not appealed)	By 60 days after in force date

1.5 Policy Recommendations

It is recommended that the Municipality's current D.C. policies, as identified in Appendix A of this report, be continued.

Additionally, the new policies as stated in Bill 109 and Bill 23 are recommended to be included. This is discussed in more detail in Chapter 2 of this report.



Chapter 2

Changes to the D.C.A. Legislation



2. Changes to the D.C.A. Legislation

2.1 **Bill 109 – *More Homes for Everyone Act, 2022***

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

- whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

2.2 **Bill 23 – *More Homes Built Faster Act, 2022***

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

2.2.1 *Additional Residential Unit Exemption*

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



- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four (4) or more residential units, the greater of one (1) unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one (1) residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two (2) residential units and no other buildings or ancillary structures contain any residential units.

2.2.2 Removal of Housing as an Eligible D.C. Service

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

2.2.3 New Statutory Exemption for Non-Profit Housing

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

2.2.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

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

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.



- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations. Further, as of September 29, 2023, the Province has released a revised definition of affordable housing for consideration. This revised definition includes income as a parameter in the definition.

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

2.2.5 Historical Level of Service extended to previous 15-year period

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

2.2.6 Revised Definition of Capital Costs

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

2.2.7 Mandatory Phase-in of a D.C.

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

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



2.2.8 D.C. By-law Expiry

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

2.2.9 Instalment Payments

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

2.2.10 Rental Housing Discount

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

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

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

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

2.2.12 Requirement to Allocate Funds Received

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



Chapter 3

Anticipated Development



3. Anticipated Development

3.1 Growth Forecast in the 2022 D.C. Study

The 2022 D.C. study provided for the anticipated residential and non-residential growth within the Municipality of North Middlesex. The growth forecast associated with services included in the background study is provided in Table 3-1 below:

Table 3-1
Municipality of North Middlesex
2022 D.C. Background Study – Growth Forecast Summary

Measure	10 Year 2022 to 2031	20 Year 2022 to 2041	Parkhill 20- year 2022 to 2041	Ailsa Craig and Nairn 20- year 2022 to 2041
(Net) Population Increase	483	1,128	782	487
Residential Unit Increase	339	769	395	284
Non-Residential Gross Floor Area Increase (sq.ft.)	149,600	357,300	83,100	43,700

For the purposes of this D.C. update, the 2022 D.C. background study growth forecast remains unchanged for the 10-year and 20-year incremental growth. With respect to water and wastewater services, the anticipated development varies based on the capacity of the infrastructure identified. The anticipated development for each category of services is based on the anticipated number of Single Detached Equivalent (S.D.E.) units to be serviced.

A single-detached equivalent unit is calculated based on the assumed water and wastewater volume per capita or per employee required relative to a single-detached unit. For example, single-detached units are assumed to have a persons per unit of 2.980 and Other Multiples (Townhouses) are assumed to have a persons per unit assumption of 2.126 based on the Municipality’s 2022 D.C. background study.



Therefore, assuming the same volume per capita, one (1) townhouse would be equivalent to 0.79 single-detached units. With respect to non-residential development, it is assumed that the volume required per capita is equal to the volume required per employee. Further discussion on the approach to the calculations is provided in Chapter 4.

The following provides for a summary of the total S.D.E.s anticipated for each service category as well as the source of the forecast information.

Table 3-2
Municipality of North Middlesex
2023 D.C. Update Study Growth Forecast Summary – Water and Wastewater Services

Service Category	Total S.D.E.s	Source of Forecast
Water Distribution	2,829	2022 D.C. background study forecast for Parkhill and June 2023 Ailsa Craig Sanitary Collection System Capacity Review prepared by CIMA+
Water Storage	633	Estimated based on additional capacity provided as per December 2019 Ailsa Craig Water Storage report prepared by Dillon Consulting Ltd.
Wastewater Sewers	5,516	August 2021 Parkhill Sanitary Sewer Capacity Review for Parkhill and June 2023 Ailsa Craig Sanitary Collection System Capacity Review prepared by CIMA+
Wastewater Treatment	2,623	Anticipated capacity added to Parkhill Treatment Plant (1,685 cu.m) and anticipated expansion of Ailsa Craig Treatment Plant (1,200 cu.m).



Chapter 4

Updates to the Municipality's D.C. Study



4. Updates to the Municipality's D.C. Study

4.1 Overview of Updates

As noted earlier, the Municipality's D.C. By-law 041 of 2022 came into effect on April 20, 2022, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2022 D.C. Study identified anticipated capital needs for recovery through D.C.s for municipal-wide and urban area services.

This chapter of the report discusses the following:

- Updates to the historical Level of Service to a 15-year period instead of the previous 10-year period for all Municipal-wide services;
- Updating the rates to remove studies;
- Updating the capital project listing and capital costs for water and wastewater services only;
- Incorporation of the mandatory phase-in of calculated charges into the D.C. by-law as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- Incorporate interest rate policies into the D.C. by-law to reflect the maximum charge for installments and determination of charge for eligible site plan and zoning by-law amendment applications;
- Amend the by-law with respect to the following:
 - Mandatory exemptions for additional residential units and Non-for-Profit Housing developments;
 - Mandatory exemptions for Affordable, Attainable, and Inclusionary Zoning Units (to be in force at a future date);
 - Rental housing discount; and
 - Additional and refined definitions, where required.



4.2 Service Standard Analysis

The 2022 D.C. background study included a service standard analysis which was discussed in Chapter 5 of the report, with accompanying tables presented in Appendix B of the report. This service standard analysis was undertaken based on the historical 10-year period, as required by the D.C.A. (Section 5(1)3) at the time of the study. This analysis provides for a “cap” for which the D.C. eligible costs to be included in the calculations must not exceed.

As part of the changes to the D.C.A. arising from Bill 23, Section 5(1)3 of the Act now states that the service standard analysis must be undertaken based on the historical 15-year period preceding the preparation of the background study. As a result, as part of this update study, an update of the service standard analysis was undertaken to ensure the service standard “cap” was not exceeded.

As part of the review, the following analysis is provided:

- The service standard calculations for all services were revised to include inventory information from 2008 to 2011 (inclusive) as well as 2022.
- The replacement costs for fire stations were updated based on recent cost estimates received by the Municipality for the Parkhill Fire and EMS hall.
- All other replacement costs were maintained.
- Based on the review of the 15-year historical level of service calculations, the service standard “cap” is not exceeded for any service.

As a result of the review, no changes to the D.C. calculations for Services Related to a Highway, Fire, or Parks and Recreation services are required. The updated service standard tables are provided in Appendix B to this report.

4.3 Updates to Capital Project Costs

4.3.1 Overview

The following sections provide for the updated water and wastewater capital costs to be included in this D.C. update study. Note that all project costs are provided in 2022 dollars to align with the previous D.C. background study and current D.C. by-law.



4.3.2 Water Distribution

Figure 4-1 provides the updated capital needs for linear water services in North Middlesex.

Project number 1 from the 2022 D.C. background study (Parkhill Main Street Watermain Rehabilitation and Reservoir works) has been separated into two projects. The Parkhill Main Street Watermain project remains with water distribution services. The scope of the project has now been revised to provide for an upgrade to a 400mm PVC main from the current 300mm ductile iron main. The capital cost for the watermain upgrade is estimated at \$8.70 million. Of this amount, 90% is assumed to benefit existing development. As a result, \$870,000 has been included in the D.C. calculations for this project. The reservoir portion of this project has moved to the water storage worksheet discussed in section 4.3.3.

The gross capital cost estimate for the Queen Street watermain upgrade (new elevated tank site to Mary Street) has been updated from \$5.05 million to \$7.60 million based on recent tender estimates. Of this amount, approximately \$4.05 million has been deducted for the share of the costs that benefit existing development.

In total the updated net growth-related costs included in the D.C. calculations for water distribution services, is approximately \$4.42 million. As the calculations are being provided on an S.D.E. basis, no allocation between residential and non-residential development is provided. Further explanation of the calculations is provided in section 4.4.1.



Table 4-1
 Infrastructure Cost Included in the Development Charges Calculation
 Municipality of North Middlesex
 Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-Urban Buildout								
1	Parkhill Main Street Watermain Rehabilitation - Upsize	2022-2024	8,700,000	-		8,700,000	7,830,000		870,000
2	Watermain upgrade - 300mm - New elevated tank site to Mary Street (Queen and Petty St. Rehab and upgrade)	2024-2026	7,600,000			7,600,000	4,053,300		3,546,700
	Total		16,300,000	-	-	16,300,000	11,883,300	-	4,416,700



4.3.3 Water Storage

With respect to water storage, the capital costs have been updated to reflect the Municipality's most recent cost estimates. Figure 4-2 provides the updated capital project listing.

The Mount Carmel Reservoir Expansion estimate has increased from \$3.42 million to \$4.80 million. The total anticipated capacity of the reservoir is 2,475 cu.m. Based on a review of anticipated equalization, emergency, and fire storage required for the existing customers, the benefit to existing share of the project costs is estimated at approximately 87% or \$4.18 million. As a result, \$624,000 has been included in the D.C. calculations for this project.

The Ailsa Craig Elevated Storage Tank has decreased slightly from \$6.44 million to \$6.00 million based on actual costs to date and remaining anticipated costs. The total anticipated capacity is approximately 2,500 cu.m. Based on a review of anticipated equalization, emergency, and fire storage required for the existing customers (as outlined in the December 2019 Ailsa Craig Water Storage Report), the benefit to existing share of the project costs is estimated at approximately 69% or \$4.14 million. As a result, approximately \$1.86 million has been included in the D.C. calculations for this project.

As noted in section 4.3.1 of this report, the Parkhill Reservoir project has been added to this worksheet. The total estimated cost of this project (based on recent tender estimates) is \$3.00 million. Of this amount, 90% has been allocated to benefit to existing development to align with the benefit to existing deduction provided in the 2022 D.C. background study. As such, \$300,000 has been included in the D.C. calculations.

In total, the net growth-related cost for water storage services is approximately \$2.78 million. This amount has been included in the D.C. calculations.

Similar to water distribution services, the D.C. calculation for water storage is provided on a single-detached equivalent (S.D.E.) basis, therefore no allocation of the total recoverable costs between residential and non-residential development is provided.



Figure 4-2
Infrastructure Cost Included in the Development Charges Calculation
Municipality of North Middlesex
Water Storage

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
	2022-Urban Buildout								
1	Mount Carmel Reservoir Expansion	2025-2026	4,800,000	-		4,800,000	4,176,000		624,000
2	Ailsa Craig Elevated Storage Tank	2022-2023	6,000,000	-		6,000,000	4,140,000		1,860,000
3	Parkhill Reservoir	2024-2025	3,000,000	-		3,000,000	2,700,000		300,000
	Total		13,800,000	-	-	13,800,000	11,016,000	-	2,784,000



4.3.4 Wastewater Sewers

With respect to the wastewater sewers, the estimated gross capital costs have been updated for all projects to reflect new cost estimates. Figure 4-3 provides the updated capital project listing. The following changes have been provided:

- **Project 1** - project cost has been updated from \$44,000 to \$266,000 based on a recent tender received by the Municipality. The timing has also been updated to 2023.
- **Projects 2 to 4:** gross capital cost estimates have been updated based on new unit costs provided in the June 2023 Ailsa Craig Sanitary Collection System Capacity Review.
- **Project 5:** project cost estimate has increased from \$490,000 to \$1.73 million based on recent construction costs of a similar project in Ailsa Craig. Additionally, the anticipated timing has been updated to 2025 to 2026.
- **Projects 6 to 12:** gross capital cost estimates for these projects have been updated based on new unit costs provided in the June 2023 Ailsa Craig Sanitary Collection System Capacity Review.
- **Project 13:** project cost estimate has increased from \$627,000 to \$2.35 million based on preliminary design work.
- **Project 14:** gross capital cost estimate for this project has been updated based on new unit costs provided in the June 2023 Ailsa Craig Sanitary Collection System Capacity Review.

The updated total gross capital cost estimate is now approximately \$12.78 million. Of this amount, approximately \$3.37 million has been deducted to reflect the share of the projects that benefit existing development. As a result, the net growth-related cost of approximately \$9.40 million has been included in the D.C. calculation.

Similar to the discussion in sections 4.3.2 and 4.3.3, the D.C. calculation is provided on a single-detached equivalent (S.D.E.) basis, therefore no allocation of the total recoverable costs between residential and non-residential development is provided.



Figure 4-3
Infrastructure Cost Included in the Development Charges Calculation
Municipality of North Middlesex
Wastewater Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
2022-Urban Buildout									
1	Gravity Sewer Upgrades on Parkhill Main Street (23m)	2023	266,000			266,000	119,700		146,300
2	Gravity Sewer Upgrades on Mill Street (279m)	2025-2026	388,000			388,000	174,600		213,400
3	Gravity Sewer Upgrades on Hastings Street (356m)	2023-2024	527,000			527,000	237,200		289,800
4	Gravity Sewer Upgrades on Station Street (55m)	2026-2027	85,000			85,000	38,300		46,700
5	Victoria Street Upgrades (Pump Station)	2025-2026	1,730,000			1,730,000	-		1,730,000
6	Replace and Upgrade Sewers on Petty Street - 1452m 300mm pipe and 16 Manhole Structures	2026-2027	2,870,000			2,870,000	1,148,000		1,722,000
7	Replace and Upgrade Sewers on Queen Street - 160m 300mm pipe sewer and 2 Manhole structures	2022	320,000			320,000	128,000		192,000
8	Replace and Upgrade Sewers on Queen Street - 932m 375mm pipe sewer and 10 Manhole structures	2023-2025	1,950,000			1,950,000	682,500		1,267,500
9	Replace and Upgrade Sewers on Annie Ada Shipley Street - 315m 375mm pipe sewer and 3 Manhole structures	2026-2027	650,000			650,000	227,500		422,500
10	Replace and Upgrade Sewers on Henderson Street - 113m 375mm pipe sewer and 1 Manhole Structure	2027-2028	230,000			230,000	80,500		149,500
11	Replace and Upgrade Sewers on William Street - 184m 375 mm pipe sewer and 3 Manhole Structures	2028-2029	400,000			400,000	140,000		260,000
12	New Ontario Pump Station Upgrade	2029-2030	390,000			390,000	23,400		366,600
13	William Street Pump Station Upgrade	2024-2025	2,350,000			2,350,000	117,500		2,232,500
14	William Street PS Forcemain Upgrade (600m 250mm diameter)	2025-2026	620,000			620,000	254,200		365,800
	Total		12,776,000	-	-	12,776,000	3,371,400	-	9,404,600



4.3.5 Wastewater Treatment

For wastewater treatment, the capital costs have been updated to reflect the most recent cost estimates provided to the Municipality. Figure 4-4 provides the updated capital project listing.

The 2022 D.C. background study included a project cost estimate of \$31.40 million. The updated capital cost estimate has been allocated into two (2) phases for treatment plant construction. The gross capital cost estimate for the first phase of the treatment plant is \$27.20 million. This will provide the Municipality with 1,150 cu.m/day of treatment capacity along with components of the plant required for 2,300 cu.m/day of capacity. Approximately 31% of the costs relate to providing 1,150 cu.m/day of capacity and 69% of the costs relate to providing 2,300 cu.m/day of capacity. As the wastewater treatment plant is anticipated to replace the existing Parkhill lagoons, part of the costs would be considered benefit to existing. The lagoons have a capacity of 615 cu.m/day. Therefore, the growth share of the project cost is calculated as follows:

- Growth share of the costs to get to 1,150 cu.m/day – adding 535 cu.m/day equates to 47%; and
- Growth share of the costs to get to 2,300 cu.m/day – adding 1,685 cu.m/day equates to 73%.

In total, approximately 65% of the Phase 1 project costs are anticipated to be growth-related. With respect to Phase 2 project costs (\$8.40 million), these are considered 100% growth-related as the anticipated works include additional clarifiers and tanks to expand the capacity to the full 2,300 cu.m/day. In total, the net growth-related cost included in the D.C. calculations is \$26.06 million. With respect to the Ailsa Craig Treatment Plant Expansion, no changes to the anticipated capital costs have been provided. As a result, the total net growth-related capital costs included in the D.C. calculations is \$35.56 million.

As noted in the previous section, the D.C. calculation is provided on a single-detached equivalent (S.D.E.) basis, therefore no allocation of the total recoverable costs between residential and non-residential development is provided.



Figure 4-4
 Infrastructure Cost Included in the Development Charges Calculation
 Municipality of North Middlesex
 Wastewater Treatment

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	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
2022-Urban Buildout									
1	Parkhill Wastewater Treatment Plant (Phase 1) - additional 1,150 cu.m + Components for 2,300 cu.m	2025-2026	27,200,000	-		27,200,000	9,540,000		17,660,000
2	Parkhill Wastewater Treatment Plant (Phase 2 - Additional Clarifiers and Tanks) additional 1,150 cu.m	2032-2033	8,400,000	-		8,400,000	-		8,400,000
3	Ailsa Craig Treatment Plant Expansion and Addition (including filter)	2028-2030	9,500,000	-		9,500,000	-		9,500,000
	Total		45,100,000	-	-	45,100,000	9,540,000	-	35,560,000



4.4 D.C. By-law Revised Schedule of Charges

4.4.1 Updated D.C. Calculation (2022\$)

The following tables provide the updated D.C. calculations based on the revised capital needs discussed in Section 4.1 to 4.3.

Figures 4-5, 4-6, 4-7, and 4-8 provide the calculations to the proposed D.C.s to be imposed on anticipated development in the Municipality for water distribution, water storage, wastewater sewers, and wastewater treatment services, respectively.

As noted in the previous sections, the D.C. calculations were undertaken using anticipated S.D.E.s that would benefit from the infrastructure identified. For the residential calculations, the net growth-related costs (as identified in section 4.3) are divided by the “gross” (new resident) S.D.E.s to determine the D.C. for a single-detached unit. The cost per single-detached unit is then multiplied by the ratio of average occupancy of the new units (Appendix A, Schedule 5 to the 2022 D.C. background study) to calculate the charges in Figures 4-5 to 4-8.

With respect to non-residential development, the charge per single-detached unit has been divided by the number of people to estimate the D.C. per capita. The assumed volume per employee used in the analysis is equivalent to the assumed volume per person. As such, the D.C. per capita is also the D.C. per employee. Based on the 2022 D.C. background study (Appendix A, Schedule 10), the average floor space per work is 892.96 sq.ft. This figure is used to convert the D.C. per employee to a D.C. per sq.ft. For wastewater treatment, the 2022 D.C. background study provided for a large industrial user category wherein the assumed flow for a large industrial user (defined to have a per employee flow greater than 0.500 cu.m). Based on the 2022 D.C. background study (Appendix A, Schedule 10), the average floor space per work is 1,500 sq.ft. This figure is used to convert the D.C. per employee to a D.C. per sq.ft. for large industrial development.



Figure 4-5
Municipality of North Middlesex
D.C. Calculations – Water Distribution

SERVICE/CLASS	2022\$ D.C.-Eligible Cost	
	Capital Works	
		\$
1. <u>Water Services - Distribution</u>		
1.1 Parkhill, Ailsa Craig & Nairn Distribution		4,416,700
TOTAL		4,416,700
D.C.-Eligible Capital Cost		\$4,416,700
Single-detached Equivalents (S.D.E.)		2,829
Cost Per S.D.E.		\$1,561
<u>By Residential Unit Type</u>	<u>P.P.U.</u>	
Single and Semi-Detached Dwelling	100%	\$1,561
Other Multiples	71%	\$1,114
Apartments - 2 Bedrooms +	68%	\$1,063
Apartments - Bachelor and 1 Bedroom	43%	\$670
Special Care/Special Dwelling Units	37%	\$576
<u>Non-residential</u>		
Per Sq.ft. of Building Space	892.96	\$0.58



Figure 4-6
Municipality of North Middlesex
D.C. Calculations – Water Storage

SERVICE/CLASS	2022\$ D.C.-Eligible Cost	
	Capital Works	
2. <u>Water Storage</u>		\$
2.1 Parkhill, Ailsa Craig & Nairn Distribution		2,784,000
TOTAL		2,784,000
D.C.-Eligible Capital Cost		\$2,784,000
Single-detached Equivalents (S.D.E.)		633
Cost Per S.D.E.		\$4,398
<u>By Residential Unit Type</u>	<u>P.P.U.</u>	
Single and Semi-Detached Dwelling	100%	\$4,398
Other Multiples	71%	\$3,138
Apartments - 2 Bedrooms +	68%	\$2,995
Apartments - Bachelor and 1 Bedroom	43%	\$1,888
Special Care/Special Dwelling Units	37%	\$1,623
<u>Non-residential</u>		
Per Sq.ft. of Building Space	892.96	\$1.64



Figure 4-7
Municipality of North Middlesex
D.C. Calculations – Wastewater Sewers

SERVICE/CLASS	2022\$ D.C.-Eligible Cost	
	Capital Works	
3. <u>Wastewater Sewers</u>		\$
3.1 Parkhill, Ailsa Craig & Nairn Distribution		9,404,600
TOTAL		9,404,600
D.C.-Eligible Capital Cost		\$9,404,600
Single-detached Equivalents (S.D.E.)		5,516
Cost Per S.D.E.		\$1,705
<u>By Residential Unit Type</u>	<u>P.P.U.</u>	
Single and Semi-Detached Dwelling	100%	\$1,705
Other Multiples	71%	\$1,216
Apartments - 2 Bedrooms +	68%	\$1,161
Apartments - Bachelor and 1 Bedroom	43%	\$732
Special Care/Special Dwelling Units	37%	\$629
<u>Non-residential</u>		
Per Sq.ft. of Building Space	892.96	\$0.64



Figure 4-8
Municipality of North Middlesex
D.C. Calculations – Wastewater Treatment

SERVICE/CLASS	2022\$ D.C.-Eligible Cost	
	Capital Works	
4. <u>Wastewater Treatment & Storage</u>		\$
4.1 Parkhill, Ailsa Craig & Nairn Distribution		35,560,000
TOTAL		35,560,000
D.C.-Eligible Capital Cost		\$35,560,000
Single-detached Equivalents (S.D.E.)		2,623
Cost Per S.D.E.		\$13,557
<u>By Residential Unit Type</u>	<u>P.P.U.</u>	
Single and Semi-Detached Dwelling	100%	\$13,557
Other Multiples	71%	\$9,672
Apartments - 2 Bedrooms +	68%	\$9,231
Apartments - Bachelor and 1 Bedroom	43%	\$5,819
Special Care/Special Dwelling Units	37%	\$5,004
<u>Non-residential</u>		
Per Sq.ft. of Building Space	892.96	\$5.06
Per Sq.ft. of Building Space for Large Industrial	1,500	\$13.36



4.4.2 Revised D.C. Rates (2022\$ and 2023\$)

Based on the calculations above, the total urban-wide D.C. (in 2022\$) is calculated to increase from \$19,187 to \$28,615 per single detached unit, from \$8.77 per sq.ft. to \$10.45 sq.ft. for commercial, institutional, and small industrial development, and from \$16.76 sq.ft. to \$20.04 sq.ft. for large industrial development. Note, as per Bill 23, Growth Studies is no longer eligible for inclusion in the D.C. by-law and has been removed from the calculated charges.

Figure 4-9 provides for the updated Municipal-wide D.C.s in 2022 values, as the study was originally completed in 2022. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-10 provides for the indexed 2023 values as the Municipality's current D.C.s have been indexed by 15.6% on January 1, 2023. Figure 4-11 provides the values of the first year of the phase-in, updated to 2023 values.



Figure 4-9
Municipality of North Middlesex
Updated Development Charge Schedule (2022\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq.ft. of Gross Floor Area)	Large Industrial (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,525	1,088	1,038	655	563	0.55	0.55
Fire Protection Services	1,405	1,002	956	603	518	0.50	0.50
Parks and Recreation Services	603	430	411	259	223	0.06	0.06
Growth Studies	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	3,533	2,520	2,405	1,517	1,304	1.11	1.11
Urban Services							
Wastewater Treatment	13,557	9,672	9,231	5,819	5,004	5.06	13.36
Wastewater Sewers	1,705	1,216	1,161	732	629	0.64	0.64
Water Storage	4,398	3,138	2,994	1,888	1,623	1.64	1.64
Water Distribution	1,561	1,114	1,063	670	576	0.58	0.58
Total Urban Services	21,221	15,140	14,449	9,109	7,832	7.92	16.22
GRAND TOTAL RURAL AREA	3,533	2,520	2,405	1,517	1,304	1.11	1.11
GRAND TOTAL - URBAN	24,754	17,660	16,854	10,626	9,136	9.03	17.33



Figure 4-10
Municipality of North Middlesex
Updated Development Charge Schedule (2023\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq.ft. of Gross Floor Area)	Large Industrial (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,763	1,258	1,200	758	651	0.64	0.64
Fire Protection Services	1,624	1,159	1,105	698	599	0.58	0.58
Parks and Recreation Services	698	498	475	300	258	0.08	0.08
Growth Studies	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	4,084	2,914	2,780	1,755	1,508	1.29	1.29
Urban Services							
Wastewater Treatment	15,672	11,181	10,671	6,726	5,785	5.85	15.44
Wastewater Sewers	1,971	1,406	1,342	846	728	0.74	0.74
Water Storage	5,084	3,627	3,462	2,182	1,877	1.90	1.90
Water Distribution	1,805	1,287	1,229	774	666	0.67	0.67
Total Urban Services	24,531	17,501	16,704	10,528	9,056	9.16	18.75
GRAND TOTAL RURAL AREA	4,084	2,914	2,780	1,755	1,508	1.29	1.29
GRAND TOTAL - URBAN	28,615	20,415	19,484	12,283	10,564	10.45	20.04



Figure 4-11
Municipality of North Middlesex
First Year Phased-in Development Charge Schedule (2023\$) – 80% of the Calculated Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq.ft. of Gross Floor Area)	Large Industrial (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,410	1,006	960	606	521	0.51	0.51
Fire Protection Services	1,299	927	884	558	479	0.46	0.46
Parks and Recreation Services	558	398	380	240	206	0.06	0.06
Growth Studies	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	3,267	2,331	2,224	1,404	1,206	1.03	1.03
Urban Services							
Wastewater Treatment	12,538	8,945	8,537	5,381	4,628	4.68	12.35
Wastewater Sewers	1,577	1,125	1,074	677	582	0.59	0.59
Water Storage	4,067	2,902	2,770	1,746	1,502	1.52	1.52
Water Distribution	1,444	1,030	983	619	533	0.54	0.54
Total Urban Services	19,625	14,001	13,363	8,422	7,245	7.33	15.00
GRAND TOTAL RURAL AREA	3,267	2,331	2,224	1,404	1,206	1.03	1.03
GRAND TOTAL - URBAN	22,892	16,332	15,587	9,826	8,451	8.36	16.03



Chapter 5

Updates to the D.C. By-law



5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended. Below are the changes to the amending by-law.

With respect to exemptions, the following will be included as per Bill 23:

- Exemption for additional residential units in existing rental residential buildings;
- Exemption for additional residential units in existing and new residential buildings;
- Affordable Rental Units;
- Affordable Owned Units;
- Attainable Units;
- Inclusionary Zoning Units; and
- Non-Profit Housing Developments.

Also included in the amending by-law are updates that relate to:

- Mandatory Phase-in of a D.C.;
- Rental Housing Discount;
- Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications; and
- Added and refined definitions to account for the changes above.



Chapter 6

Updates to the D.C. By-law



6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated October 6, 2023, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated October 6, 2023”;

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

“Approve the Amending Development Charge By-law as set out in Appendix C, as amended (if applicable)”.



Appendix A

Existing Policies under By-law 041 of 2022



Appendix A: Existing Policies under By-law 041 of 2022

The following subsections set out the rules governing the calculation, payment and collection of D.C.s as provided in By-law 041 of 2022 as amended, in accordance with the D.C.A.

Development Charges Imposed

Subject to subsection (3.4), development charges shall be calculated and collected in accordance with the provisions of the by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires:

- 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 section 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*;
- g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

Calculation of Development Charges

The development charge with respect to the uses of any land, building or structure shall be calculated as follows:

- a) The development charges described in the by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unity accessory to a non-residential use and, in the case of a mixed-use building or



structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

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

Rules with Respect to Redevelopment

Despite any other provisions of the 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 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 3.9 and of the 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
- b) in the case of a non-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 and of the by-law 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.

Exemptions

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

- a) and Municipality or a “local board” thereof;



- b) a “Board of Education”;
- c) the Corporation of the County of Middlesex or a local board thereof;
- d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post secondary education; and
- e) Vacant lots within Ailsa Craig, Nairn and Petty which have paid a capital charge for sanitary services under the D.C.A. or Municipal Act.

Rules with Respect to an Industrial Expansion Exemption

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

- (i) Subject to subsection 3.6 (c), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
 - 1. The gross floor area of the existing industrial building, or
 - 2. The gross floor area of the existing industrial building before the first enlargement for which:
 - a) An exemption from the payment of development charges was granted, or
 - b) A lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect of the enlargement is zero;
- (ii) Subject to subsection 3.6 (c), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:
 - 1. The gross floor area of the existing industrial building, or



2. The gross floor area of the existing industrial building before the first enlargement for which:
 - a) An exemption from the payment of development charges was granted, or
 - b) A lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection, the amount of the development charge in respect to the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

 1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 2. Divide the amount determined under subsection (A) by the amount of the enlargement;
- (iii) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 3.6 (b), the cumulative gross floor area of any previous enlargements for which:
 1. An exemption from the payment of development charges was granted, or
 2. A lesser development charge would otherwise be payable under this by-law, or predecessor thereof, was paid, pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.
- (iv) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.



Indexing

Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2023, and on each January 1 annually thereafter, in accordance with the prescribed index in the Act.

Timing of Calculation and Payment

Development charges imposed under this section are calculated, payable, and collected upon issuance of the first building permit for the development.



Appendix B

Service Standards



Table B-1
Summary of Service Standards as per the Development Charges Act, 1997, as amended
For Services Revised in this 2023 Update Study

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$82,857.73	0.0720	km of roadways	1,150,802	per km	93,463,519
	Services Related to a Highway - Bridges, Culverts & Structures	\$31,637.60	0.0126	Number of Bridges, Culverts & Structures	2,510,921	per item	35,687,213
	Services Related to a Highway - Sidewalks and Active Transportation	\$493.00	0.0037	km of sidewalks and active transportation	133,243	per km	556,104
	Services Related to a Highway - Streetlights	\$165.53	0.1080	No. of Streetlights	1,533	per signal	186,718
	Services Related to a Highway - Facilities	\$1,212.81	4.3493	sq.ft. of building area	279	per sq.ft.	1,368,050
	Services Related to a Highway - Vehicles & Equipment	\$666.82	0.0039	No. of vehicles and equipment	170,979	per vehicle	752,173
Fire Protection	Fire Protection Services - Facilities	\$387.45	0.9415	sq.ft. of building area	412	per sq.ft.	437,044
	Fire Protection Services - Vehicles & Equipment	\$494.15	0.0010	No. of vehicles	494,150	per vehicle	557,401
	Fire Protection Services - Small Equipment and Gear	\$95.84	0.0120	No. of equipment and gear	7,987	per item	108,108
Parks & Recreation	Parkland Development	\$409.18	0.0131	Acres of Parkland	31,235	per acre	197,634
	Parkland Amenities	\$835.60	0.0066	No. of parkland amenities	126,606	per amenity	403,595
	Parkland Trails	\$8.62	0.4503	Linear Metres of Paths and Trails	19	per linear m	4,163
	Recreation Facilities	\$4,458.30	11.8267	sq.ft. of building area	377	per sq.ft.	2,153,359
	Parks & Recreation Vehicles and Equipment	\$44.32	0.0017	No. of vehicles and equipment	26,071	per vehicle	21,407



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Bld'g Value (\$/sq.ft.)
Parkhill Fire Hall	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	\$350
Ailsa Craig Fire Hall	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,800	2,800	2,800	2,800	2,800	\$350
Total	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	6,500	6,500	6,500	6,500	6,500	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.8803	0.8788	0.8776	0.8862	0.8931	0.9010	0.9095	0.9200	0.9288	0.9290	1.0235	1.0264	1.0278	1.0306	1.0092

15 Year Average	2008-2022
Quantity Standard	0.9415
Quality Standard	\$412
Service Standard	\$387

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$387
Eligible Amount	\$437,044



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/Vehicle)
Tanker	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	\$490,000
Pumper/Tanker	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$620,000
Engine	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$620,000
Rescue	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$460,000
Pick-Up Truck	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$50,000
Total	6	6	6	6	6	6	6	6	7	7	7	7	7	7	7	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011	0.0011

15 Year Average	2008-2022
Quantity Standard	0.0010
Quality Standard	\$494,150
Service Standard	\$494

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$494
Eligible Amount	\$557,401



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/item)
SCBA	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$9,200
Bunker Gear	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	\$5,800
Thermal Imaging Camera	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$12,200
Rescue Tools (Cutter, Spreader, Ram)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$45,900
Total	77	77	77	77	77	77	77	77	78	78	78	78	78	78	78	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0115	0.0115	0.0115	0.0116	0.0117	0.0118	0.0119	0.0120	0.0123	0.0123	0.0123	0.0123	0.0123	0.0124	0.0121

15 Year Average	2008-2022
Quantity Standard	0.0120
Quality Standard	\$7,987
Service Standard	\$96

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$96
Eligible Amount	\$108,108



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/km)
Urban Paved	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	19.6	\$2,340,000
Semi-urban Paved	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	78.4	\$2,130,000
Gravel	369.0	369.0	369.0	369	369.0	369.0	369.0	369.0	369.0	369.0	369.0	369.0	369.0	369.0	369.0	\$877,000
Total	467	467	467	467	467.0	467.0	467.0	467.0	467.0	467.0	467.0	467.0	467.0	467.0	467.0	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0697	0.0696	0.0695	0.0701	0.0707	0.0713	0.0720	0.0728	0.0735	0.0735	0.0735	0.0737	0.0738	0.0740	0.0725

15 Year Average	2008-2022
Quantity Standard	0.0720
Quality Standard	\$1,150,802
Service Standard	\$82,858

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$82,858
Eligible Amount	\$93,463,519



**Municipality of North Middlesex
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/item)
Bridges	39	39	39	39	39	39	39	39	39	39	38	38	38	38	38	\$4,950,000
Culverts	43	43	43	43	43	43	43	43	43	43	44	44	44	44	44	\$311,000
Total	82	82	82	82	82	82	82	82	82	82	82	82	82	82	82	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0122	0.0122	0.0122	0.0123	0.0124	0.0125	0.0126	0.0128	0.0129	0.0129	0.0129	0.0129	0.0130	0.0130	0.0127

15 Year Average	2008-2022
Quantity Standard	0.0126
Quality Standard	\$2,510,921
Service Standard	\$31,638

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$31,638
Eligible Amount	\$35,687,213



**Municipality of North Middlesex
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: km of sidewalks and active transportation

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2021	2023 Value (\$/km)
Sidewalks	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$133,000
Total	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0036	0.0036	0.0036	0.0036	0.0036	0.0037	0.0037	0.0037	0.0038	0.0038	0.0038	0.0038	0.0038	0.0038	0.0037

15 Year Average	2008-2022
Quantity Standard	0.0037
Quality Standard	\$133,243
Service Standard	\$493

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$493
Eligible Amount	\$556,104



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/item)
Ailsa Craig	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	\$1,530
Parkhill	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	\$1,530
Nairn	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$1,530
Total	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.1044	0.1043	0.1041	0.1051	0.1060	0.1069	0.1079	0.1092	0.1102	0.1102	0.1102	0.1105	0.1107	0.1110	0.1087

15 Year Average	2008-2022
Quantity Standard	0.1080
Quality Standard	\$1,533
Service Standard	\$166

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$166
Eligible Amount	\$186,718



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lieury Shop	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$271	\$306
Lieury Salt Dome	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	8,200	\$217	\$224
Parkhill Shop	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$255	\$288
McGillivray Shop	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$271	\$306
Ailsa Craig Shop	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$255	\$288
Total	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200	28,200		

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	4.2077	4.2002	4.1946	4.2355	4.2688	4.3067	4.3472	4.3973	4.4395	4.4402	4.4402	4.4529	4.4592	4.4712	4.3782

15 Year Average	2008-2022
Quantity Standard	4.3493
Quality Standard	\$279
Service Standard	\$1,213

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$1,213
Eligible Amount	\$1,368,050



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/Vehicle)
Plow and Sanding Truck	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$275,000
F250 Pick up	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$41,000
Rubber Tire Back Hoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$179,000
Cat/Heavy Duty Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$255,000
Trackless	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$92,000
John Deere 6200 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$128,000
Ford Boom Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,000
Roadside Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
EZ Load Tag Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,000
John Deere 6130M Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$204,000
Grader	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$383,000
Vermeer Chipper	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$82,000
Kubota Cab Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,000
Doosan Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$184,000
21' Diamond Boom Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,000
Rotary Tiller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Total	25	25	25	25	25	25	25	25	25	25	25	26	26	26	26	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0037	0.0037	0.0037	0.0038	0.0038	0.0038	0.0039	0.0039	0.0039	0.0039	0.0039	0.0041	0.0041	0.0041	0.0040

15 Year Average	2008-2022
Quantity Standard	0.0039
Quality Standard	\$170,979
Service Standard	\$667

D.C. Amount (before deductions)	20 Year
Forecast Population	1,128
\$ per Capita	\$667
Eligible Amount	\$752,173



**Municipality of North Middlesex
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/Acre)
Passive Park	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	\$3,100
Active Park	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52	\$49,000
Total	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0126	0.0126	0.0126	0.0127	0.0129	0.0130	0.0131	0.0133	0.0134	0.0134	0.0134	0.0134	0.0134	0.0135	0.0132

15 Year Average	2008-2022
Quantity Standard	0.0131
Quality Standard	\$31,235
Service Standard	\$409

D.C. Amount (before deductions)	10 Year
Forecast Population	483
\$ per Capita	\$409
Eligible Amount	\$197,634



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/item)
Playgrounds	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$77,000
Baseball Diamonds (Lit)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$357,000
Soccer Fields - Full Size - Unlit	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$112,000
Soccer Fields - Youth Size - Unlit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$51,000
Skate Parks	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$204,000
Tennis Court	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$66,000
Beach Volleyball Court	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,000
Splash Pads	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	\$255,000
Stand Alone Pavilion	4	4	4	4	4	4	4	3	3	3	3	3	3	3	3	\$153,000
Stand Alone Outdoor Washrooms	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	\$122,000
Ball Hockey/Basketball Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,000
Pavilion with Washrooms	3	3	3	3	3	3	3	4	4	4	4	4	4	4	4	\$224,000
Bleachers	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$7,000
Total	42	42	42	42	42	42	43	43	43	43	43	43	44	44	44	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0063	0.0063	0.0062	0.0063	0.0064	0.0064	0.0066	0.0067	0.0068	0.0068	0.0068	0.0068	0.0070	0.0070	0.0068

15 Year Average	2008-2022
Quantity Standard	0.0066
Quality Standard	\$126,606
Service Standard	\$836

D.C. Amount (before deductions)	10 Year
Forecast Population	483
\$ per Capita	\$836
Eligible Amount	\$403,595



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/ Linear Metre)
Lions Park Trails	920	920	920	920	920	920	920	920	920	920	920	920	920	920	920	\$19
Parkhill Rail Trail	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$19
Total	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	2,920	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.4357	0.4349	0.4343	0.4386	0.4420	0.4459	0.4501	0.4553	0.4597	0.4598	0.4598	0.4611	0.4617	0.4630	0.4533

15 Year Average	2008-2022
Quantity Standard	0.4503
Quality Standard	\$19
Service Standard	\$9

D.C. Amount (before deductions)	10 Year
Forecast Population	483
\$ per Capita	\$9
Eligible Amount	\$4,163



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Middlesex Fitness Centre	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	\$275	\$311
North Middlesex Arena	30,000	30,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	\$398	\$446
Ailsa Craig Recreation Centre	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	\$281	\$316
North Middlesex Community Centre	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	\$281	\$316
Parkhill Leisure Club	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	\$230	\$260
West Williams Community Centre	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$224	\$255
Total	67,100	67,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100	78,100		

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	10.0119	9.9940	11.6168	11.7302	11.8226	11.9273	12.0395	12.1784	12.2953	12.2973	12.2973	12.3322	12.3498	12.3831	12.1254

15 Year Average	2008-2022
Quantity Standard	11.8267
Quality Standard	\$377
Service Standard	\$4,458

D.C. Amount (before deductions)	10 Year
Forecast Population	483
\$ per Capita	\$4,458
Eligible Amount	\$2,153,359



**Municipality of North Middlesex
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Value (\$/Vehicle)
Olympia	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,000
Pickup Trucks	2	2	2	2	2	2	2	3	3	3	3	3	4	4	4	\$40,800
Floor Scrubber (Self-Propelled)	-	-	-	-	-	-	-	1	2	3	3	3	3	3	3	\$8,700
Genie Boom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,200
72" Gas Zero Turn	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$13,800
54" Gas Zero Turn	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$8,200
Olympia Ice Edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,100
Total	9	9	9	9	9	9	9	11	12	13	13	13	14	14	14	

Population	6,702	6,714	6,723	6,658	6,606	6,548	6,487	6,413	6,352	6,351	6,351	6,333	6,324	6,307	6,441
Per Capita Standard	0.0013	0.0013	0.0013	0.0014	0.0014	0.0014	0.0014	0.0017	0.0019	0.0020	0.0020	0.0021	0.0022	0.0022	0.0022

15 Year Average	2008-2022
Quantity Standard	0.0017
Quality Standard	\$26,071
Service Standard	\$44

D.C. Amount (before deductions)	10 Year
Forecast Population	483
\$ per Capita	\$44
Eligible Amount	\$21,407



Appendix C

Draft Amending Development Charge By-law



Municipality of North Middlesex

By-law Number _____

Being a By-law of the Municipality of North Middlesex to Amend By-law 041 of 2022 Respecting Development Charges

Whereas the Municipality of North Middlesex (the “Municipality”) enacted By-law 041 of 2022 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass By-laws for the imposition of development charges against land;

And Whereas the Municipality has undertaken a study pursuant to the Act which has provided updated Schedules to By-law 041 of 2022;

And Whereas the Council of the Municipality of North Middlesex (“Council”) has before it a report entitled “Municipality of North Middlesex 2023 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated October 6, 2023 (the “update study”);

And Whereas the update study and proposed amending By-law were made available to the public on October 6, 2023 and Council gave notice to the public pursuant to Section 12 of the Act.

And Whereas Council, on November 1, 2023 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE Council hereby enacts as follows:

1. By-law 041 of 2022 is hereby amended as follows:

A. Add the following definitions to Section 1.1:

- a. “affordable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- b. “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;



- c. “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;
 - d. “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;
- B. Refine the definition of “capital costs” to remove item e): “to undertake studies in connection with any of the matters referred to in clauses (a) to (d)”
- C. Revise section 2.1 to remove item (e) Growth Studies
- D. Delete the current Section 3.5 and replace it with the following:

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 additional dwelling units equal to the greater of one dwelling unit or one percent of the existing dwelling units is existing rental housing or a prescribed ancillary residential dwelling structure to the existing residential building;
- c) notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:
 - i. a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or row dwelling cumulatively contain no more than one residential unit.



- ii. A third residential unit in an existing detached house, semi-detached house or row dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
 - iii. One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or row dwelling on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- d) notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in new residential buildings:
- i. a second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or row dwelling cumulatively will contain no more than one residential unit.
 - ii. a third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.
 - iii. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.



- e) The exemption to development charges 3.5 above shall only apply to the first instance of intensification in an existing or new dwelling.
 - f) Subject to 3.5 (e) above, any exemption under 3.5 above shall apply to the smallest dwelling unit, as determined by applicable rates under this By-law.
- E. Delete section 3.8 and replace with the following:

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

- (a) For vacant lots within the Ailsa Craig, Nairn and Petty area which have paid a capital charge for sanitary services under the Development Charges Act, 1997 or Municipal Act, no further development charges for this service are payable.
- (b) Non-profit Housing
- (c) Affordable units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act.

3.8.1 Discounts for Rental Housing (for profit)

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

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

3.8.2 Other Exemptions (upon proclamation)

Once proclamation for required amendments to the Act to allow the following exemptions is received by the Lieutenant Governor, the following shall be exempt from development charges:



- (a) Affordable residential units; or
- (b) Attainable residential units.

F. Delete section 3.12 to 3.16 and replace with the following:

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 equal annual payments commencing with the first instalment payable on the earlier of the date the first occupancy permit is granted or the date of first occupancy, and each subsequent instalment, including interest calculated in accordance with section 26.3 of the Act.

3.14 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 3.9 and 3.10 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest in accordance with section 26.3 of the Act. Where both planning applications apply, development charges under subsections 3.9 and 3.10 shall be calculated on the rates, including interest in accordance with section 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

3.15 Despite sections 3.12 to 3.14, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

G. New Section 3.16 as follows:

Mandatory Phase-in



The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore, the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5.0 of this by-law):

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

H. Schedule “A” is deleted, and the attached Schedule “A” is substituted, therefore.

I. Schedule “B” is deleted, and the attached Schedule “B” is substituted, therefore.

2. This By-law shall come into force and effect at 12:01AM on December 7, 2023.

3. Except as amended by this By-law, all provisions of By-law 041 of 2022 are and shall remain in full force and effect.

By-law read a First, Second and Third time, and passed this 6th day of December, 2023.

Mayor: _____

Clerk: _____



Schedule "A"
To By-law 2X-____

Components of Services and Classes of Services Designated in Subsection 2.1

Municipal-wide D.C.-Eligible Services

Services Related to a Highway

Roads

Public Works Facilities, Vehicles, and Equipment

Fire Protection Services

Fire Facilities

Fire Vehicles

Small Equipment and Gear

Parks and Recreation Services

Parkland Development, Amenities, and Trails

Recreation Facilities

Recreation Vehicles and Equipment

Library Services

Library Facilities

Urban Area D.C.-Eligible Services

Water Services

Storage

Distribution

Wastewater Services

Sewers

Treatment



**SCHEDULE “B”
TO BY-LAW 2X
SCHEDULE OF DEVELOPMENT CHARGES (2022\$)**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq.ft. of Gross Floor Area)	Large Industrial (per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	1,525	1,088	1,038	655	563	0.55	0.55
Fire Protection Services	1,405	1,002	956	603	518	0.50	0.50
Parks and Recreation Services	603	430	411	259	223	0.06	0.06
Growth Studies	-	-	-	-	-	-	-
Total Municipal Wide Services/Class of Services	3,533	2,520	2,405	1,517	1,304	1.11	1.11
Urban Services							
Wastewater Treatment	13,557	9,672	9,231	5,819	5,004	5.06	13.36
Wastewater Sewers	1,705	1,216	1,161	732	629	0.64	0.64
Water Storage	4,398	3,138	2,994	1,888	1,623	1.64	1.64
Water Distribution	1,561	1,114	1,063	670	576	0.58	0.58
Total Urban Services	21,221	15,140	14,449	9,109	7,832	7.92	16.22
GRAND TOTAL RURAL AREA	3,533	2,520	2,405	1,517	1,304	1.11	1.11
GRAND TOTAL - URBAN	24,754	17,660	16,854	10,626	9,136	9.03	17.33