



Watson
& Associates
ECONOMISTS LTD.

Addendum #1 to the May 23, 2019 Development Charges Background Study

County of Brant

July 8, 2019

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

This updated copy has corrected a numerical error on the amended pages of the Addendum #1 to the May 23, 2019 Development Charges Background Study. The correction is related to page (iii) with respect to the referenced non-D.C. amounts in section 7 of the executive summary. The non-D.C. costs of \$145.74 has been revised to \$73.74 million. For the annualized non-D.C. amounts, \$29.15 million has been revised to \$14.75 million. These revised figures are consistent with the calculated non-D.C. costs throughout the remainder of the report.



Table of Contents

	Page
1. Background.....	1
2. Discussion	1
2.1 Refinements to Services Related to a Highway	2
2.2 Refinements to Water Services	3
2.3 Refinements to Wastewater Services	4
2.4 Refinements to Fire Protection Services.....	5
2.5 Refinements to the Local Service Policy.....	5
2.6 Refinements to the D.C. By-law.....	6
2.7 Overall Changes in the D.C. Calculation.....	6
2.8 Changes to the Background Report.....	9
3. Process for the Adoption of the Development Charges By-law	10



Addendum Report to
the May 23, 2019
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the County has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

May 2018 to January 2019 – Data collection, D.C. calculations, and policy work

January 14, 2019 – Council Workshop

May 10, 2019 – Stakeholder Meeting #1

May 23, 2019 – Release of the D.C. Background Study and draft by-law

June 4, 2019 – Stakeholder Meeting #2

June 25, 2019 – Public Meeting of Council

July 8, 2019 – Addendum to the May 23rd report released

July 23, 2019 – Passage of D.C. By-law

The purpose of this addendum report is to provide updates to the May 23, 2019 D.C. Background Study with respect to Services Related to a Highway, Water, and Wastewater, based upon further review by County staff, stakeholders, and outputs from the Paris Servicing Master Plan. In addition, there are minor refinements to Fire Protection Services (project names), Local Service Policy and draft D.C. by-law.

The information contained within this report and the amended D.C. rates were presented at the June 25th public meeting and this report provides additional details for those calculations.

These refinements will form part of the D.C. background study provided prior to by-law adoption.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have resulted in a decrease to the calculated development charges.



2.1 Refinements to Services Related to a Highway

Based on further review of the capital project listing for Services Related to a Highway, by County staff, various refinements to the capital projects have been identified. These refinements include updates to the following projects:

- Project 19-79: New Sidewalk on Silver St. → Rename to Grand River St. N reconstruction and Expansion. This revision combines project 19-81, 19-83, and 19-84 for an updated gross cost of \$30,000,000 (from a combined amount of \$8,577,500). In addition, refinements to the benefit to existing deduction was made to reflect a deduction of \$8,400,000. These adjustments result in an updated net D.C. eligible amount of \$21,600,000.
- Project 19-80: Reconstruction from CN tracks on Dundas St E to Paris Rd and part of Paris Rd (due to san/stm) → Renamed to Reconstruction from CN tracks on Dundas St E to Paris Rd and part of Paris Rd.
- Project 19-82: New Sidewalks (Dundas St. W., Consolidated Dr., Curtis Ave) Paris East → Renamed to New Sidewalks (Dundas St. E., Consolidated Dr., Curtis Ave) Paris East.
- Project 19-89: Reconstruction parts of Race St., Ball St., Hillside Ave, Dundas W. St. (due to new Sanitary/Water) → Renamed to Reconstruction parts of Race St., Ball St., Hillside Ave, Dundas W. St.
- Project 19-95: Falkland Improvements (incl. 2 roundabouts) → Refinements to this project includes the addition of grant funding totalling \$4,150,000 and the benefit to existing has been adjusted to be net of the grant funding amount, equalling \$2,175,000. These adjustments result in an updated net D.C. eligible amount of \$2,175,000.
- Project 19-96: Bishopsgate Road Improvements → Renamed to Bishopsgate Road Improvements and Interchange. This revision combines project 19-97 for a total cost of \$17,050,000. Refinements to this project includes the addition of grant funding totalling \$4,150,000 and the benefit to existing has been adjusted to be net of the grant funding amount, equalling \$3,225,000. These adjustments result in an updated net D.C. eligible amount of \$9,675,000.
- Project 19-98: Watt's Pond Road – Ayr to Brant-Oxford → Renamed to Paris Western Link. This revision combines project 19-99 for a total cost of



\$5,620,000. The benefit to existing has also been combined, equalling \$281,000, for a total D.C. eligible amount of \$5,339,000

- Project 19-100: Intersection Improvements (various) → Based on further review, a 50% benefit to existing has been allocated (previously 0%), totalling \$2,400,000. This adjustment results in an updated D.C. eligible amount of \$2,400,000.

The above refinements result in an overall increase to the calculated development charges for Services Related to a Highway. For single & semi-detached dwellings the D.C. increases from \$7,569 per unit to \$8,155 per unit. For non-residential development, the D.C. increases from \$2.46/sq.ft. to \$2.65/sq.ft.

2.2 Refinements to Water Services

Similar to the refinements identified by County staff to Services Related to a Highway, there are three water projects that require refinements to capital projects identified in the Background Study to be recovered through D.C.s. These refinements include updates to the following projects:

- Project 19-124: Airport additional water storage and supply → A reduction in the gross cost has been identified, resulting in a revised amount of \$8,750,000 (previously \$9,500,000). Subsequently, this reduced the benefit to existing amount to \$875,000 (from \$950,000). This adjustment results in an updated D.C. eligible amount of \$7,875,000.
- Project 19-138: King Edward Street Watermain Upsizing/Upgrade → Hanlon to Rest Acres – An increase in the gross cost has been identified, resulting in a revised amount of \$621,000 (previously \$435,000). Subsequently, this increased the benefit to existing amount to \$62,100 (from \$43,500). This adjustment results in an updated D.C. eligible amount of \$558,900.
- Project 19-140: Watermain upgrades on Main Street (M. Sharpe Res. To Ball/Dundas Street) → An increase in the gross cost has been identified, resulting in a revised amount of \$2,672,000 (previously \$1,725,000). Subsequently, this increased the benefit to existing amount to \$400,800 (from \$258,750). This adjustment results in an updated D.C. eligible amount of \$2,271,200.



The above refinements result in an overall increase to the calculated development charges for Water Services. For single & semi-detached dwellings the D.C. increases from \$7,003 per unit to \$7,028 per unit. For non-residential development, the D.C. increases from \$2.06/sq.ft. to \$2.07/sq.ft.

2.3 Refinements to Wastewater Services

County staff have identified seven wastewater projects that require refinements to the capital projects identified in the Background Study to be recovered through D.C.s. These refinements include updates to the following projects:

- Project 19-144: East Paris Sanitary Pumping Station → A reduction in the gross cost has been identified, resulting in a revised amount of \$720,000 (previously \$1,964,000). Subsequently, this reduced the benefit to existing amount to \$108,000 (from \$294,000). This adjustment results in an updated D.C. eligible amount of \$612,000.
- Project 19-148: Paris Wastewater Treatment Plant Expansion → A reduction in the gross cost has been identified, resulting in a revised amount of \$17,388,000 (previously \$24,324,000). Subsequently, this reduced the benefit to existing amount to \$5,216,400 (from \$7,297,200). This adjustment results in an updated D.C. eligible amount of \$12,171,600.
- Project 19-154: Sanitary PS - Potruff Rd/Bethel Rd → A reduction in the gross cost has been identified, resulting in a revised amount of \$3,032,000 (previously \$3,474,000). Subsequently, this reduced the benefit to existing amount to \$2,577,200 (from \$2,952,900). This adjustment results in an updated D.C. eligible amount of \$454,800.
- Project 19-162: Forcemain for Potruff Rd/Bethel Rd Sanitary PS → A reduction in the gross cost has been identified, resulting in a revised amount of \$1,696,000 (previously \$1,768,000). Subsequently, this reduced the benefit to existing amount to \$169,600 (from \$176,800). This adjustment results in an updated D.C. eligible amount of \$1,526,400.
- Project 19-166: Forceman from East Paris SPS → A reduction in the gross cost has been identified, resulting in a revised amount of \$1,195,000 (previously \$1,238,000). Subsequently, this reduced the benefit to existing amount to \$179,250 (from \$185,700). This adjustment results in an updated D.C. eligible amount of \$1,015,750.



- Project 19-167: Sanitary sewer from East Paris SPS forcemain to Dundas Street East → An increase in the gross cost has been identified, resulting in a revised amount of \$1,368,000 (previously \$1,316,000). Subsequently, this increased the benefit to existing amount to \$205,200 (from \$197,400). This adjustment results in an updated D.C. eligible amount of \$1,162,800.
- Project 19-168: Green Lane Sanitary Sewer → Removed from the capital list.

The above refinements result in an overall decrease to the calculated development charges for Wastewater Services. For single & semi-detached dwellings the D.C. decreases from \$6,465 per unit to \$5,852 per unit. For non-residential development, the D.C. decreases from \$1.92/sq.ft. to \$1.74/sq.ft.

2.4 Refinements to Fire Protection Services

County staff have minor revisions to three project descriptions for fire facilities. They are as follows:

- Project 19-104: Renovate Fire Hall Onondaga – Engineering → Renamed to Reconstruction/Expansion Onondaga Fire Hall.
- Project 19-105: Renovate/Expansion Cainsville Fire Hall – Construction → Renamed to Reconstruction/Expansion Cainsville Fire Hall.
- Project 19-106: Renovate/Expansion Scotland fire hall – Engineering → Renamed to Reconstruction/Expansion Scotland Fire Hall.

The above refinements do not impact the calculated development charges.

2.5 Refinements to the Local Service Policy

The local service policy has been updated to address grammatical inconsistencies and to revise sections that were under the incorrect headings. The sections that have been updated are as follows:

- Section E.1.1 – switch the existing clause in subsection (b) with the existing subsection (d).
- Section E.1.3 – grammatical changes to subsection (c).
- Section E.1.5 – relabel subsections (a) and (b) on page E-5 to (d) and (e) and grammatical changes to new subsection (d).



- Section E.3.2 – grammatical changes to subsection (a).
- Section E.3.3 – grammatical changes to subsection (a).
- Section E.4.1 – grammatical changes to subsections (a) and (c).

2.6 Refinements to the D.C. By-law

Based on discussions with staff, it was determined that section 9 of the draft by-law be revised to remove the staged payments of D.C.s. The draft by-law has been updated to reflect this.

2.7 Overall Changes in the D.C. Calculation

Based on the changes noted above, the calculated development charge (single/semi-detached unit) has decreased from \$30,042 to \$30,040. Regarding the non-residential charges, the calculated development charge (per sq.ft.) has increased from \$7.24 to \$7.26.

The above changes have been incorporated into the calculations. The summary below outlines the current charges vs. the charges as calculated in the May 23, 2019 D.C. report and the charges calculated in this addendum report.



Residential (Single Detached) Comparison

Service	Current	Calculated May 23, 2019	Calculated June 20, 2019
County-Wide Services:			
Services Related to a Highway	7,074	7,569	8,155
Fire Protection Services	276	1,162	1,162
Police Services	126	180	180
Outdoor Recreation Services	1,224	1,824	1,824
Indoor Recreation Services	1,341	4,228	4,228
Library Services	347	942	942
Administration Engineering Services	297	162	162
Administration Community Services		104	104
Ambulance	3	134	134
Waste Diversion	-	123	123
Total County-Wide Services	10,688	16,428	17,014
Urban Area Services:			
Stormwater Drainage and Control Services	244	146	146
Wastewater Services	6,449	6,465	5,852
Water Services	6,768	7,003	7,028
Total Urban Area Services	13,461	13,614	13,026
Grand Total - County-Wide + Urban Area	24,150	30,042	30,040



Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated May 23, 2019	Calculated June 20, 2019
County-Wide Services:			
Services Related to a Highway	2.41	2.46	2.65
Fire Protection Services	0.09	0.38	0.38
Police Services	0.04	0.06	0.06
Outdoor Recreation Services	0.06	0.06	0.06
Indoor Recreation Services	0.06	0.12	0.12
Library Services	0.01	0.03	0.03
Administration Engineering Services	0.10	0.06	0.06
Administration Community Services	0.10	0.03	0.03
Ambulance	-	0.01	0.01
Waste Diversion	-	0.01	0.01
Total County-Wide Services	2.77	3.22	3.41
Urban Area Services:			
Stormwater Drainage and Control Services	0.09	0.04	0.04
Wastewater Services	1.97	1.92	1.74
Water Services	1.91	2.06	2.07
Total Urban Area Services	3.97	4.02	3.85
Grand Total - County-Wide + Urban Area	6.74	7.24	7.26



2.8 Changes to the Background Report

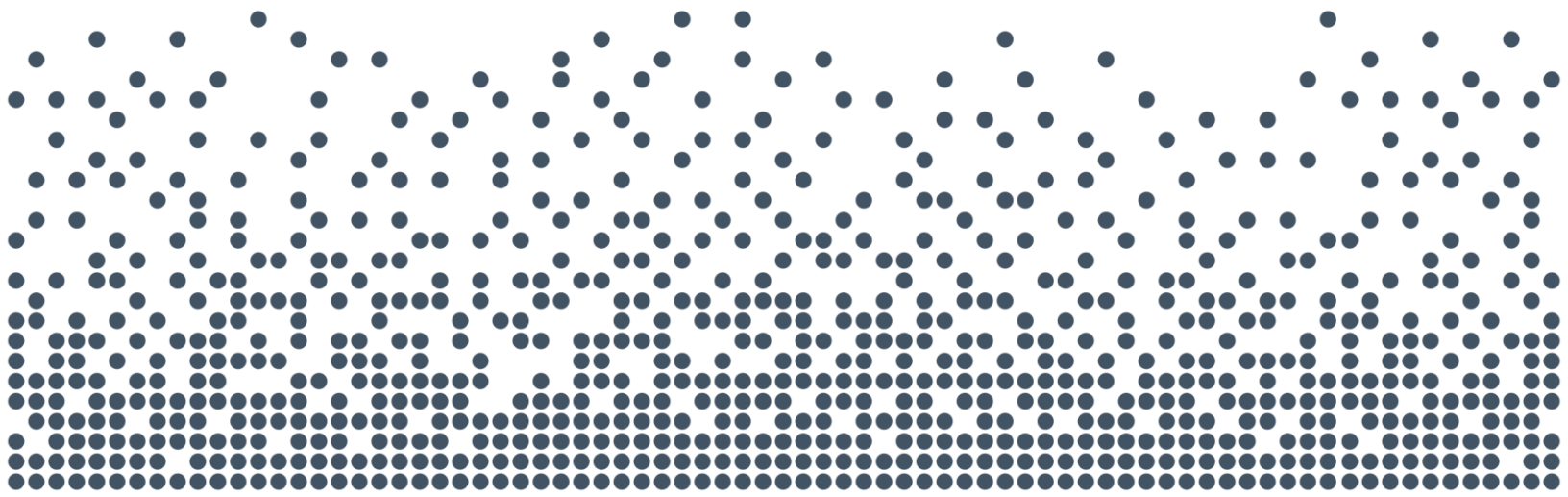
Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES (iii) and (iv)	Updated to write-up and tables regarding the calculated charges.
ES (vi)	Updated Table ES-1, Schedule of Development Charges.
1-2	Revised Figure 1-1 to include the release of this addendum report.
5-20 to 5-23	Updated to reflect refinements to the Services Related to a Highway project listing and costing.
5-29	Updates to reflect the revised project descriptions for Fire Protection Services.
5-30 to 5-32	Updated to reflect refinements to the Water Services project listing and costing.
5-33 to 5-35	Updated to reflect refinements to the Wastewater Services project listing and costing.
6-3 to 6-5	Updated Table 6-1 to reflect the changes to the capital project listings for Wastewater, Water, and Services Related to a Highway.
6-7	Updated Table 6-5 to reflect the changes to the calculations.
6-8	Updated Table 6-6 to reflect the changes to the expenditures over the 5-year life of the by-law.
7-8	Updated section 7.5 to reference the addendum report in the recommendation to approve the background study, as amended
Appendix C	Updated the Long-Term Capital and Operating Cost tables.
Appendix E	Updated the Local Service Policy.
Appendix F	Updated the Asset Management calculations based on the revisions of the capital projects.
Appendix G	Updated timing of D.C. collection and Schedule B of the draft by-law to reflect the updated development charges table.



3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the County's D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this addendum report #1 will be considered for approval by Council.



Amended Pages



5. On April 28, 2015, the County of Brant passed By-law 51-15 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses and will expire on September 1, 2019. The County is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for June 25, 2019 with adoption of the by-law on July 23, 2019.
6. The County's D.C.s currently in effect are \$24,150 for single detached dwelling units for full services and non-residential charges are \$6.74 per sq.ft. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a County-wide basis for all services except water, wastewater, and stormwater services, which are provided for urban development. The corresponding single detached unit charge is \$30,040 for full services. The non-residential charge is \$7.26 per square foot of building area for full services. These rates are submitted to Council for its consideration.
7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-6. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 219,481,209
Less:	
Benefit to existing development	\$ 60,313,830
Post planning period benefit	\$ 9,806,800
Ineligible re: Level of Service	\$ 154,150
Mandatory 10% deduction for certain services	\$ 2,268,735
Grants, subsidies and other contributions	\$ 11,002,030
Net Costs to be recovered from development charges	\$ 135,935,663

This suggest that for the non-D.C. cost (benefit to existing development, mandatory 10% deduction, and the grants, subsidies and other contributions), \$73.74 million (or an annual amount of \$14.75 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$9.81 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.



Based on the above table, the County plans to spend \$219.48 million over the next five years, of which \$135.94 million (62%) is recoverable from D.C.s. Of this net amount, \$98.68 million is recoverable from residential development and \$37.25 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on an urban longer-term (buildout of areas with full services) forecast:

- Stormwater Drainage and Control Services; and
- Wastewater Services.

The following services are calculated based on an urban longer-term (buildout of areas with water only services) forecast:

- Water Services.

The following County-wide services are calculated based on a long-term (2019-2041) forecast;

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

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

- Outdoor Recreation Services;
- Indoor Recreation Services;
- Library Services;
- Ambulance;
- Waste Diversion;
- Administration – Engineering Studies; and
- Administration – Community Based Studies.



Table ES-1
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assisted Living Facilities	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Services Related to a Highway	8,155	5,253	5,411	3,165	2,897	2.65
Fire Protection Services	1,162	749	771	451	413	0.38
Police Services	180	116	119	70	64	0.06
Outdoor Recreation Services	1,824	1,175	1,210	708	648	0.06
Indoor Recreation Services	4,228	2,724	2,805	1,641	1,502	0.12
Library Services	942	607	625	366	335	0.03
Administration Engineering Services	162	104	107	63	58	0.06
Administration Community Services	104	67	69	40	37	0.03
Ambulance	134	86	89	52	48	0.01
Waste Diversion	123	79	82	48	44	0.01
Total County-Wide Services	17,014	10,960	11,288	6,604	6,046	3.41
Urban Services						
Stormwater Drainage and Control Services	146	94	97	57	52	0.04
Wastewater Services	5,852	3,770	3,883	2,271	2,079	1.74
Water Services	7,028	4,527	4,663	2,728	2,496	2.07
Total Urban Services	13,026	8,391	8,643	5,056	4,627	3.85
Grand Total County-Wide	17,014	10,960	11,288	6,604	6,046	3.41
Grand Total County-Wide + Urban Services	30,040	19,351	19,931	11,660	10,673	7.26



input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications 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 May 23, 2019.

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

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

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

Figure 1-1
Schedule of Key D.C. Process Dates for the County of Brant

1. Data collection, staff review, engineering work, D.C. calculations and policy work	May 2018 to January 2019
2. Council Workshop	January 14, 2019
3. Stakeholder meetings	May 10, 2019 and June 4, 2019
4. Background study and proposed by-law available to public	May 23, 2019
5. Public meeting advertisement placed in newspaper(s)	No later than June 4, 2019
6. Public meeting of Council	June 25, 2019
7. Addendum Report	July 8, 2019
8. Council considers adoption of background study and passage of by-law	July 23, 2019
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



5.3 Service Levels and Long-Term (2019-2041) Capital Costs for Brant's D.C. Calculation

This section evaluates the development-related capital requirements for those services with long-term (2019-2041) capital costs.

5.3.1 Services Related to a Highway

5.3.1.1 Roads and Related

Brant owns and maintains 1,052 km of urban, semi-urban, and rural roads. This provides an average level of investment of \$44,294 per capita, resulting in a D.C.-eligible recovery amount of \$755.97 million over the 2041 forecast period.

With respect to future needs, the identified services related to highway – roads program was reviewed with staff and totals \$99,941,600. The capital projects include various road works, intersection improvements, sidewalks, traffic control, and other road related projects. In addition, the recovery of the reserve balance deficit of \$1,783,392 has also been included, for a total gross cost of \$101,724,992. A deduction for existing benefit of \$19,846,430 has been made, along with a deduction of \$900,000 for works that are assumed to have a contribution from the City of Brantford and \$8,300,000 from other grant funding. Therefore, the net D.C. eligible amount of \$72,678,562 is to be recovered over the long-term forecast period (2019-2041).

5.3.1.2 Public Works - Facilities

The County's public works staff operate out of 84,584 sq.ft. of facility space. Based on the historical 10-year average level of service of \$191 per capita, the total D.C.-eligible amount for public works facilities is \$3,262,528.

Based on the growth forecast to 2041, the County has identified the need to expand the existing works buildings, totalling \$1,000,000. After an adjustment to recognize the benefit to existing development of \$250,000, the net D.C. amount being included is \$750,000.



Infrastructure Costs Covered in the D.C. Calculation

County of Brant
Service: Roads

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2041	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
19-76	Hwy 24 & German School Rd. traffic control	2019	258,000	-		258,000	38,700		219,300	146,931	72,369
19-77	Main St. N & Andrew Intersection Improvements	2020	71,600	-		71,600	10,740	-	60,860	40,776	20,084
19-78	Other Growth-related Components of General Projects	2021-2023	1,591,200	-		1,591,200	-		1,591,200	1,066,104	525,096
19-79	Grand River St. N Reconstruction and Expansion	2019-2022	30,000,000	-		30,000,000	8,400,000		21,600,000	14,472,000	7,128,000
19-80	Reconstruction from CN tracks on Dundas St E to Paris Rd and part of Paris Rd	2023	3,650,000	-		3,650,000	730,000		2,920,000	1,956,400	963,600
19-82	New Sidewalks (Dundas St. E., Consolidated Dr., Curtis Ave) Paris East	2019	104,000	-		104,000	26,000		78,000	52,260	25,740
19-85	New Sidewalk on Rest Acres Rd. from King Edward St. to Cobblestone Dr.	2019	270,000	-		270,000	27,000		243,000	162,810	80,190
19-86	Interchange Improvements Highway 24	2019-2020	2,408,100	-		2,408,100	240,810		2,167,290	1,452,084	715,206
19-87	Traffic Control on Rest Acres Rd. SW Paris	2021	1,857,600	-		1,857,600	185,760		1,671,840	1,120,133	551,707
19-88	Traffic Control on Rest Acres Rd. SW Paris	2023	1,857,600	-		1,857,600	185,760		1,671,840	1,120,133	551,707
19-89	Reconstruction parts of Race St., Ball St., Hillside Ave, Dundas W. St.	2021	1,003,100	-		1,003,100	200,620		802,480	537,662	264,818



Infrastructure Costs Covered in the D.C. Calculation

County of Brant
Service: Roads

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2041	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
19-90	Rest Acres Road Widening SW Paris Phase 2	2021	17,200,400	-		17,200,400	1,720,040		15,480,360	10,371,841	5,108,519
19-91	St. George Traffic Study	2020	100,000	-		100,000	-		100,000	67,000	33,000
19-92	Cainsville Traffic Study	2020	100,000	-		100,000	-		100,000	67,000	33,000
19-93	Road Improvements Cainsville	2025	2,500,000	-		2,500,000	-		2,500,000	1,675,000	825,000
19-94	Intersection improvements at Forced Road and Colborne Street West	2022	1,000,000	-		1,000,000	-	900,000	100,000	67,000	33,000
19-95	Falkland Improvements (incl. 2 roundabouts)	2023	8,500,000	-		8,500,000	2,175,000	4,150,000	2,175,000	1,457,250	717,750
19-96	Bishopsgate Road Improvements and Interchange	2023-2025+	17,050,000	-		17,050,000	3,225,000	4,150,000	9,675,000	6,482,250	3,192,750
19-98	Paris Western Link	2022-2023	5,620,000	-		5,620,000	281,000		5,339,000	3,577,130	1,761,870
19-100	Intersection Improvements (various)	2020-2030	4,800,000	-		4,800,000	2,400,000		2,400,000	1,608,000	792,000
	Reserve Fund Adjustment	Reserve	1,783,392	-		1,783,392	-		1,783,392	1,194,873	588,519
	Total		101,724,992	-	-	101,724,992	19,846,430	9,200,000	72,678,562	48,694,636	23,983,925



Infrastructure Costs Covered in the D.C. Calculation

County of Brant
Service: Fire Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2041	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
	Facilities										
19-104	Reconstruction/Expansion Onondaga Fire Hall	2019-2025	2,158,500	-		2,158,500	1,618,875		539,625	361,549	178,076
19-105	Reconstruction/Expansion Cainsville Fire Hall	2019-2025	1,930,000	-		1,930,000	482,500		1,447,500	969,825	477,675
19-106	Reconstruction/Expansion Scotland Fire hall	2019-2025	2,045,800	-		2,045,800	1,534,350		511,450	342,672	168,779
19-107	Two (2) New Fire Stations (Paris North and Paris South)	2023-2027	8,000,000	-		8,000,000	4,000,000		4,000,000	2,680,000	1,320,000
19-108	Renovation/Expansion of Airport Fire Station	2023-2027	2,500,000	-		2,500,000	1,250,000		1,250,000	837,500	412,500
	Vehicles										
19-109	Aerial - Cainsville	2028	1,400,000	-		1,400,000	-		1,400,000	938,000	462,000
19-110	Fire Administration Van	2022	40,000	-		40,000	-		40,000	26,800	13,200
19-111	Passenger Van / Light Rescue	2023	160,000	-		160,000	-		160,000	107,200	52,800
19-112	Pumper	2023	600,000	-		600,000	-		600,000	402,000	198,000
19-113	Tanker	2023	400,000	-		400,000	-		400,000	268,000	132,000
	Equipment										
19-114	Provision for Additional Equipment	2022-2031	150,000	-		150,000	-		150,000	100,500	49,500
	Reserve Fund Balance	Reserve	48,723	-		48,723	-		48,723	32,644	16,078
	Total		19,433,023	-	-	19,433,023	8,885,725	-	10,547,298	7,066,689	3,480,608



5.4 Service Levels and Urban Longer-Term (buildout) Capital Costs for Brant's D.C. Calculation

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

5.4.1 Water Services

For water services, the capital program identified by the County includes updated carryover projects from the 2014 D.C. study, projects identified from the Paris Servicing Master Plan, and other projects identified by staff (e.g. new water sources, watermain expansions and upgrades, equipment, etc.). The gross cost of these capital works is \$88,397,264. Of this amount, \$5,317,264 is related to the recovery of debentures for the Gilbert Well and Bethel Well Supply (principal and discounted interest). In addition, the recovery of the existing reserve fund deficit of \$7,151,162 has also been included, for a grand total of \$95,548,425. Deductions resulting from the benefit to existing development totalling \$10,844,030 have been made. Therefore, the net growth-related cost of \$84,704,395 has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the urban longer-term (buildout of areas with water services only) forecast period. This split results in an 67% allocation to residential and a 33% allocation to non-residential.



Infrastructure Costs Covered in the D.C. Calculation

County of Brant
Service: Water Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout (Water Only)	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
19-115	Upgrade Parkhill Water Pumping Station Paris East	2022	782,300	-		782,300	78,230		704,070	471,727	232,343
19-116	Upgrade watermain Grand River St. North (Paris Links Road to Woodslee Ave.)	2023	2,448,000	-		2,448,000	856,800		1,591,200	1,066,104	525,096
19-117	Additional Water source for Paris	2028	15,000,000	-		15,000,000	-		15,000,000	10,050,000	4,950,000
19-118	Gilbert Well Field: Revised Pricing in "Increase Permit to Take Water"	2020	100,000	-		100,000	10,000		90,000	60,300	29,700
19-119	Gilbert Well Field Debenture (Principal)	2019-2031	3,141,134	-		3,141,134	-		3,141,134	2,104,560	1,036,574
19-120	Gilbert Well Field Debenture (Discounted Interest)	2019-2031	543,892	-		543,892	-		543,892	364,407	179,484
19-121	Bethel Well Supply and Elevated Storage Paris Zone 1 Debt (Principal)	2019-2037	1,419,939	-		1,419,939	-		1,419,939	951,359	468,580
19-122	Bethel Well Supply and Elevated Storage Paris Zone 1 Debt (Discounted Interest)	2019-2037	212,299	-		212,299	-		212,299	142,240	70,059
	St George										
19-123	New source of water / increase PTTW for existing wells, St. George	2022	8,629,000	-		8,629,000	862,900		7,766,100	5,203,287	2,562,813
	Other										
19-124	Airport additional water storage and supply	2019	8,750,000	-		8,750,000	875,000		7,875,000	5,276,250	2,598,750
19-125	King Edward Street Watermain Upsizing/Upgrade - Rest Acres Road to Misner Road	2019	1,140,000	-		1,140,000	171,000		969,000	649,230	319,770
19-126	Cainsville Watermain and Trunk Watermain	2021	7,700,000	-		7,700,000	2,926,000		4,774,000	3,198,580	1,575,420
19-127	Equipment for New Staff	2020	50,000	-		50,000	-		50,000	33,500	16,500
19-128	Water Hydraulic Model Update	2023	50,000	-		50,000	-		50,000	33,500	16,500
19-129	Underground Micro Tunneling Crossing by Nith River/Lions Park Foot Bridge	2019	75,700	-		75,700	-		75,700	50,719	24,981



Infrastructure Costs Covered in the D.C. Calculation

County of Brant
Service: Water Services

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout (Water Only)	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
19-130	Upsize Baird/Broadway/Mechanic Street and Nith Crossing	2023	4,306,000	-		4,306,000	645,900		3,660,100	2,452,267	1,207,833
19-131	Upgrades Woodslee from Grand River Street to Oak	2022	2,038,000	-		2,038,000	305,700		1,732,300	1,160,641	571,659
19-132	Bethel Road Extension to 150m East of Rest Acres	2019	535,000	-		535,000	-		535,000	358,450	176,550
19-133	Bethel Road Extension from 150m East of Rest Acres to Potruff	2025+	638,000	-		638,000	-		638,000	427,460	210,540
19-134	Upgrades Grand River Street North from Paris Links Road to PRV	2025+	1,560,000	-		1,560,000	234,000		1,326,000	888,420	437,580
19-135	Upgrades Grand River Street North from PRV to William Street	2025+	3,585,000	-		3,585,000	537,750		3,047,250	2,041,658	1,005,593
19-136	Upgrades Grand River Street North from William Street to Dundas Street/Ball	2025+	4,828,000	-		4,828,000	724,200		4,103,800	2,749,546	1,354,254
19-137	Green Lane Watermain from Dundas East to 370m south of East River Rd	2025+	1,954,000	-		1,954,000	195,400		1,758,600	1,178,262	580,338
19-138	King Edward Street Watermain Upsizing/Upgrade - Hanlon to Rest Acres	2025+	621,000	-		621,000	62,100		558,900	374,463	184,437
19-139	403 Crossing (Potruff Road Area)	2025+	2,563,000	-		2,563,000	-		2,563,000	1,717,210	845,790
19-140	Watermain upgrades on Main Street (M. Sharpe Res. To Ball/Dundas Street)	2025+	2,672,000	-		2,672,000	400,800		2,271,200	1,521,704	749,496
19-141	Watermain upgrades on Main Street (M. Sharpe Res. To King Edward)	2025+	990,000	-		990,000	148,500		841,500	563,805	277,695
19-142	Other Trunk Main Upgrades (exact details depend on Brantford or North Paris Source)	2025+	12,065,000	-		12,065,000	1,809,750		10,255,250	6,871,018	3,384,233
	Reserve Fund Adjustment	Reserve	7,151,162	-		7,151,162	-		7,151,162	4,791,278	2,359,883
	Total		95,548,425	-	-	95,548,425	10,844,030	-	84,704,395	56,751,945	27,952,450



5.4.2 Wastewater Services

Similar to water services, the wastewater services capital program identified by the County includes updated carryover projects from the 2014 D.C. study, projects identified from the Paris Servicing Master Plan, and other projects identified by staff (e.g. new treatment plant expansions, wastewater sewer expansions and upgrades, forcemains, pumping stations, etc.). The gross cost of these capital works is \$80,393,971. Of this amount, \$1,498,971 is related to the recovery of debentures (principal and discounted interest) for the Willow St. Sanitary Pumping Station and Airport sewage treatment. In addition, the recovery of the existing reserve fund deficit of \$4,936,884 has also been included, for a grand total of \$85,330,855. Deductions resulting from the benefit to existing development totalling \$19,326,000, as well as a developer contribution of \$351,000 have been made. Therefore, the net growth-related cost of \$65,653,855 has been included in the D.C. calculations.

The growth-related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the urban longer-term (buildout of areas with full services) forecast period. This split results in an 71% allocation to residential and a 29% allocation to non-residential.



Infrastructure Costs Covered in the D.C. Calculation

County of Brant

Service: Wastewater Services

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
	2019-Urban Buildout (Full Services)										
19-143	New & upgrades to sanitary sewers on Grand River Street North(Grand River Street North Pumping Station to Hartley Ave)	2022	2,014,000	-		2,014,000	704,900	351,000	958,100	680,251	277,849
19-144	East Paris Sanitary Pumping Station	2022-2028	720,000	-		720,000	108,000		612,000	434,520	177,480
19-145	Willow St. SPS Debenture (Principal)	2019-2030	847,553	-		847,553	-		847,553	601,763	245,790
19-146	Willow St. SPS Debenture (Discounted Interest)	2019-2030	160,529	-		160,529	-		160,529	113,976	46,554
19-147	Upgrades sanitary sewer conveyance (Mile Hill Road Easement to WPCP)	2022	1,215,000	-		1,215,000	182,250		1,032,750	733,253	299,498
19-148	Paris Wastewater Treatment Plant Expansion	2024	17,388,000	-		17,388,000	5,216,400		12,171,600	8,641,836	3,529,764
19-149	St. George Water Pollution Control Plant Expansion	2022	31,600,000	-		31,600,000	6,320,000		25,280,000	17,948,800	7,331,200
19-150	Upgrades sanitary sewer conveyance system St. George	2022	1,600,000	-		1,600,000	240,000		1,360,000	965,600	394,400
19-151	Airport Sewage Treatment debt (Principal)	2019-2027	463,289	-		463,289	-		463,289	328,935	134,354
19-152	Airport Sewage Treatment debt (Discounted Interest)	2019-2027	27,599	-		27,599	-		27,599	19,595	8,004
19-153	Extend Sanitary Collection system in East Paris	2022	1,368,000	-		1,368,000	684,000		684,000	485,640	198,360
19-154	Sanitary PS - Potruff Rd/Bethel Rd	2023	3,032,000	-		3,032,000	2,577,200		454,800	322,908	131,892
19-155	King Edward Street Sanitary Extension (West of Cedar Street)	2019	789,000	-		789,000	-		789,000	560,190	228,810
19-156	Willow Street SPS Upgrades	2023	3,225,000	-		3,225,000	322,500		2,902,500	2,060,775	841,725
19-157	Cainsville Conveyance System Upgrades/Extensions	2021	2,000,000	-		2,000,000	300,000		1,700,000	1,207,000	493,000
19-158	Cainsville SPS and Forcemain	2021	4,800,000	-		4,800,000	720,000		4,080,000	2,896,800	1,183,200



Infrastructure Costs Covered in the D.C. Calculation

County of Brant

Service: Wastewater Services

Project Number	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
	2019-Urban Buildout (Full Services)										
19-159	Wastewater Hydraulic Model Update	2023	50,000	-		50,000	-		50,000	35,500	14,500
19-160	Upgrades sanitary sewer conveyance (Creedance St/Main Street Area)	2021	449,000	-		449,000	44,900		404,100	286,911	117,189
19-161	Upsizing on Race Street from Ball to WPCP	2022	1,100,000	-		1,100,000	110,000		990,000	702,900	287,100
19-162	Forceman for Potruff Rd/Bethel Rd Sanitary PS	2023	1,696,000	-		1,696,000	169,600		1,526,400	1,083,744	442,656
19-163	Decomission Existing Bethel Rd Sanitary PS	2023	367,000	-		367,000	36,700		330,300	234,513	95,787
19-164	Sewer from Existing Business Park SPS to New Business Park SPS	2023	2,283,000	-		2,283,000	1,141,500		1,141,500	810,465	331,035
19-165	King Edward Street Upsizing (Cedar Street to Hanlon)	2021	636,000	-		636,000	63,600		572,400	406,404	165,996
19-166	Forceman from East Paris SPS	2026	1,195,000	-		1,195,000	179,250		1,015,750	721,183	294,568
19-167	Sanitary sewer from East Paris SPS forceman to Dundas Street East	2026	1,368,000	-		1,368,000	205,200		1,162,800	825,588	337,212
	Reserve Fund Adjustment	Reserve	4,936,884	-		4,936,884	-		4,936,884	3,505,188	1,431,696
	Total		85,330,855	-	-	85,330,855	19,326,000	351,000	65,653,855	46,614,237	19,039,618



Table 6-1
 County of Brant
 Development Charge Calculation
 County Wide Urban Services
 Urban Longer-Term (Areas with Full Services)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Stormwater Drainage and Control Services</u>				
1.1 Channels, drainage and ponds	1,160,971	474,199	146	0.04
	1,160,971	474,199	146	0.04
2. <u>Wastewater Services</u>				
2.1 Treatment plants & Sewers	46,614,237	19,039,618	5852	1.74
	46,614,237	19,039,618	5,852	1.74
TOTAL	\$47,775,208	\$19,513,817	\$5,998	1.78
D.C.-Eligible Capital Cost	\$47,775,208	\$19,513,817		
Urban Buildout (Full Services) Gross Population/GFA Growth (sq.ft.)	24,667	10,987,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,937	\$1.78		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.097	\$5,998		
Apartments - 2 Bedrooms +	2.055	\$3,980		
Apartments - Bachelor and 1 Bedroom	1.202	\$2,328		
Multiples	1.995	\$3,864		
Retirement Homes & Assisted Living Facilities	1.100	\$2,130		



Table 6-2
 County of Brant
 Development Charge Calculation
 County Wide Urban Services
 Urban Longer-Term (Water Serviced Areas Only)

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
3. <u>Water Services</u>				
3.1 Treatment, storage and distribution systems	56,751,945	27,952,450	7,028	2.07
	56,751,945	27,952,450	7,028	2.07
TOTAL	\$56,751,945	\$27,952,450	\$7,028	2.07
D.C.-Eligible Capital Cost	\$56,751,945	\$27,952,450		
Urban Buildout (Water Only) Gross Population/GFA Growth (sq.ft.)	25,009	13,524,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,269	\$2.07		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.097	\$7,028		
Apartments - 2 Bedrooms +	2.055	\$4,663		
Apartments - Bachelor and 1 Bedroom	1.202	\$2,728		
Multiples	1.995	\$4,527		
Retirement Homes & Assisted Living Facilities	1.100	\$2,496		



Table 6-3
County of Brant
Development Charge Calculation
County Wide Services
2019-2041

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
4. <u>Services Related to a Highway</u>				
4.1 Roads	48,694,636	23,983,925	8,006	2.60
4.2 Public Works - Facilities	502,500	247,500	83	0.03
4.3 Public Works - Vehicles and Equipment	402,000	198,000	66	0.02
	49,599,136	24,429,425	8,155	2.65
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	7,066,689	3,480,608	1,162	0.38
	7,066,689	3,480,608	1,162	0.38
6. <u>Police Services</u>				
6.1 Police facilities	1,095,900	539,771	180	0.06
	1,095,900	539,771	180	0.06
TOTAL	\$57,761,725	\$28,449,805	\$9,497	\$3.09
D.C.-Eligible Capital Cost	\$57,761,725	\$28,449,805		
2041 Gross Population/GFA Growth (sq.ft.)	18,836	9,203,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,067	\$3.09		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.097	\$9,497		
Apartments - 2 Bedrooms +	2.055	\$6,302		
Apartments - Bachelor and 1 Bedroom	1.202	\$3,686		
Multiples	1.995	\$6,118		
Retirement Homes & Assisted Living Facilities	1.100	\$3,373		



Table 6-5
County of Brant
Development Charge Calculation
Total All Services

	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
Urban-wide Services Build out (Full Services)	\$47,775,208	\$19,513,817	\$5,998	\$1.78
Urban-wide Services Build out (Water Only)	\$56,751,945	\$27,952,450	\$7,028	\$2.07
County-wide Services 2041	57,761,725	28,449,805	9,497	3.09
County-wide Services 10 Year	21,525,149	1,551,574	7,517	0.32
TOTAL	183,814,027	77,467,647	30,040	7.26



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

Service	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction		Residential	Non-Residential
1. Stormwater Drainage and Control Services 1.1 Channels, drainage and ponds	1,200,714	0	44,386	0	0	0	820,993	335,335
2. Wastewater Services 2.1 Treatment plants & Sewers	59,122,464	0	13,648,007	351,000	0	0	32,037,655	13,085,803
3. Water Services 3.1 Treatment, storage and distribution systems	38,450,854	0	6,731,530	0	0	0	21,251,947	10,467,377
4. Services Related to a Highway 4.1 Roads	41,717,055	0	6,413,157	5,050,000	0	0	20,270,111	9,983,786
4.2 Public Works - Facilities	571,429	0	142,857	0	0	0	287,143	141,429
4.3 Public Works - Vehicles and Equipment	600,000	0	0	0	0	0	402,000	198,000
5. Fire Protection Services 5.1 Fire facilities, vehicles & equipment	7,711,643	0	3,646,946	0	0	0	2,723,347	1,341,350
6. Police Services 6.1 Police facilities	11,055,000	0	9,396,750	0	0	442,200	814,754	401,297
7. Outdoor Recreation Services 7.1 Parkland development, amenities & trails	7,117,200	0	1,794,250	0	532,295	0	4,551,122	239,533
8. Indoor Recreation Services 8.1 Recreation facilities	25,392,226	0	8,506,500	0	1,297,270	3,170,800	11,796,773	620,883
8.2 Recreation vehicles and equipment	70,000	0	0	0	7,000	0	59,850	3,150
9. Library Services 9.1 Library facilities	13,100,000	0	6,833,650	0	236,635	3,900,000	2,023,229	106,486
9.2 Library materials	650,000	0	27,000	0	62,300	0	532,665	28,035
10. Administration Engineering Services 10.1 Studies	434,524	0	79,167	0	14,286	0	214,875	126,196
11. Administration Community Services 11.1 Studies	516,500	0	125,330	0	39,117	0	221,793	130,260
12. Ambulance 12.1 Ambulance facilities	10,000,000	0	2,638,300	5,374,000	31,370	1,674,000	254,097	28,233
12.2 Vehicles	311,000	0	0	227,030	8,397	0	68,016	7,557
13. Waste Diversion 13.1 Waste diversion facilities, vehicles, equipment and other	1,460,600	154,150	286,000	0	40,065	619,800	353,373	7,212
Total Expenditures & Revenues	\$219,481,209	\$154,150	\$60,313,830	\$11,002,030	\$2,268,735	\$9,806,800	\$98,683,743	\$37,251,920



funding shortfalls may then potentially encourage the municipality to provide less services to B and C due to reduced revenue.

3. Many services which are provided (roads, parks, recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the County will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on an area specific basis for water, wastewater, and stormwater, while all other services be charged on a uniform County-wide basis.

7.5 Other Recommendations

It is recommended that Council:

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

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

“Continue the D.C. approach to calculate the non-urban charges on a uniform County-wide basis for all services;”

“Continue the D.C. approach of an urban-area charge basis for urban services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated May 23, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated May 23, 2019, as amended;”

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



“Approve the D.C. By-law as set out in Appendix G, subject to refinements recommended prior to By-law adoption.”



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

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	1,635,170	71,449	322,063	393,512
2. Wastewater Services				
2.1 Treatment plants & Sewers	66,004,855	3,182,012	2,132,124	5,314,136
3. Water Services				
3.1 Treatment, storage and distribution systems	84,704,395	3,886,170	3,732,512	7,618,682
4. Services Related to a Highway				
4.1 Roads	81,878,562	4,314,781	6,023,754	10,338,535
4.2 Public Works - Facilities	750,000	38,874	55,177	94,051
4.3 Public Works - Vehicles and Equipment	600,000	54,054	44,142	98,196
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	10,547,298	614,067	1,666,131	2,280,198
6. Police Services				
6.1 Police facilities	2,077,871	85,950	2,699,628	2,785,578
7. Outdoor Recreation Services				
7.1 Parkland development, amenities & trails	6,109,450	338,295	260,826	599,121
8. Indoor Recreation Services				
8.1 Recreation facilities	41,082,864	2,422,831	1,205,631	3,628,462
8.2 Recreation vehicles and equipment	140,000	12,610	4,108	16,718
9. Library Services				
9.1 Library facilities	6,036,525	326,242	50,985	377,227
9.2 Library materials	1,046,000	94,236	8,835	103,071
10. Administration Engineering Services				
10.1 Studies	755,917	0	0	0
11. Administration Community Services				
11.1 Studies	0	0	0	0
12. Ambulance				
12.1 Ambulance facilities	7,384,265	381,570	2,212,225	2,593,795
12.2 Vehicles	622,000	56,036	186,343	242,379
13. Waste Diversion				
13.1 Waste diversion facilities, vehicles, equipment and other	1,174,600	88,330	257,800	346,130
Total	312,549,772	15,967,507	20,862,285	36,829,792



Appendix E: Local Service Policy

County of Brant

General Policy Guidelines on Development Charge and Local Service Funding

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

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

E.1 Services Related to a Highway

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

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; stormwater drainage systems; utilities; traffic control systems;



signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

E.1.1 Local and Collector Roads (including land)

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

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s. 59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s. 59 of the D.C.A.
- c. All local roads – considered to be the developer’s responsibility.

The costs of the following items shall be paid through D.C.s:

- d. Collector Roads External to Development, inclusive of all land and associated infrastructure – included in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances) to the extent identified in the study.

E.1.2 Arterial Roads

The costs of the following items shall be paid through D.C.s:

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure – included as part of road costing funded through the D.C.A., s. 5 (1).



- b. Land acquisition for arterial roads on existing rights-of-way (R.O.W.) to complete proposed projects – dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development – included in the D.C. calculation.
- c. Land acquisition for arterial roads on new R.O.W. to complete proposed projects – dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the R.O.W. specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles – included in the D.C. calculation.

E.1.3 Traffic Control Systems, Signals and Intersection Improvements

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

- a. All of these requirements which are not identified as part of projects in the D.C. background study and are within 500 metres of the development – considered to be a local service and funded by the developer(s).

The costs of the following items shall be paid through D.C.s:

- b. Works external to a development and identified in the D.C. background study – funded through D.C.s to the extent identified in the study.
- c. Works external to the development(s) (more than 500 metres) and not identified in the D.C. background study – may be funded through the intersection improvement contingency identified in the study.

E.1.4 Streetlights

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

- a. Streetlights on new arterial roads and arterial road improvements, if needed to support a specific development or required to link with the area to which the plan



relates – may be direct developer responsibility through local service provisions (s. 59 of D.C.A.).

- b. Streetlights on non-arterial roads internal to development – considered part of the proposed project and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates – considered part of the proposed project and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

The costs of the following items shall be paid through D.C.s:

- a. Streetlights on new arterial roads and arterial road improvements – considered part of the proposed project and included as part of the road costing funded through D.C.s.

E.1.5 Transportation Related Pedestrian and Cycling Facilities

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

- a. Sidewalks, multi-use trails, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors – if needed to support a specific development or required to link with the area to which the plan relates, may be direct developer responsibility through local service provisions (s. 59 of the D.C.A.).
- b. Sidewalks, multi-use trails, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development – considered part of the proposed project and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates, up to 500 metres – direct developer responsibility under s. 59 of the D.C.A. (as a local service).



The costs of the following items shall be paid through D.C.s:

- d. Sidewalks, multi-use trails, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors – if considered part of a proposed municipal project shall be included in the D.C. calculation.
- e. Multi-purposed trail systems connecting the County's Urban Settlement Areas and other population centres, natural amenities, the Grand River, and other significant natural features (not associated with a road), inclusive of all land and required infrastructure and form part of the municipality's active transportation network for cycling and/or walking – included in the D.C. calculation.

E.1.6 Noise Abatement Measures

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

- a. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development – direct developer responsibility under s. 59 of the D.C.A. (as a local service).

The costs of the following items shall be paid through D.C.s:

- b. Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development – included as part of road costing funded through D.C.s.

E.2 Stormwater Management

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

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing – direct developer responsibility under s. 59 of the D.C.A. (as a local service). The County may be involved in some cost sharing agreements.



- b. Erosion works, inclusive of all restoration requirements, related to a development application – direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates – direct developer responsibility under s. 59 of the D.C.A. (as a local service).

The costs of the following items shall be paid through D.C.s:

- d. Monitoring works and over-sizing cost of stormwater facilities only for projects identified as County projects in the background study – included in the D.C. calculation consistent with the D.C.A., s. 5 (1).
- e. Note: for stormwater minimum pipe sizes, refer to section E.

E.3 Parkland Development

E.3.1 Recreational Trails

- a. Recreational trails (primary, secondary, and tertiary as defined in the Trails Master Plan) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.) – included in the area municipal parkland D.C. calculation.
- b. Brant County should, where possible, consider agreements providing for D.C. credits in exchange for developer-build parks and trails as a strategy to support the earlier development of parks and trails in new development areas. The recommended guidelines, standards and procedures for park design and development in the Recreation Master Plan should be applied.

E.3.2 Parkland

- a. Parkland Development for Community Parks, Destination Parks, Neighbourhood Parks – direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per any required tree preservation and removals plan;
 - Installation of required municipal services and utilities;



- Rough grading (pre-grading) to allow for positive drainage of the park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the County;
 - Spreading of topsoil to a minimum 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth);
 - Seeding of site with municipality-approved seed mix. Maintenance of seed until acceptance by the municipality;
 - Parks shall be free of any contaminated soil or subsoil as defined in Part XV.1 of the Environmental Protection Act;
 - Parks shall not be mined for fill;
 - Parks shall be conveyed free and clear of all encumbrances;
 - 100% of 1.5 m black vinyl chain link perimeter fencing to the municipal standard to separate the development lands from the municipal lands or lands to be dedicated to the municipality, unless the perimeter fencing is on land that will be dedicated to the municipality to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50;
 - The park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions; and
 - Required heritage features within the park as set out within the Planning Act approval conditions.
- b. Program facilities, amenities, and furniture, within parkland – included in the D.C. calculation.

E.3.3 Landscape Buffer Blocks, Features, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.

- a. The cost of developing all landscape buffer blocks, landscape features, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality – direct developer responsibility as a local service. Such costs include but are not limited to:



- Pre-grading, sodding or seeding, supply and installation of amended topsoil (to the municipality's required depth), landscape features, perimeter fencing and amenities and all planting; and
- Perimeter fencing to the municipal standard located on the public property side of the property line adjacent land uses as directed by the municipality.

E.4 Natural Heritage System (N.H.S.)

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

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

- a. Riparian planting and landscaping requirements (as required by the municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the municipality.
- c. All works to be in conformance with the approvals granted for stream corridors, natural buffers and subwatersheds areas as directed by the approvals granted.

E.4.1 Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by developers must be designed in accordance with the municipality's standards as revised.
- b. All infrastructure assets shall be conveyed in accordance with the municipality's standards as revised.
- c. Any parks and open space infrastructure assets approved to be built by the developer on behalf of the municipality shall be in accordance with the municipality's policies as revised.



E.5 Underground Services (Stormwater, Water and Sanitary Sewers)

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

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

- a. Providing all underground services internal to the development, including storm, water, sanitary services and appurtenances.
- b. Providing service connections from existing underground services to the development.
- c. Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300 mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the municipality.
- d. Providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing.
- e. Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments or areas that may include more than one development and local cost sharing may be applied.

The costs of the following items shall be paid through D.C.s:

- a. External underground services involving trunk infrastructure and pipe sizes exceeding 300 mm for water and sanitary services and 900 mm for stormwater services when upsizing is required by more than one development.



- b. Water treatment, storage facilities, re-chlorination/sampling stations and wells not required for an individual development.
- c. Wastewater treatment plants and pumping stations not required for an individual development.



4. The resultant total annualized expenditures are \$44.59 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 \$30.87 million. This amount, totalled with the existing operating revenues of \$104.76 million, provide annual revenues of \$135.63 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

County of Brant
Asset Management – Future Expenditures and Associated Revenues
2019\$

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	7,757,058
Annual Debt Payment on Post Period Capital ²	2,490,080
Lifecycle:	
Sub-Total - Annual Lifecycle	\$15,967,507
Incremental Operating Costs (for D.C. Services)	\$20,862,285
Total Expenditures	\$44,586,849
Revenue (Annualized)	
Total Existing Revenue ³	\$104,763,081
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$30,867,737
Total Revenues	\$135,630,818

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G: Proposed D.C. By-law

By-law Number _____

- of -

The Corporation of the County of Brant

Being a by-law of the Corporation of the County of Brant with respect to development charges.

WHEREAS section 2(1) of the *Development Charges Act, 1997* (hereinafter called "the Act") enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of the Corporation of the County of Brant (hereinafter called "the Council"), at its public meeting of July 23, 2019, approved a report dated May 23, 2019 entitled "County of Brant, 2019 Development Charge Background Study", which report was prepared by Watson & Associates Economists Ltd.;

AND WHEREAS the Council has given Notice in accordance with Section 12 of the *Development Charges Act, 1997* of its development charge proposal and held a public meeting on June 25, 2019;

AND WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charge proposal at such public meeting;

AND WHEREAS Council in approving the recommendations contained in Staff Report CD-19-79, dated July 8, 2019, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the defined portion of the municipality as hereinafter provided;



NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY enacts as follows:

1. In this by-law,

DEFINITIONS

- (1) "Act" means the *Development Charges Act, 1997, c.27*;
- (2) "accessory" use means a use of land, building or structures, which is incidental and subordinate to the principal use of the lands, buildings or structures;
- (3) "apartment dwelling" means any residential dwelling unit within a building containing five or more dwelling units where the residential units are connected by an interior corridor, and includes a stacked townhouse;
- (4) "back-to-back townhouse" means a building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard;
- (5) "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- (6) "board of education" means a board defined in s.s.1(1) of the *Education Act*;
- (7) "Building Code Act" means the *Building Code Act, S.O. 1992, ch.23*, amended;
- (8) "capital cost" has the same meaning it has in the Act;
- (9) "council" means the Council of the Corporation of the County of Brant;
- (10) "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;

- (11) "development charge" means a charge imposed against land in the municipality under this by-law;
- (12) "duplex dwelling" means a building other than a converted dwelling that is divided horizontally into two (2) separate dwelling units each of which has an independent entrance either directly from the outside or through a common entrance;
- (13) "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;
- (14) "existing industrial building" means a building or structure in existence for the purpose of industrial use as per the County of Brant zoning by-law and or which occupancy has been granted for such building;
- (15) "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;
- (16) "farm bunk house" means a temporary dwelling used for the housing of seasonal farm workers which is intended not to be used year-round and not used as a permanent residence and includes a communal kitchen, bathrooms and sleeping facilities and may include a mobile home.
- (17) "garden suite" means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;
- (18) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (19) "gross floor area" means the total area of all floors above grade measured between the outside surfaces of the exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, this also includes



the floor areas of covered roofs, canopies, decks, walkways and thoroughfares;

- (20) "heavy industrial" means employment uses associated with significant land use impacts such as odour, noise, dust, smoke, vibration, the potential for fire and explosive hazards, etc. Development includes manufacturing facilities, the storage, processing, refinement or production of hazardous, toxic or substances, etc.
- (21) "industrial building means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing goods;
 - (b) research or development in connection with manufacturing, producing, or processing goods,
 - (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) marijuana production facilities;
 - (e) office or administrative purposes, if they are,
 - a. carried out with respect to manufacturing, producing, processing, storage or distribution of goods, and
 - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (22) "local board" means a public library board, local board of health, or any other board, commission, committee or 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 the municipality or any part or parts thereof;
- (23) "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 required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;

- (24) "marijuana production facilities" means a building used, designed or intended for growing, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the Federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the *Controlled Drugs and Substances Act*, S.C. 1996, c.19;
- (25) "multiple dwellings" means all dwellings other than single-family dwellings, semi-detached dwellings, apartment dwellings and garden suite dwellings, but includes a back-to-back townhouse.
- (26) "municipality" means the Corporation of the County of Brant;
- (27) "mobile home" means a prefabricated building designed to be made mobile whether the running gear is removed or not and manufactured to provide cooking, eating, living, sleeping and sanitary facilities constructed to Canadian Standards Association (CSA) and which is designed to be used as a place of residence;
- (28) "non-residential use" means a building or structure used for other than a residential use and includes a long-term care facility;
- (29) "Official Plan" means the Official Plan of the Corporation of the County of Brant and any amendments thereto;
- (30) "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;
- (31) "place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under paragraph 3 of Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
- (32) "Planning Act" means the *Planning Act*, 1990, c.P.-13, as amended;



- (33) "regulation" means any regulation made pursuant to the Act;
- (34) "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;
- (35) "retirement home" or an "assisted living facility" means a residential building which provides accommodation primarily for retired persons or couples where each private living accommodation has a separate private bathroom and separate entrance from a common hall and which may or may not provide in-unit partial or full culinary facilities but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- (36) "semi-detached dwelling" means two (2) single dwellings attached with a common wall, dividing the pair of single dwellings vertically, each of which has an independent entrance either directly from the outside or through a common vestibule;
- (37) "services" (or "service") means those services set out in Schedule A to this by-law;
- (38) "services in lieu" means those services specified in an agreement made under section 7 of this by-law;
- (39) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (40) "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- (41) "stacked townhouse" means one (1) building or structure containing two (2) townhouses divided horizontally, one atop the other, in a building that is divided into three (3) or more separate dwelling units;
- (42) "total 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 another 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.

2. SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules B-1 and B-2, which relate to the service set out in Schedule A of this by-law.
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated, based on the charges in Schedules B-1 and B-2, as follows:
 - (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
 - (b) in the case of non-residential development, the non-residential portion of a mixed-use development which includes residential, based upon the total floor area of such development;



- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the service referenced in Schedule A.
- (4) Notwithstanding subsection (1), the development of a residential or non-residential building is exempt from that portion of the development charges calculated for water and/or sewer service, if it is located outside of the area where one or both of these services are available and a tender has not been issued for the provision of such service as of the date of building permit issuance.
- (5) This by-law does not provide for the phasing in of the base rates in Schedules B-1 and B-2.

3. APPLICABLE LANDS

- (1) Subject to subsections (2), (3), (6) and (8), this by-law applies to all lands in the municipality, whether or not the lands or use is exempt from taxation under section 3 of the *Assessment Act*, 1990, c.A..31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) a non-residential farm building;
 - (d) a farm bunk house.
- (3) This by-law shall not apply to that category of exempt development described in subsection 2 (3) and section 4 of the *Development Charges Act*, 1997, namely:
 - (a) the enlargement of an existing dwelling unit or the creation of one or two additional dwelling units in an existing detached house where the total residential gross floor area of the dwelling units



- created does not exceed the residential gross floor area of the existing dwelling unit prior to the enlargement; or
- (b) the creation of one additional dwelling unit in any other existing residential building, provided the residential gross floor area of the additional dwelling unit does not exceed the residential gross floor area of the smallest existing dwelling unit in the case of a semi-detached house, or row house, or does not exceed the residential gross floor area of the smallest existing dwelling unit contained in any other residential building.
- (4) Notwithstanding subsection (3) (a), development charges shall be calculated and collected in accordance with Schedules B-1 and B-2 where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing dwelling unit.
- (5) Notwithstanding subsection (3) (b), development charges shall be calculated and collected in accordance with Schedules B-1 and B-2 where the additional dwelling unit has a residential gross floor area greater than,
- (a) in the case of a semi-detached house or row-house, the gross floor area of the existing smallest dwelling unit, and
 - (b) in the case of any other residential building, the residential gross floor area of the smallest dwelling unit contained in the residential unit.
- (6) 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:
- (a) Subject to subsection 6 (c), if the gross floor area is enlarged by 50 percent or less of the lesser:
 - (A) the gross floor area of the existing industrial building, or
 - (B) the gross floor area of the existing industrial building before the first enlargement for which:



- i. an exemption from the payment of development charges was granted, or
- ii. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is zero;

- (b) Subject to subsection 6 (c), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:

- (A) the gross floor area of the existing industrial building, or

- (B) the gross floor area of the existing industrial building before the first enlargement for which:

- i. an exemption from the payment of development charges was granted, or
- ii. a lesser development charge than would otherwise be payable under this by-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (A) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and

- (B) divide the amount determined under subsection (A) by the amount of the enlargement



- (c) For the purpose of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsection 6 (a) and 6 (b), the cumulative gross floor area of any previous 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, shall be added to the calculation of the gross floor area of the proposed enlargement.
- (d) For the purpose 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.
- (7) That where a conflict exists between the provisions of this by-law and any other agreement between the County and the owner, with respect to land to be charged under this policy, the provisions of such agreement prevail to the extent of the conflict.

4. APPLICATION OF CHARGES

- (1) Subject to subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this bylaw on land to be developed for residential and non-residential use, where,
 - (a) the development requires,
 - a. the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act, 1983*, R.S.O. 1990, c.1;



- b. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act*, R.S.O. 1990, c.P.13 applies;
- c. the approval of a plan of subdivision under section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
- d. a consent under section 53 of the *Planning Act*, R.S.O. 1990, c. P. 13;
- e. the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1980, c.84; or
- f. the issuing of a permit under the *Building Code Act*, in relation to a building or structure.

(2) Subsection (1) shall not apply in respect of:

- (a) local services installed at the expense of the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*, R.S.O. 1990, c.P.13;
- (b) local services installed at the expense of the owner as a condition of approval under section 53 of the *Planning Act*, R.S.O. 1990, c.P.13.

5. LOCAL SERVICE INSTALLATION

Nothing in this by-law prevents Council from requiring, as a condition of an agreement under sections 40, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision, and otherwise, as Council may require, that the owner pay for, or install local services within the area to which the plan relates.

6. MULTIPLE CHARGES

- (1) Where two or more of the actions described in subsection 4 (1) are required before land to which a development charge applies can be



developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for the municipal service as set out in Schedule A, an additional development charge on the additional residential units and/or non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

7. SERVICES IN LIEU

- (1) Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
- (2) In any agreement under section 7 (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund prescribed in this by-law.

8. DEVELOPMENT CHARGE CREDITS

- (1) In the case of the demolition or conversion of all or part of a residential or non-residential building, a credit shall be allowed, provided that the building permit for the development or redevelopment is issued within five



(5) years of the demolition permit that has been issued. The owner shall be allowed a credit equivalent to:

- (a) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
- (b) the total floor area of the building demolished/converted multiplied by the applicable non-residential development charge in place at the time the development charge is payable. The demolition credit is allowed only if the land was improved by occupied structures immediately prior to the demolition.

(2) The credit can, in no case, exceed the amount of development charges that would otherwise be payable by the owner.

9. TIMING OF CALCULATION AND PAYMENT

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding subsections (1) and (2), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

10. BY-LAW REGISTRATION

A certified copy of this by-law may be registered on title to any land to which this by-law applies.

11. RESERVE FUNDS



- (1) Monies received from payment of development charges shall be maintained in a separate reserve funds for each of the services in Schedule "A".
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.
- (3) Council directs the Municipal Treasurer to divide the reserve funds created hereunder into the separate sub-accounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve fund referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, commencing in 2020 for the 2019 year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year, containing the information set out in sections 12 and 13 of O.Reg. 82/98.

12. BY-LAW AMENDMENT OR REPEAL

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:



- (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
- (b) the refund shall include the interest owed under this section;
- (c) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

13. DEVELOPMENT CHARGE SCHEDULE INDEXING

The development charges referred to in Schedules "B-1" and "B-2" shall be adjusted annually, without amendment to this by-law, commencing September 1, 2020, and annually thereafter in each September while this by-law is in force, in accordance with the Act.

14. BY-LAW ADMINISTRATION

This by-law shall be administered by the Municipal Treasurer.

15. SCHEDULES TO THE BY-LAW

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

Schedule A – Designated Municipal Services

Schedule B-1 – Schedule of Development Charges – Hard Services

Schedule B-2 – Schedule of Development Charges – Soft Services

16. DATE BY-LAW EFFECTIVE

This by-law shall come into force and effect on _____, 2019.

17. DATE BY-LAW EXPIRES

This by-law will expire on _____, 2024 which is five years from the passage of By-law _____.

18. EXISTING DEVELOPMENT CHARGE BY-LAW REPEAL

By-law 51-15 is repealed effective _____, 2019.



19. SEVERABILITY

If, for any reason, any provision, section, subsection or paragraph of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all of the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

20. SHORT TITLE

This by-law may be cited as the "Brant County-wide Development Charge By-law."

READ a first and second time, this 23rd day of July, 2019.

READ a third time and finally passed in Council, this 23rd day of July, 2019.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Heather Boyd, Clerk



BY-LAW NUMBER _____

SCHEDULE "A"

DESIGNATED MUNICIPAL SERVICE UNDER THIS BY-LAW

County-wide Services (Soft)

1. Administration – Community Based Studies
2. Ambulance
3. Outdoor Recreation Services
4. Indoor Recreation Services
5. Library Services

County-wide Services (Hard)

1. Administration – Engineering Studies
2. Fire Protection Services
3. Police Services
4. Waste Diversion
5. Services Related to a Highway

Urban Area Services

1. Stormwater Drainage and Control Services
2. Wastewater Services
3. Water Services



SCHEDULE "B-1"

TO BY-LAW _____ OF BRANT COUNTY

SCHEDULE OF DEVELOPMENT CHARGES – HARD SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assisted Living Facilities	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Services Related to a Highway	8,155	5,253	5,411	3,165	2,897	2.65
Fire Protection Services	1,162	749	771	451	413	0.38
Police Services	180	116	119	70	64	0.06
Administration Engineering Services	162	104	107	63	58	0.06
Waste Diversion	123	79	82	48	44	0.01
Total County-Wide Services	9,782	6,301	6,490	3,797	3,476	3.16
Urban Services¹						
Stormwater Drainage and Control Services	146	94	97	57	52	0.04
Wastewater Services	5,852	3,770	3,883	2,271	2,079	1.74
Water Services	7,028	4,527	4,663	2,728	2,496	2.07
Total Urban Services	13,026	8,391	8,643	5,056	4,627	3.85
Grand Total County-Wide	9,782	6,301	6,490	3,797	3,476	3.16
Grand Total County-Wide + Urban Services	22,808	14,692	15,133	8,853	8,103	7.01

¹ The Urban Area as defined by the County's Official Plan



SCHEDULE "B-2"

TO BY-LAW _____ OF BRANT COUNTY

SCHEDULE OF DEVELOPMENT CHARGES – SOFT SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assisted Living Facilities	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Outdoor Recreation Services	1,824	1,175	1,210	708	648	0.06
Indoor Recreation Services	4,228	2,724	2,805	1,641	1,502	0.12
Library Services	942	607	625	366	335	0.03
Administration Community Services	104	67	69	40	37	0.03
Ambulance	134	86	89	52	48	0.01
Total County-Wide Services	7,232	4,659	4,798	2,807	2,570	0.25