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ECONOMISTS LTD.

Development Charges Background Study

County of Brant

May 24, 2024

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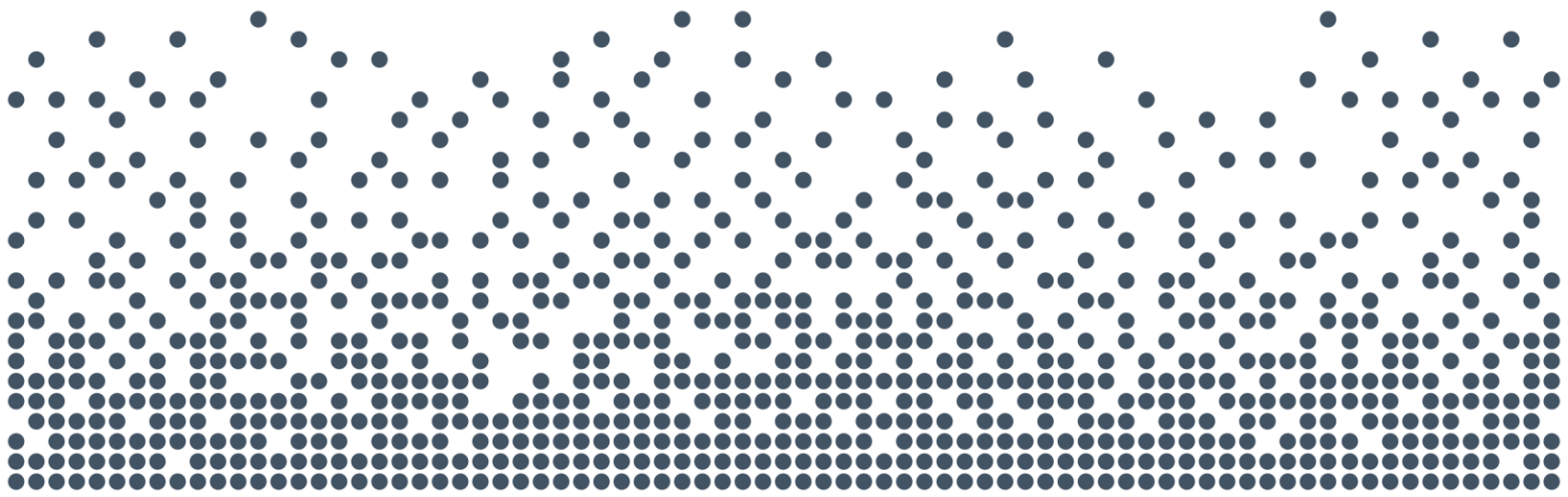
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List of Acronyms and Abbreviations

A.M.P.	Asset management plan
C.B.C.	Community Benefits Charge
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the County of Brant (County) required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the County;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the County;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - 1) Identify amount, type and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C.



3. Subsequent to the passage of the County's 2019 D.C. By-law, the County undertook a D.C. Update Study in 2021 to pass an amending D.C. By-law to incorporate a number of capital revisions and changes to the D.C.A. as a result of the following Acts (details of each Act are provided in Chapter 1 of this report):

- Bill 108: *More Homes, More Choice Act, 2019*
- Bill 138: *Plan to Build Ontario Together Act, 2019*
- Bill 197: *COVID-19 Economic Recovery Act, 2020*
- Bill 213: *Better for People, Smarter for Business Act, 2020*

Since that time, the Province introduced another set of revisions to the D.C.A. through Bill 23: *More Homes Built Faster Act, 2022*. Bill 23 was first introduced on October 25, 2022, and received Royal Assent on November 28, 2022. A summary of the changes provided from Bill 23 are outlined below (further details are provided in Chapter 1 of this report):

- Additional Residential Unit Exemption: Allowance of a third unit as-of-right;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units (currently not in force);
Note: Bill 134: *Affordable Homes and Good Jobs Act, 2023* was released on September 28, 2023 which proposes a new definition of "affordable" under the D.C.A. and is anticipated to receive Royal Assent on December 4, 2023:
 - Owned unit (lesser of): cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin.
 - Rental unit (lesser of): rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin.
- New Statutory Exemption: Non-Profit Housing;
- Historical Level of Service extended to previous 15-year period instead of the previous 10-year period;
- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (nothing prescribed to date);
- Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:



- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.
- D.C. By-law expiry will be a maximum of 10 years after the date the by-law comes into force;
- D.C. for Rental Housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
- Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

On April 10, 2024, the Province proposed further changes to the Development Charges Act under Bill 185: *Cutting Red Tape to Build More Homes Act*. A summary of the changes provided from Bill 185 are outlined below (further details are provided in Chapter 1 of this report):

- The definition of eligible capital costs (to include certain studies);
- The removal of the mandatory phase-in of charges;
- The process for minor amendments to D.C. by-laws;
- A reduction of time for the D.C. rate freeze related to site plan and zoning by-law amendment planning applications;
- Modernizing public notice requirements; and
- Implementation of the Affordable Residential Unit exemptions:

Bill 185 has not been enacted at the time of writing this D.C. Background Study. As such, the changes proposed have not been reflected in the D.C. calculations or draft by-laws contained herein. However, Watson will continue to monitor the progress of this Bill and will work with the County to incorporate any required revisions to the D.C. calculations and D.C. by-law.



- The growth forecast (Chapter 3) on which the D.C. study is based, projects the following population, housing, and non-residential floor area for the 10-year (2024 to 2034), long-term (2024 to 2051), and urban long-term (2024 to 2051 for areas with full services or water services only) periods.

Table ES-1
Summary of Growth Forecast by Planning Period
County of Brant

Measure	10 Year 2024-2034	Long Term 2024-2051	Urban Long Term 2024-2051 (Full Services)	Urban Long Term 2024-2051 (Water Only)
(Net) Population Increase	5,477	15,620	11,475	12,475
Residential Unit Increase	2,491	6,922	5,152	5,524
Non-Residential Gross Floor Area Increase (sq.ft.)	2,526,400	8,230,100	6,953,500	7,662,600

Source: Watson & Associates Economists Ltd. Forecast 2024

- On September 1, 2019, the County of Brant's D.C. By-law 100-19 came into effect under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This By-law was amended on December 21, 2021 via By-law 121-21. The County is undertaking a D.C. public process and anticipates passing a new by-law on July 23, 2024. The mandatory public meeting has been scheduled for June 25, 2024.
- The County's D.C. currently in effect (as of September 1, 2023) is \$44,917 for single detached dwelling units for full services. The non-residential charge is \$10.73 per sq.ft of gross floor area for full services.
- This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a County-wide basis for all services excluding water, wastewater, and stormwater services, which have been provided on an urban-wide basis. The corresponding single-detached unit charge for full services is \$75,683. The corresponding non-residential charges (based on a per sq.ft. of building area) for full services is \$17.93 per sq.ft. These rates are submitted to Council for their consideration.



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

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

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	\$895,778,871
Less: Benefit to existing development	\$194,920,718
Less: Post planning period benefit	\$207,988,570
Less: Other Deductions	\$6,327,024
Less: Grants, subsidies and other contributions	\$70,111,725
Net costs to be recovered from development charges	\$416,430,825

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), \$271.36 million (or an annual amount of \$27.14 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$207.99 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 \$895.78 million over the life of the by-law, of which \$416.43 million (46%) is recoverable from D.C.s. Of this net amount, \$293.89 million is recoverable from residential development and \$122.54 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following services are calculated based on a 10-year forecast:

- Parks and Recreation Services;
- Library Services;



- Long-term Care Services;
- Ambulance Services; and
- Waste Diversion Services.

The following services are calculated based on a long-term forecast:

- Services Related to a Highway – Roads and Related and Public Works (Facilities and Fleet);
- Fire Protection Services; and
- Policing Services.

The following services are calculated based on an urban long-term forecast (with full urban services):

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

The following services are calculated based on an urban long-term forecast (for areas with water only services):

- Water Services.

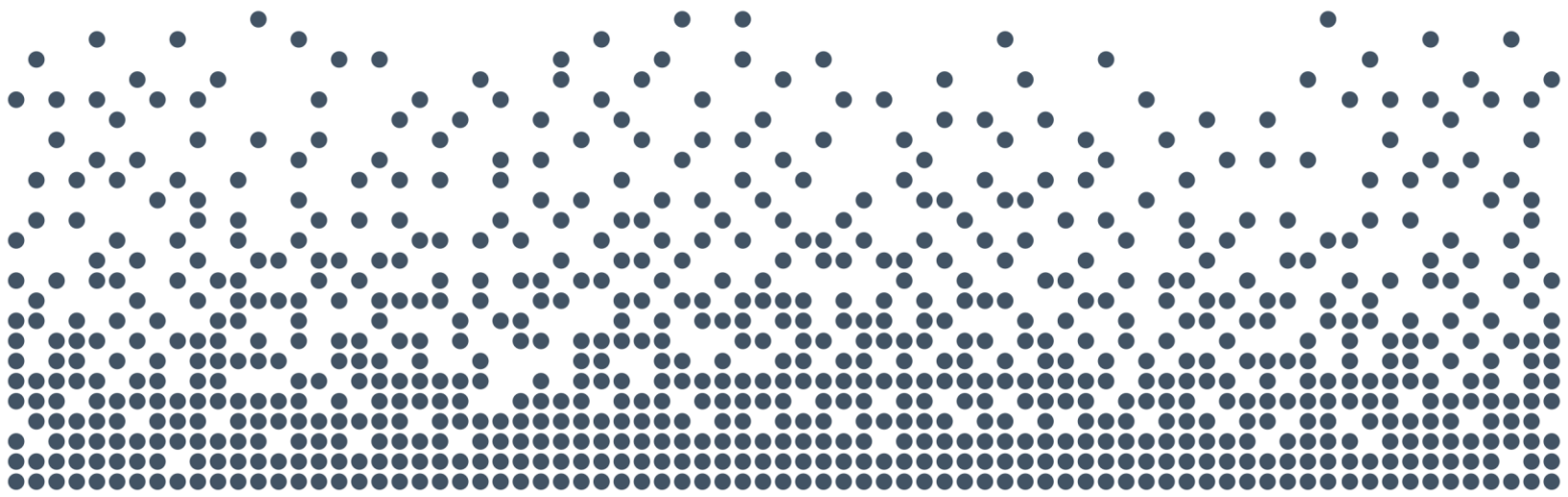
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

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



Table ES-3
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Services Related to a Highway	14,521	9,497	9,991	6,573	5,179	4.62
Fire Protection Services	2,645	1,730	1,820	1,197	943	0.84
Policing Services	297	194	204	134	106	0.09
Parks and Recreation Services	16,022	10,479	11,024	7,253	5,715	0.70
Library Services	2,570	1,681	1,768	1,163	917	0.12
Long-term Care Services	1,008	659	694	456	360	0.10
Ambulance	318	208	219	144	113	0.03
Waste Diversion	255	167	175	115	91	0.01
Total County-Wide Services	37,636	24,615	25,895	17,035	13,424	6.51
Urban Services:						
Stormwater Drainage and Control Services	445	291	306	201	159	0.13
Wastewater Services	23,601	15,436	16,239	10,683	8,418	7.12
Water Services	14,001	9,157	9,634	6,338	4,994	4.17
Total Urban Services	38,047	24,884	26,179	17,222	13,571	11.42
Total County-Wide and Urban Services	75,683	49,499	52,074	34,257	26,995	17.93



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The County retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2023 and 2024. Watson worked with County staff in preparing the D.C. analysis and policy recommendations.

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

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

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

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. is scheduled for June 25, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the 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 24, 2024.

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

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	May 2023 to May 2024
2. Council Workshop	April 30, 2024
3. Stakeholder Meeting	May 9, 2024
4. Public release of final D.C. Background study and proposed by-law	May 24, 2024
5. Public meeting advertisement placed in newspaper(s)	No later than June 4, 2024
6. Public meeting of Council	June 25, 2024
7. Council considers adoption of background study and passage of by-law	July 23, 2024
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. County makes pamphlet available (where by-law not appealed)	By 60 days after in force date



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

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

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

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

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes. As per Bill 23, non-profit housing developments are now exempt from paying D.C.s, however, prior to Bill 23, and as a result of Bill 108, non-profit housing developments paid D.C.s in 21 equal annual payments. Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined as of the date of issuance of a building permit.

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

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



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

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

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

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

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

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

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



1.3.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services.
 - Long-term Care services.
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services.
 - Childcare and early years services.
 - Housing services (no longer eligible as per Bill 23).
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

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



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

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

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

Mandatory 10% Deduction

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

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

1.3.3.2 C.B.C. Related Changes

C.B.C. Eligibility

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

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

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

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be



funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

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

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

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

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

1.4.1 Additional Residential Unit Exemption

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

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



detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

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

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

1.4.3 New Statutory Exemption for Non-Profit Housing

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

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

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

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

Note: Section 1.4.13 provides further details of the Affordable Rental Unit and Affordable Owned Unit definitions, which have been modified through Bill 134

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

Note: the above exemptions are not currently in force, however, the Province has noted that the Affordable Owned and Rental Unit exemptions will come into force as of June 1,



2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

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

1.4.5 Historical Level of Service Extended to Previous 15-Year Period

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

1.4.6 Revised Definition of Capital Costs

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

1.4.7 Mandatory Phase-in of a D.C.

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

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

1.4.8 D.C. By-law Expiry

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

1.4.9 Installment Payments

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



1.4.10 Rental Housing Discount

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

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

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

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

1.4.12 Requirement to Allocate Funds Received

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

1.4.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin” published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:



- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm's length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the "Affordable Residential Units for the Purposes of	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
	the Development Charges Act, 1997 Bulletin.”	<u>for renter households in the applicable local municipality;</u> and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , <ol style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, <ol style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality;</u> and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		<u>household</u> referred to in clause (a)

Note: the Province has indicated that it intends for the Affordable Unit exemption to come into force on June 1, 2024.

1.5 Proposed Changes to the D.C.A. – Bill 185: Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. If implemented, this Bill will reverse many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes being recommended.

1.5.1 Revised Definition of Capital Costs

Bill 185 proposes to reverse the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs are proposed to be added to subsection 5(3) of the D.C.A.:

5. *Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
6. *Costs of the development charge background study required under section 10.*

1.5.2 Removal of the Mandatory Phase-in

As noted in Section 1.5.7 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 proposes to remove this mandatory phase-in. This change would be effective for any D.C. by-laws passed after Bill 185 comes into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).



1.5.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 proposes to allow municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 takes effect. Moreover, the amending by-law must be passed within six months of Bill 185 taking effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

1.5.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 (see Section 1.3.1 above) provides for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is “frozen” at the rates that were in



effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 proposes to reduce the two-year timeframe to 18 months.

1.5.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The proposed regulatory changes would modernize public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.



Chapter 2

Current County of Brant D.C. Policies



2. Current County of Brant D.C. Policies

2.1 Schedule of Charges

On September 1, 2019, the County of Brant's D.C. By-law 100-19 came into effect. This by-law was amended via By-law 121-21 to incorporate a number of capital revisions and to adhere to the legislative changes to the D.C.A.

By-law 100-19 (as amended) imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as of September 1, 2023.

Table 2-1
County of Brant
Current D.C. Rates
September 1, 2023

Service	Residential				Non-Residential		
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft. of Gross Floor Area	per sq.m of Gross Floor Area
County-Wide Services:							
Services Related to a Highway	12,569	8,097	8,340	4,879	4,465	4.10	44.13
Fire Protection Services	1,624	1,047	1,078	630	577	0.53	5.70
Policing Services	252	162	165	97	90	0.09	0.97
Parks and Recreation Services	9,350	6,023	6,204	3,630	3,320	0.28	3.01
Library Services	1,476	950	980	573	523	0.04	0.43
Administration Studies	372	239	248	144	132	0.13	1.40
Ambulance	208	133	136	80	75	0.01	0.11
Waste Diversion	184	118	121	71	66	0.01	0.11
Total County-Wide Services	26,035	16,769	17,272	10,104	9,248	5.19	55.86
Urban Services:							
Stormwater Drainage and Control Services	203	132	135	80	72	0.05	0.54
Wastewater Services	8,158	5,255	5,414	3,166	2,897	2.41	25.94
Water Services	10,521	6,778	6,981	4,084	3,737	3.08	33.15
Total Urban Services	18,882	12,165	12,530	7,330	6,706	5.54	59.63
Total County-Wide and Urban Services	44,917	28,934	29,802	17,434	15,954	10.73	115.49

2.2 Services Covered

The following services are covered under By-law 100-19, as amended:

- Services Related to a Highway;
- Fire Protection Services;
- Police Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services;
- Waste Diversion Services;



- Administration Studies;
- Stormwater Drainage and Control Services;
- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

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 under 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.

2.4 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on September 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).¹

2.5 Redevelopment Allowance

In the case of the re-development involving the demolition and replacement of all or part of a building or structure:

- 1) a redevelopment credit shall be allowed, provided that the singular and certain parcel of land was improved by occupied structures within the last five years prior to the issuance of the building permit required by the development, and the building permit for the development has been issued within five years from the date the demolition permit has been issued; and

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



- 2) if a development on a singular and certain parcel of land involves the demolition and replacement of a building or structure, or the conversion from one principal use to another, a redevelopment credit shall be allowed 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 gross floor area of the building demolished/ converted multiplied by the current 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.

Provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 100-19, as amended:

- Non-residential farm buildings; and
- farm bunk houses.



Chapter 3

Anticipated Development in the County of Brant



3. Anticipated Development in the County of Brant

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County will be required to provide services over a 10-year (2024 to 2034) and a longer-term (2024 to 2051) time horizon.

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

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

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

- The Official Plan for the County of Brant, May 2023, Provincial Submission;
- County of Brant Addendum to the Municipal Comprehensive Review Final Report, May 2023, by Watson & Associates Economists Ltd.;
- County of Brant 2019 Development Charges Background Study Report, May 23, 2019, and 2021 Development Charges Update Study, September 24, 2021, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2014 to September 2023 year-to-date period;
- Residential and non-residential supply opportunities as identified by County of Brant staff; and
- Discussions with County staff regarding anticipated residential and non-residential development in the County of Brant.

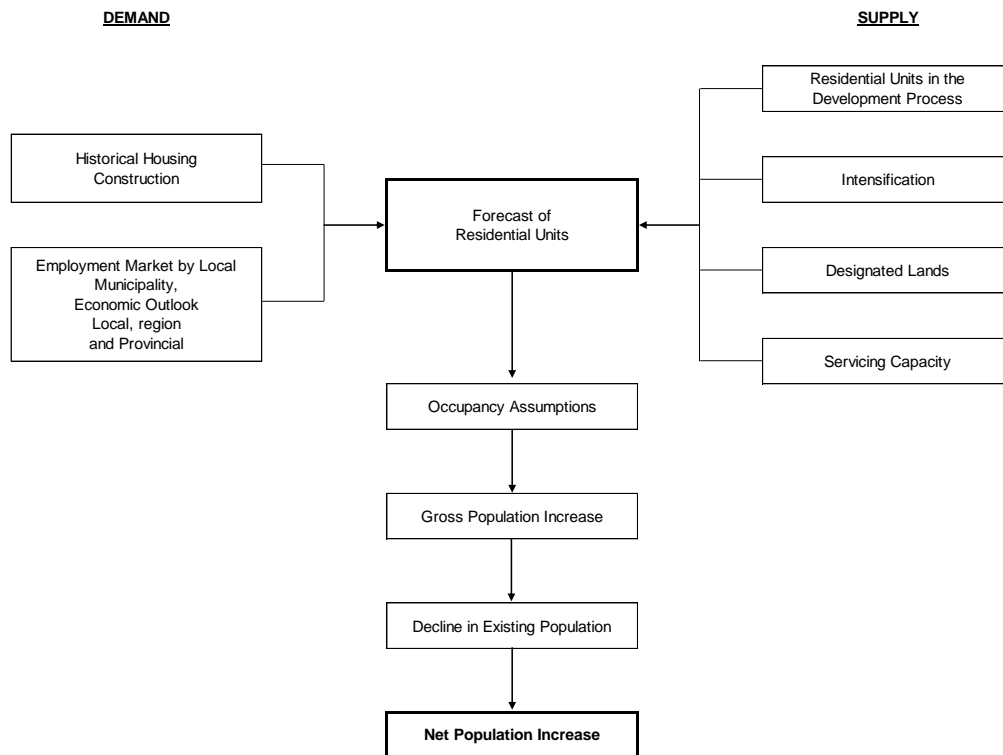


3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the County of Brant (excluding census undercount) is anticipated to reach approximately 47,150 by early-2034 and 57,293 by mid-2051, resulting in an increase of approximately 5,480 and 15,620 persons, respectively. ^[1]

Figure 3-1
Population and Household Forecast Model



^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.0%. Population figures presented herein have been rounded.



**Table 3-1
County of Brant
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2011</i>	36,700	35,638	578	35,060	11,637	595	605	95	12,932	525	2.756
	<i>Mid 2016</i>	37,800	36,707	847	35,860	11,895	725	590	105	13,315	770	2.757
	<i>Mid 2021</i>	40,650	39,474	734	38,740	12,555	965	725	85	14,330	667	2.755
Forecast	<i>Early 2024</i>	42,910	41,673	780	40,893	13,158	1,271	813	85	15,327	709	2.719
	<i>Early 2034</i>	48,560	47,150	879	46,271	14,800	1,610	1,233	85	17,728	799	2.660
	<i>Mid 2051</i>	59,000	57,293	1,065	56,228	17,385	1,970	2,550	85	21,990	968	2.605
Incremental	Mid 2011 - Mid 2016	1,100	1,069	269	800	258	130	-15	10	383	245	
	Mid 2016 - Mid 2021	2,850	2,767	-113	2,880	660	240	135	-20	1,015	-103	
	Mid 2021 - Early 2024	2,260	2,199	46	2,153	603	306	88	0	997	42	
	Early 2024 - Early 2034	5,650	5,477	99	5,378	1,642	339	420	0	2,401	90	
	Early 2024 - Mid 2051	16,090	15,620	285	15,335	4,227	699	1,737	0	6,663	259	

^[1] Population includes the Census undercount estimated at approximately 2.5% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

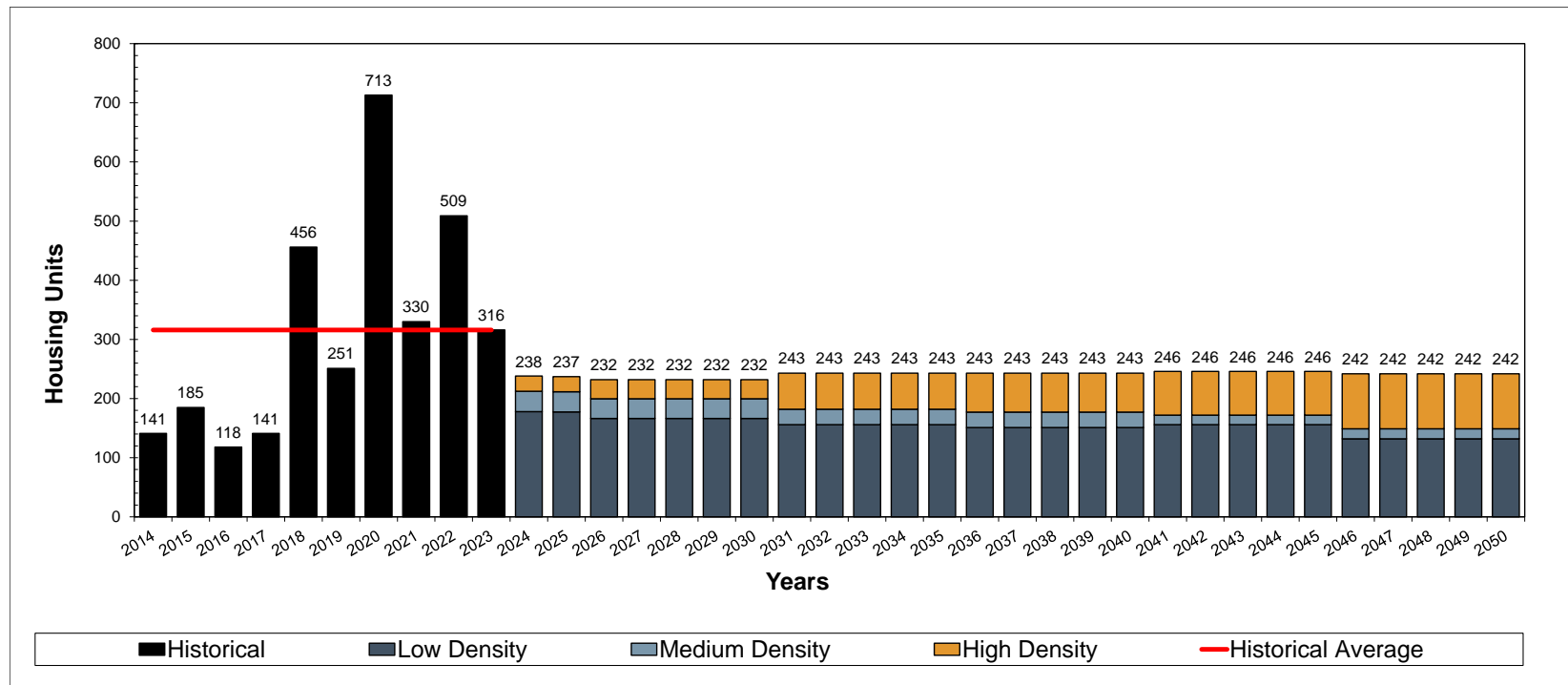
Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Brant Addendum to the Municipal Comprehensive Review Final Report, May 2023, by Watson & Associates Economists Ltd.



Figure 3-2
County of Brant
Annual Housing Forecast ^[1]



[1] Growth forecast represents calendar year.

Source: Source: Historical housing activity derived from County of Brant building permit data, 2014 to 2022, and 2023 estimated based on September year-to-date data by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the County was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with County staff regarding anticipated development trends for the County of Brant.
- Based on the above indicators, the 2024 to 2051 household growth forecast for the County is comprised of a unit mix of 63% low density units (single detached and semi-detached), 10% medium density (multiples except apartments) and 26% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the County of Brant
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2051 by development location is summarized below.



Table 3-2
County of Brant
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2024 to 2051	Percentage of Housing Growth, 2024 to 2051
Full Services	4,910	74%
Burford	260	4%
Partial Services (Water Only)	350	5%
Private Services (Rural Settlement)	700	10%
Remaining Rural	440	7%
County of Brant	6,660	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

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

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

- The number of housing units to be constructed by 2051 in the County of Brant over the forecast period is presented in Table 3-1. Over the 2024 to 2051 forecast period, the County is anticipated to average approximately 242 new housing units per year.
- Institutional population ^[1] is anticipated to increase by approximately 290 people between 2024 to 2051.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the County of Brant. Due to data limitations high density P.P.U. data was derived from the County of Brant Census Division which includes the County of Brant, and is outlined in Schedule 7b . The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.084
 - Medium density: 2.017
 - High density: 1.873

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



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

- Existing households for early-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2024 to 2051 forecast period is forecast to decline by approximately 2,360.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for the County of Brant is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 535 primary (4%);
 - 1,925 work at home employment (15%);
 - 4,810 industrial (38%);
 - 3,805 commercial/population-related (30%); and
 - 1,680 institutional (13%).

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

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

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



- The 2016 employment by usual place of work, including work at home, is 12,755. An additional 2,150 employees have been identified for the County of Brant in 2016 that have no fixed place of work (N.F.P.O.W.).^[1]
- Total employment, including work at home and N.F.P.O.W. for the County of Brant is anticipated to reach approximately 19,790 by 2034 and 26,000 by 2051. This represents an employment increase of approximately 2,850 for the 10-year forecast period and 9,060 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the County of Brant (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 14,180 by 2034 and 19,080 by 2051. This represents an employment increase of approximately 2,160 for the 10-year forecast period and 7,060 for the longer-term forecast period. ^[2]

^[1] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

^[2] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 9a and 9b. Total employment growth in Schedule 9b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 9b is anticipated to reach approximately 14,130 by 2034 and 18,950 by 2051.



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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,700 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The County-wide incremental G.F.A. is anticipated to increase by 2.53 million sq.ft. over the 10-year forecast period and 8.23 million sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2024 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 79%;
 - commercial/population-related – 13%; and
 - institutional – 9%.

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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the County of Brant by area.
- The amount and percentage of forecast total non-residential growth between 2024 and 2051 by development location is summarized below.



Table 3-3
County of Brant
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2051	Percentage of Non-Residential G.F.A., 2024 to 2051
Full Services	6.95 million	84%
Partial Services (Water Only – St. George)	0.71 million	9%
Remaining Areas	0.57 million	7%
County of Brant	8.23 million	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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

4.3 Increase in the Need for Service

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



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

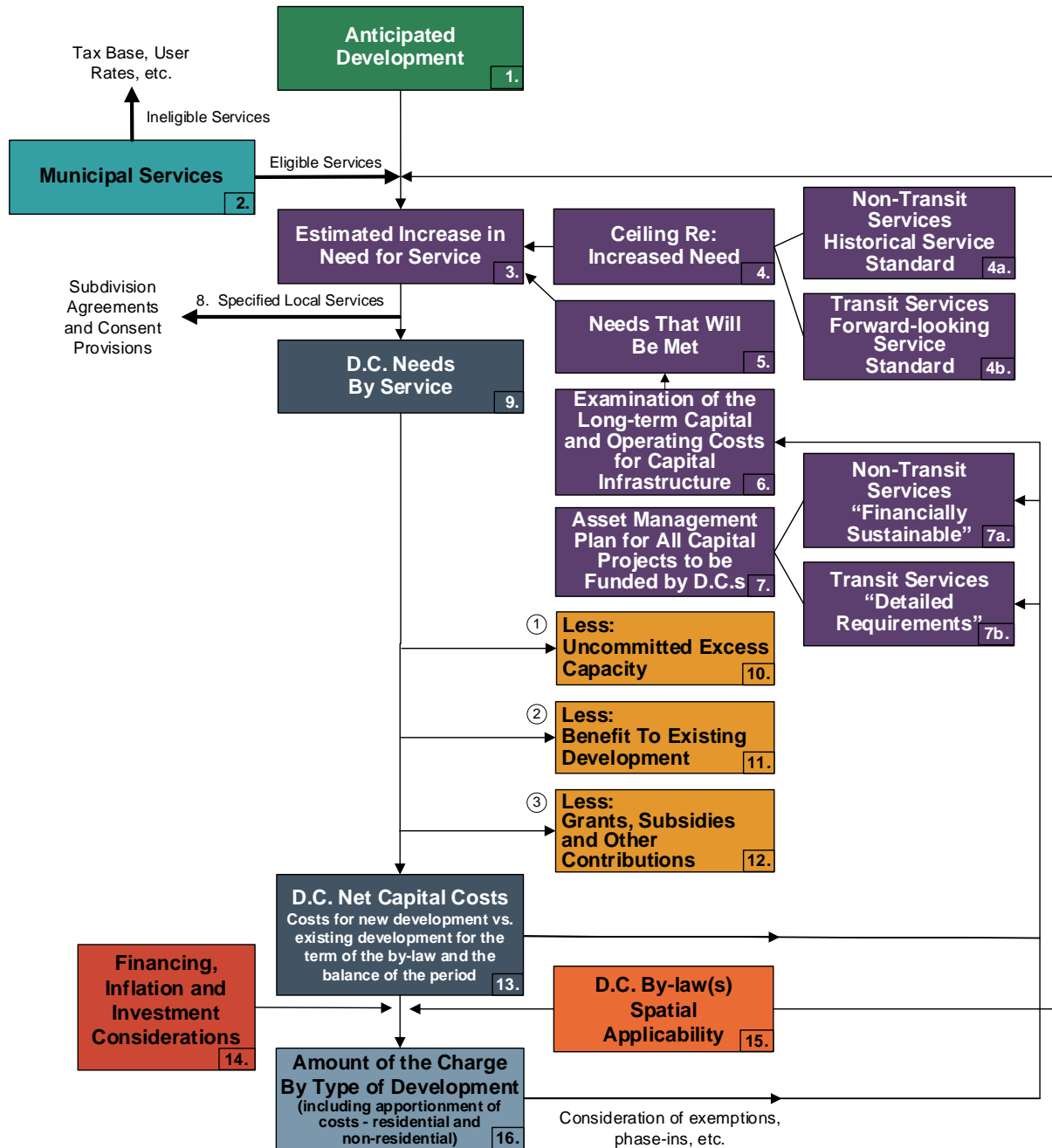




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

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

¹ with 7+ year lifetime



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

¹ with 7+ year lifetime



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

¹ with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Social Services	Ineligible	20.1 Social service space	0
21. Ambulance	Yes	21.1 Ambulance station space	100
	Yes	21.2 Vehicles ¹	100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Ineligible	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

¹ with a 7+ year lifetime

4.4 Local Service Policy

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



4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value



of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no current outstanding credits for inclusion in the D.C. calculations.

4.7 Classes of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

4.8 Existing Reserve Funds

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

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

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

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

The alternative would involve the County spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the County will use these reserve funds for the County’s cost share of applicable



development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The County's D.C. Reserve Fund balances by service as of December 31, 2023 are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As of December 31, 2023

Service	Balance
Services Related to a Highway	9,289,759
Fire Protection Services	(466,715)
Policing Services	(219,277)
Parks and Recreation Services	9,811,092
Library Services	1,970,254
Ambulance	132,391
Waste Diversion	(420,856)
Stormwater Drainage and Control Services	129,263
Wastewater Services	5,222,809
Water Services	(518,340)
Total	24,930,379

Note: Amounts in brackets are deficit balances.

4.9 Deductions

The D.C.A. potentially requires that four deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.



4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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



already available, then widening would not be included as an increase in need, in the first instance.

4.9.3 Reduction for Benefit to Existing Development

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

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

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a County-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access



the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-wide vs. Area Rating

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

4.11 Allocation of Development

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



4.12 Asset Management

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

4.13 Transit

The D.C.A. provides for the following matters for Transit:

- The Background Study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
 - The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
 - i. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - ii. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - iii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 - An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 - An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.



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

The County currently has a local transit service called Via Transportation to provide residents with transportation options. The County has not included these costs in the D.C. calculations. Therefore, the above calculations and reporting requirements are not required.

4.14 Mandatory Phase-in of a D.C.

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

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

Note: as part of the changes proposed by the Province through Bill 185, this mandatory phase-in is proposed to be removed for any D.C. by-laws passed after Bill 185 receives Royal Assent.



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

The service component is evaluated on two format sheets:

- the service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts (note that this is not required for water, wastewater, or stormwater); and
- the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

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

5.2 Service Levels and 10-Year Capital Costs for the County of Brant’s D.C. Calculation

This section evaluates the development-related capital requirements for parks and recreation services, library services, ambulance services, long-term care services, child care and early years programs services, and waste diversion services over a County-wide 10-year planning period from 2024 to 2034.

5.2.1 *Parks and Recreation Services*

The County currently has 471.51 acres of parkland within its jurisdiction. These parks consist of various sized community, destination, neighbourhood, open space, parkettes, commons, and linear parks. The County has increased its level of service over the historical 15-year period from 2009 to 2023, with an average of 9.8 acres of parkland 1,000 population, or an investment of \$2,308 per capita. Over the forecast period, the



County would be eligible to collect approximately \$12.64 million from D.C.s for parkland development.

The County currently provides 84 parkland amenities, including various types of fields, courts, playground equipment, a pool and splashpad facility, storage buildings, etc. Over the historical 15-year period the County provided an average of 1.5 amenities per 1,000 population, or an investment of \$467 per capita. Over the forecast period to 2034, the County would be eligible to collect approximately \$2.56 million from D.C.s for parkland amenities.

In addition to parkland development and amenities, the County currently has 28 kilometers of parkland trails. Over the historical 15-year period the County provided an average of 0.6 kilometers of parkland trails per 1,000 population, or an investment of \$91 per capita. Over the forecast period to 2034, the County would be eligible to collect approximately \$0.50 million from D.C.s for parkland trails.

With respect to recreation facilities, the County has programmable space totaling a combined 288,441 sq.ft. This consists of arenas, community centres, an indoor turf facility, and rented spaces in school gyms and other privately owned facilities. Based on the inventory of space over the historical 15-year period (2009 to 2023), the County has provided an average of approximately 7.31 sq.ft. of space per capita or an investment of \$4,724 per capita. Over the forecast period the County would be eligible to collect approximately \$25.87 million from D.C.s for recreation facility space.

The County also maintains and operates a fleet of 63 vehicles and equipment, which has an estimated replacement value of approximately \$3.25 million. This results in a calculated average level of service for the historical 15-year period of \$63 per capita, providing a D.C. eligible amount over the forecast period of approximately \$0.34 million.

In total, the County is eligible to collect approximately \$41.91 million for parks and recreation services.

Based on the projected growth over the 2024 to 2034 forecast period, the County has identified future capital needs totaling approximately \$162.64 million. These capital needs include various parkland development projects, park trails, an addition to the Brant Sports Complex, an indoor pool, various vehicles and equipment, etc. Through a review of the proposed capital works, the following deductions have been made:



- \$93.57 million for post period benefit;
- \$9.81 million for the existing reserve fund balance;
- \$22.98 million for benefit to the existing community; and
- \$50,000 in grant funding.

Therefore, the total net growth capital cost included in the D.C. for parks and recreation services is approximately \$36.23 million.

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



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2024-2034									95%	5%	
1	Empire (St. George)	2026	900,000	-		900,000	90,000		810,000	769,500	40,500
2	Golf North (Paris)	2026	600,000	-		600,000	60,000		540,000	513,000	27,000
3	Nith Peninsula (Paris)	2024	250,000	-		250,000	25,000		225,000	213,750	11,250
4	Grandville - Arlington Meadows	2025	2,150,000	-		2,150,000	215,000		1,935,000	1,838,250	96,750
5	TCA Lands	2028	650,000	-		650,000	65,000		585,000	555,750	29,250
6	Losani (St. George) (Formerly Activa (German School Rd.))	2027	2,850,000	-		2,850,000	285,000		2,565,000	2,436,750	128,250
7	Elm Street Lane/Park Redesign	2025	250,000	-		250,000	187,500		62,500	59,375	3,125
8	Paris Skatepark	2024	350,000	-		350,000	87,500		262,500	249,375	13,125
9	Cleaver Road Park (Sifton)	2027	725,000	-		725,000	72,500		652,500	619,875	32,625
10	Victoria Park Expansion	2024	300,000	-		300,000	180,000		120,000	114,000	6,000
11	Green Lane Sports Complex Expansion	2027	1,625,000	-		1,625,000	975,000		650,000	617,500	32,500
12	Gurney Sports Park	2025	4,000,000	-		4,000,000	1,000,000		3,000,000	2,850,000	150,000
13	Lions Art Cadman Park Expansion	2027	975,000	-		975,000	731,300	50,000	193,700	184,015	9,685
14	Brookfield Phase 2 – Passive Park – Watt’s Pond Rd	2024	135,800	-		135,800	-		135,800	129,010	6,790
15	Stremma (Oaks of St. George)	2027	1,026,750	-		1,026,750	-		1,026,750	975,413	51,338
16	Cordon	2027	1,600,000	-		1,600,000	-		1,600,000	1,520,000	80,000
17	Memorial Forest Park	2024	300,000	-		300,000	-		300,000	285,000	15,000
18	Mt. Pleasant Park Expansion	2035	750,000	-		750,000	-		750,000	712,500	37,500



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2024-2034									95%	5%	
19	Scotland HWY 24 area	2030	450,000	-		450,000	-		450,000	427,500	22,500
20	Burford 4 Corners (Farkas)	2024	255,000	-		255,000	191,300		63,700	60,515	3,185
21	Burford near Fairgrounds	2035	750,000	750,000		-	-		-	-	-
22	Royal Estates West (Burford)	2025	350,000	-		350,000	-		350,000	332,500	17,500
23	Refrigerated Skating/Splash Pad	2030	2,000,000	1,000,000		1,000,000	-		1,000,000	950,000	50,000
24	Dog Park	2030	300,000	150,000		150,000	-		150,000	142,500	7,500
25	Washroom Facility - Mt. Pleasant	2025	200,000	-		200,000	-		200,000	190,000	10,000
26	Newport River Access	2024	400,000	-		400,000	320,000		80,000	76,000	4,000
27	Grandville - Trail	2026	175,000	-		175,000	-		175,000	166,250	8,750
28	Activa Trail (St. George)	2027	437,500	-		437,500	-		437,500	415,625	21,875
29	Brookfield Phase 2 (Watts Pond Trail)	2024	120,000	-		120,000	12,000		108,000	102,600	5,400
30	New Development Phase 3 (Watts Pond Trail)	2026	120,000	-		120,000	-		120,000	114,000	6,000
31	Bike Pathways (\$50,000 per yr)	2024-2028	500,000	-		500,000	250,000		250,000	237,500	12,500
32	Mountain Bike Trails	2025	753,000	-		753,000	301,200		451,800	429,210	22,590
33	Capron Street Trail (Market Street and Grand River Street North)	2027	131,250	-		131,250	-		131,250	124,688	6,563
34	Burford Walking Trails	2024	262,500	-		262,500	210,000		52,500	49,875	2,625
35	Paris Grand Trails - Phase 2	2024	250,000	-		250,000	37,500		212,500	201,875	10,625
36	North of the Nith	2024-2033	715,000	-		715,000	-		715,000	679,250	35,750
37	Watts Pond Trail - Phase 1	2024	180,000	-		180,000	-		180,000	171,000	9,000



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 95%	Non- Residential Share 5%
	2024-2034										
38	Oakland Trail	2025	200,000	-		200,000	-		200,000	190,000	10,000
39	Brant Sports Complex Growth Related Principal	2024-2032	1,272,689	-		1,272,689	-		1,272,689	1,209,055	63,634
40	Brant Sports Complex Growth Related Discounted Interest	2024-2032	99,624	-		99,624	-		99,624	94,643	4,981
41	Brant Sports Complex Addition/Needs Assessment	2030	25,000,000	10,000,000		15,000,000	5,000,000		10,000,000	9,500,000	500,000
42	Brant Sports Complex Addition/Needs Assessment Discounted Growth Related Interest	2030-2050	5,810,603	-		5,810,603	-		5,810,603	5,520,073	290,530
43	Field House and Event Facility (Indoor Soccer) (45,000 sq.ft.)	2030	20,000,000	4,869,100		15,130,900	10,261,800		4,869,100	4,625,645	243,455
44	SDCC Arena Twinning	2033	25,000,000	25,000,000		-	-		-	-	-
45	Paris Community Centre Refresh/Repurpose (30,000 sqft)	2033	25,000,000	25,000,000		-	-		-	-	-
46	Indoor Pool (Location TBD)	2033	25,000,000	25,000,000		-	-		-	-	-
47	St. George Community School	2030	6,000,000	1,800,000		4,200,000	2,400,000		1,800,000	1,710,000	90,000
48	Provision for Additional Recreation Vehicles and Equipment	2024-2033	466,000	-		466,000	20,000		446,000	423,700	22,300
49	EV Equipment - Mowers, Trucks etc	2024-2033	1,000,000	-		1,000,000	-		1,000,000	950,000	50,000
	Reserve Fund Adjustment			-		-	9,811,092		(9,811,092)	(9,320,538)	(490,555)
	Total		162,635,716	93,569,100	-	69,066,616	32,788,692	50,000	36,227,924	34,416,528	1,811,396



5.2.2 Library Services

The County currently operates its library services out of five (5) library facilities totalling 29,229 sq.ft of space. The County also utilizes a library van, valued at approximately \$75,000, and maintains collection materials valued at approximately \$7.58 million. Including facilities, vehicles, and collection materials (e.g., books, kits, electronic collections, etc.), the level of service provided is \$878 per capita. When applied over the forecast period to 2034, this average level of service translates into a D.C.-eligible amount of approximately \$4.81 million from D.C.s for library services.

With respect to capital needs to accommodate growth over the forecast period, the County has identified a new St. George Library branch, a new Main Library branch (along with estimated financing costs), various materials and equipment, a new library van, and book kiosks. In total, the gross capital cost estimate is approximately \$58.25 million. Of this amount, approximately \$25.10 million is deducted for the amount that is attributable to growth post-2034, approximately \$20.37 million is deducted for the amount that benefits existing development, \$5.00 million is deducted for a grant related to the New Main Library branch, and approximately \$1.97 million is deducted to reflect the existing balance in the reserve fund. The net growth-related capital cost included in the D.C. calculations is \$5.81 million. It is noted that this amount is higher than the \$4.81 million D.C. eligible amount as the financing costs for the main library branch (\$1.17 million) is not subject to the service standard ceiling.

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



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024-2034									95%	5%
1	New St George Library Branch (10,000sqft)	2025-2026	7,000,000	3,363,900		3,636,100	2,795,100		841,000	798,950	42,050
2	New Main Library Branch (28,000sqft)	2024-2026	37,700,000	12,295,200		25,404,800	17,331,000	5,000,000	3,073,800	2,920,110	153,690
3	New Main Library Branch Discounted Growth-Related Interest	2028-2048	5,860,281	4,688,200		1,172,081	-	-	1,172,081	1,113,477	58,604
4	Integrated Library System	2026	250,000	-		250,000	89,400		160,600	152,570	8,030
5	Additional Materials	2024-2033	290,000	145,000		145,000	-		145,000	137,750	7,250
6	St George Equipment	2025-2026	500,000	235,000		265,000	30,000		235,000	223,250	11,750
7	Paris Branch Equipment	2024-2026	1,500,000	705,000		795,000	90,000		705,000	669,750	35,250
8	Onondaga (new/retrofit)	2025-2026	800,000	400,000		400,000	-		400,000	380,000	20,000
9	New Glen Morris Branch	2025-2027	4,000,000	3,200,000		800,000	-		800,000	760,000	40,000
10	Outreach Van (new)	2028	100,000	70,000		30,000	30,000		-	-	-
11	Additional Equipment (non-print)	2024-2033	100,000	-		100,000	-		100,000	95,000	5,000
12	Book Kiosk North Paris	2024	75,000	-		75,000	-		75,000	71,250	3,750
13	Book Kiosk Mt Pleasant	2026	75,000	-		75,000	-		75,000	71,250	3,750
	Reserve Fund Adjustment			-		-	1,970,254		(1,970,254)	(1,871,741)	(98,513)
	Total		58,250,281	25,102,300	-	33,147,981	22,335,754	5,000,000	5,812,227	5,521,616	290,611



5.2.3 Ambulance Services

With respect to ambulance services, the County shares responsibility with the City of Brantford. The County's current share of the service is approximately 28%. Ambulance services are currently provided out of six (6) facilities and based on Brant's share of the service, the County's portion of facility space equates to 7,742 sq.ft. Over the previous 15 years, the average level of service has been approximately 0.14 sq.ft. of space per capita, which equates to an investment of \$104 per capita. Over the forecast period, the D.C.-eligible amount for recovery is approximately \$0.57 million.

In addition to facility space, the County's share of ambulances, emergency response vehicles, community paramedicine vehicles, and other support vehicles is approximately 7.76 vehicles. The average level of service over the past 15 years equates to an investment of \$40 per capita. This level of service provides for a D.C.-eligible amount for recovery of approximately \$0.22 million.

In total, the County would be eligible to collect approximately \$0.79 million from D.C.s for ambulance services.

With respect to growth-related capital needs, a 50,000 sq.ft. paramedic headquarters, and various vehicles and equipment have been identified totalling approximately \$26.63 million. Deductions have been made based on the following:

- \$3.80 million to account for the benefit to existing development;
- \$5.43 million to account for the benefit to growth beyond the forecast period.
- \$16.50 million to account for Brantford's share of the capital (72%); and
- \$0.13 million to reflect the balance in the D.C. reserve fund.

Therefore, the net growth-related amount of approximately \$0.76 million has been included in the D.C. calculation for recovery from future growth.

The growth costs have been allocated 90% to residential development and 10% to non-residential development, to acknowledge that while paramedics services are predominately residential based, there is some use of the service by non-residential users.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 90%	Non- Residential Share 10%
1	Paramedic Headquarters (Shared with City) 50,000 sq.ft. (20 Year Lease)	2024	24,000,000	5,430,000		18,570,000	3,799,200	14,605,200	165,600	149,040	16,560
2	Provision for Additional Vehicle	2025	450,000	-		450,000	-	325,400	124,600	112,140	12,460
3	Provision for Additional Vehicle	2027	450,000	-		450,000	-	325,400	124,600	112,140	12,460
4	Provision for Additional Vehicle	2029	450,000	-		450,000	-	325,400	124,600	112,140	12,460
5	Provision for Additional Vehicle	2031	450,000	-		450,000	-	325,400	124,600	112,140	12,460
6	Provision for Additional Vehicle	2033	450,000	-		450,000	-	325,400	124,600	112,140	12,460
7	Emergency Response Vehicle	2024	325,000	-		325,000	-	235,000	90,000	81,000	9,000
8	Staff Equipment	2024-2033	50,000	-		50,000	-	36,200	13,800	12,420	1,380
	Reserve Fund Adjustment			-		-	132,391		(132,391)	(119,152)	(13,239)
	Total		26,625,000	5,430,000	-	21,195,000	3,931,591	16,503,400	760,009	684,008	76,001



5.2.4 Long-term Care Services

With respect to long-term care facilities, the County shares responsibility of the John Noble Home with the City of Brantford. The County's current share of the service is approximately 28%. Based on Brant's share of the service, the County's portion of the long-term care home equates to 54,512 sq.ft., providing for a per capita average level of service of 1.42 sq.ft. per capita or \$936 per capita. This level of service provides the County with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$5.12 million.

With respect to future capital needs, there is a planned 40 bed addition to the John Noble Home totalling approximately \$27.87 million. Of this cost, a deduction of approximately \$19.28 million has been made to account for the provincial funding to be received, and approximately \$6.18 million for the City of Brantford's share of the project. After deductions, the total amount included in the D.C. calculation is approximately \$2.41 million.

An allocation of 90% to residential development and 10% to non-residential development has been attributed to services related to long-term care facilities to acknowledge there is some use of the service by non-residential users.



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Long-term Care Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2024-2034									90%	10%
1	40 Bed Addition to John Noble Home	2023-2025	27,870,000	-	6,184,534	21,685,466	-	19,280,370	2,405,096	2,164,587	240,510
	Total		27,870,000	-	6,184,534	21,685,466	-	19,280,370	2,405,096	2,164,587	240,510



5.2.5 Child Care and Early Years Programs Services

With respect to child care and early years programs, the County shares responsibility with the City of Brantford. The County's current share of the service is approximately 28%. Based on Brant's share of the service, the County's portion of child care and early years programs equates to 1,183 spaces, providing for a per capita average level of service of approximately 24.30 spaces per 1,000 population, or \$1,091 per capita. This level of service provides the County with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$5.98 million.

Growth-related capital needs for child care and early years programs have not been identified for the 10-year forecast period at this time.



5.2.6 Waste Diversion Services

With respect to Waste Diversion, the County currently operates out of three facilities. The portions of the facilities that are used to service other municipalities and any space relating to ineligible material have been excluded. Over the past fifteen years, the average level of service provided an investment of \$51 per capita. Based on the service standard over the past fifteen years, the County would be eligible to collect a total of approximately \$0.28 million from D.C.s for waste diversion facilities.

The County has an eligible waste diversion inventory of vehicles and equipment totaling 19.70 items (which excludes any portion that are related to landfill). These items include yard bins, roll off trucks, scale houses, loaders, and other various equipment, all of which have a total value of approximately \$1.79 million. Over the past fifteen years, the average level of service was 0.50 items per 1,000 population, or an average level of investment of \$55 per capita. Based on this service standard, the County would be eligible to collect approximately \$0.30 million from D.C.s for waste diversion vehicles and equipment.

Therefore, the total D.C.-eligible amount for waste diversion services is approximately \$0.58 million.

Based on the projected growth over the 10-year forecast period (2024 to 2034) the County has identified the need to expand the diversion area within the Biggars Lane Landfill, and an additional telehandler loader with a total gross capital cost of approximately \$1.43 million. In addition to the capital works, approximately \$0.42 million has been included in the calculations to reflect the existing reserve fund deficit. Deductions of approximately \$0.65 million and \$0.50 million have been made to account for the portion of the works benefiting growth beyond the forecast period, and benefitting existing development, respectively. Additionally, a deduction of \$142,500 has been made for the portion of the works that are ineligible due to being related to landfill. After deductions, the net growth-related capital cost to be included in the calculation is approximately \$0.55 million.

The growth costs have been allocated 99% to residential development and 1% to non-residential development based on the allocation of waste diversion tonnage.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Waste Diversion Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 99%	Non-Residential Share 1%
1	Biggars Lane Landfill Expansion - Diversion Area Construction	2027	1,143,600	654,000		489,600	408,800		80,800	80,234	566
2	Telehandler Loader	2024	285,000	-	142,500	142,500	92,500		50,000	49,650	350
	Reserve Fund Adjustment		420,856	-		420,856	-		420,856	417,910	2,946
	Total		1,849,456	654,000	142,500	1,052,956	501,300	-	551,656	547,795	3,862



5.3 Service Levels and Long-term Capital Costs for the County of Brant's D.C. Calculation

This section evaluates the development-related capital requirements for services related to a highway – roads and related, public works (facilities and fleet), fire services, and policing services over a County-wide long-term planning period from 2024 to 2051.

5.3.1 Services Related to a Highway

Roads and Related

Brant County owns and maintains 1,123 km of rural, semi-urban, and urban roads within the County. These roads have a total replacement value of approximately \$3.25 billion. Over the historical 15-year period the County has provided an average level of service of 29.80 km of roads per 1,000 population. The level of service provided results in a D.C. eligible amount over the forecast period of approximately \$1.33 billion for roads.

With respect to future needs, the County has identified capital projects for road works totalling approximately \$172.52 million. The capital projects identified include intersection improvements, sidewalks, road widenings, reconstructions, and existing/approved debt (principal and discounted interest) costs. Of this amount, approximately \$29.28 million is deducted for the amount that benefits existing development, and approximately \$9.29 million is deducted to reflect the balance in the reserve fund. Additionally, a deduction of approximately \$14.58 million has been made to reflect contributions from other parties. The net growth-related capital cost included in the D.C. calculations is approximately \$119.38 million.

The residential/non-residential allocation for services related to a highway is based on the ratio of anticipated population and employment growth over the forecast period to 2051. This results in a 69% allocation to residential development and 31% allocation to non-residential development.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024-2051									69%	31%
1	Powerline Road Reconstruction Principal	2024-2039	4,819,130	-		4,819,130	-		4,819,130	3,325,200	1,493,930
2	Powerline Road Reconstruction Discounted Interest	2024-2039	329,911	-		329,911	-		329,911	227,638	102,272
3	Provision for Growth-Related Road Works	2024-2051	10,000,000	-		10,000,000	-		10,000,000	6,900,000	3,100,000
4	Grand River St. N Reconstruction and Expansion	2024-2030	43,000,000	-		43,000,000	12,040,000		30,960,000	21,362,400	9,597,600
5	Grand River St. N Reconstruction and Expansion Discounted Growth Related Interest	2028-2048	3,187,921	-		3,187,921	-		3,187,921	2,199,665	988,255
6	Hwy403/Rest Acres Road Ramp Interchanges	2025-2026	10,000,000	-		10,000,000	1,000,000	2,000,000	7,000,000	4,830,000	2,170,000
7	Intersection improvements at Forced Road and Colborne Street West	2030	2,500,000	-		2,500,000	200,000		2,300,000	1,587,000	713,000
8	Intersection improvements at Rest Acres Rd and Bethel Rd	2028-2029	6,000,000	-		6,000,000	900,000	1,000,000	4,100,000	2,829,000	1,271,000
9	Bishopsgate Road Improvements and Interchange	2029-2032	22,000,000	-		22,000,000	4,162,500	5,350,000	12,487,500	8,616,375	3,871,125
10	Paris Western Link RDS267 21 Watts Pond Road - Ayr Road to Brant-Oxford Road	2024-2030	8,000,000	-		8,000,000	400,000		7,600,000	5,244,000	2,356,000
11	Dundas St W King Edward Traffic Signals and Streetlights	2024-2030	775,000	-		775,000	75,000	25,000	675,000	465,750	209,250



Table 5-6 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non-Residential Share 31%
12	St. George Road Capacity Improvements	2025-2030	4,300,000	-		4,300,000	430,000		3,870,000	2,670,300	1,199,700
13	Powerline Road Improvements	2024-2028	8,600,000	-		8,600,000	1,290,000		7,310,000	5,043,900	2,266,100
14	Oak Park/Paris Road Intersection Improvements - Roundabout	2024-2027	2,500,000	-		2,500,000	375,000		2,125,000	1,466,250	658,750
15	Bethel Road - Folsetter Drive to Cleaver Road	2034	2,500,000	-		2,500,000	1,250,000		1,250,000	862,500	387,500
16	Bethel Road - Cleaver Road to Bishopsgate Road	2034	2,500,000	-		2,500,000	1,250,000		1,250,000	862,500	387,500
17	Bendemere Road (Includes Intersection with Grand River St N)	2024-2026	4,700,000	-		4,700,000	127,700	3,200,000	1,372,300	946,887	425,413
18	Iarocci Blvd (Green Ln to Consolidated Dr)	2024	1,500,000	-		1,500,000	750,000		750,000	517,500	232,500
19	Curtis Ave South Reconstruction	2024-2030	1,500,000	-		1,500,000	375,000		1,125,000	776,250	348,750
20	Oak Park/Powerline Road Intersection (County Portion of City of Brantford Project)	2024-2028	2,500,000	-		2,500,000	375,000		2,125,000	1,466,250	658,750
21	Phelps Rd/Cockshutt/County Rd 18 - intersection improvement	2024-2030	2,500,000	-		2,500,000	1,250,000		1,250,000	862,500	387,500
22	Powerline Rd/Bishopsgate Rd - intersection improvement	2024-2029	2,500,000	-		2,500,000	375,000		2,125,000	1,466,250	658,750
23	Dundas St E/Paris Rd - intersection improvement	2024-2030	3,000,000	-		3,000,000	450,000		2,550,000	1,759,500	790,500
24	Cockshutt Rd/Burtch Rd - intersection improvement	2024-2032	1,500,000	-		1,500,000	750,000		750,000	517,500	232,500



Table 5-6 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Services Related to a Highway – Roads and Related

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non-Residential Share 31%
25	Cainsville Intersection Improvement (18 & Colbourne)	2024-2027	4,000,000	-		4,000,000	1,000,000		3,000,000	2,070,000	930,000
26	Hwy 24 & German School Rd. Intersection Improvements	2029-2039	2,000,000	-		2,000,000	150,000	1,000,000	850,000	586,500	263,500
27	Hwy 5 and 24 Intersection Improvements	2031	4,000,000	-		4,000,000	300,000	2,000,000	1,700,000	1,173,000	527,000
28	Provision for Additional Sidewalks/Multi-Use Paths	2024-2030	1,000,000	-		1,000,000	-		1,000,000	690,000	310,000
29	Rest Acres Road Widening Growth Related Principal	2025-2045	5,759,405	-		5,759,405	-		5,759,405	3,973,989	1,785,416
30	Rest Acres Road Widening Discounted Growth Related Interest	2025-2045	1,468,219	-		1,468,219	-		1,468,219	1,013,071	455,148
31	Rest Acres Rd/Hutchings Roundabout Growth Related Principal	2025-2045	1,392,768	-		1,392,768	-		1,392,768	961,010	431,758
32	Rest Acres Rd/Hutchings Roundabout Discounted Growth Related Interest	2025-2045	355,052	-		355,052	-		355,052	244,986	110,066
33	King Edward St Improvements at Falkland Growth Related Principal	2025-2045	1,459,459	-		1,459,459	-		1,459,459	1,007,027	452,432
34	King Edward St Improvements at Falkland Discounted Growth Related Interest	2025-2045	372,053	-		372,053	-		372,053	256,717	115,336
	Reserve Fund Adjustment			-		-	9,289,759		(9,289,759)	(6,409,934)	(2,879,825)
	Total		172,518,917	-	-	172,518,917	38,564,959	14,575,000	119,378,958	82,371,481	37,007,477



Public Works (Facilities and Fleet)

The County's Public Works service is operated out of seven locations and provides a combined 87,464 sq.ft. of facility space. This provides an average level of service of 2.31 sq.ft. per capita or \$330 per capita. This level of service provides the County with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$5.15 million.

The Public Works Department has a variety of vehicles and major equipment with a replacement cost totalling approximately \$21.71 million. The inventory provided over the historical 15-year period results in an average level of service of 3.10 vehicles and equipment per 1,000 population or an average level of investment of \$627 per capita. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is approximately \$9.80 million.

In total, the County is eligible to collect approximately \$14.95 million for public works infrastructure.

Based on the anticipated growth over the forecast period to 2051, the capital works identified include an expansion to the works building, two additional plows and sidewalk clearing machines, and a provision for new maintenance equipment. The total gross capital cost identified is approximately \$3.53 million. Of this amount, a deduction of approximately \$0.36 million has been made to account for the benefit to existing development. Therefore, the net growth-related capital cost included for recovery is approximately \$3.17 million.

The residential/non-residential allocation for services related to a highway – public works (facilities and fleet) is based on the ratio of anticipated population and employment growth over the forecast period. This results in a 69% allocation to residential development and 31% allocation to non-residential development.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works (Facilities and Fleet)

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024-2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non-Residential Share 31%
1	Expansion to Works Buildings	2024-2034	1,430,000	-		1,430,000	357,500		1,072,500	740,025	332,475
2	Provision for new maintenance equipment	2024-2034	858,000	-		858,000	-		858,000	592,020	265,980
3	Plow	2029	400,000	-		400,000	-		400,000	276,000	124,000
4	Sidewalk Clearing Machine	2029	220,000	-		220,000	-		220,000	151,800	68,200
5	Plow	2039	400,000	-		400,000	-		400,000	276,000	124,000
6	Sidewalk Clearing Machine	2039	220,000	-		220,000	-		220,000	151,800	68,200
	Total		3,528,000	-	-	3,528,000	357,500	-	3,170,500	2,187,645	982,855



5.3.2 Fire Services

The County currently operates its fire services from several locations, which equates to a combined total of 62,839 sq.ft. of facility space. Over the historical 15-year period the County provided 1.43 sq.ft. of facility space per capita, which equates to an investment of \$1,134 per capita. Based on the anticipated growth over the forecast period, this level of service provides the County with a maximum D.C.-eligible amount for recovery of \$17.71 million related to fire facility space.

The fire department has a current inventory of 42 vehicles. Over the historical 15-year period the County has provided an average level of investment of \$496 per capita. Based on the average level of service the total D.C.-eligible amount for fire vehicles over the forecast period is approximately \$7.74 million.

The fire department utilizes fire equipment and gear with a total replacement cost of approximately \$7.52 million. Over the historical 15-year period the County provided an average level of investment of \$154 per capita. This results in a D.C.-eligible amount of approximately \$2.41 million for small equipment and gear over the forecast period to 2051.

In total, the County is eligible to collect approximately \$27.86 million for fire services.

The County has identified the need for additional facility space including three (3) stations, a provision for upgrading the existing facilities, various new vehicles and equipment for the new facilities, and the outstanding growth-related principal and interest costs related to the Cainsville Fire Hall construction. The total gross capital cost of these projects is estimated to be approximately \$38.86 million. The existing reserve fund deficit of approximately \$0.47 million has also been included for recovery. Of the total gross capital cost, approximately \$17.01 million is deducted for the amount that benefits existing development. The resulting total net growth-related capital costs included in the D.C. calculations is approximately \$22.32 million.

These costs are shared between residential and non-residential growth based on the population to employment ratio over the forecast period to 2051. This results in 69% of the costs being allocated to residential development and 31% being allocated to non-residential development.



Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Fire Services

Prj. No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non- Residential Share 31%
	2024-2051										
	Facilities										
1	Paris North Station	2024-2025	5,300,000	-		5,300,000	-		5,300,000	3,657,000	1,643,000
2	Paris South Station	2033-2035	15,800,000	-		15,800,000	13,544,100		2,255,900	1,556,571	699,329
3	New Airport Fire Station	2026-2027	4,300,000	-		4,300,000	2,082,700		2,217,300	1,529,937	687,363
4	Provision for Upgrading Current Facilities	2024-2051	2,000,000	-		2,000,000	-		2,000,000	1,380,000	620,000
	Vehicles										
5	Provision for Additional Vehicles	2024-2031	1,070,000	-		1,070,000	-		1,070,000	738,300	331,700
6	Aerial - Cainsville	2028	1,400,000	-		1,400,000	-		1,400,000	966,000	434,000
7	Fire Administration Van	2024	57,000	-		57,000	-		57,000	39,330	17,670
8	Passenger Van / Light Rescue	2024	229,000	-		229,000	-		229,000	158,010	70,990
9	Pumper	2024	800,000	-		800,000	-		800,000	552,000	248,000
10	Pumper Tanker	2024	600,000	-		600,000	-		600,000	414,000	186,000
11	Pumper	2031-2040	800,000	-		800,000	-		800,000	552,000	248,000
12	Tanker	2031-2040	600,000	-		600,000	-		600,000	414,000	186,000
13	Aerial - Paris North/ St. George	2031-2040	2,600,000	-		2,600,000	-		2,600,000	1,794,000	806,000
14	Pick up	2041	80,000	-		80,000	-		80,000	55,200	24,800
15	SUV	2041	80,000	-		80,000	-		80,000	55,200	24,800
16	Pumper / Tanker - Paris South	2024	600,000	-		600,000	460,000		140,000	96,600	43,400
17	Pumper / Tanker - Burford	2024	600,000	-		600,000	460,000		140,000	96,600	43,400
18	Pumper / Tanker - St George	2027	600,000	-		600,000	460,000		140,000	96,600	43,400



Table 5-8 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Fire Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non- Residential Share 31%
	Equipment										
19	Provision for Additional Equipment	2024-2031	214,000	-		214,000	-		214,000	147,660	66,340
20	RIT Pack	2025	4,800	-		4,800	-		4,800	3,312	1,488
21	Bunker Gear	2024-2025	198,000	-		198,000	-		198,000	136,620	61,380
22	SCBA Packs	2024-2025	142,500	-		142,500	-		142,500	98,325	44,175
23	SCBA Masks	2024-2025	12,000	-		12,000	-		12,000	8,280	3,720
24	SCBA Bottles	2024-2025	54,000	-		54,000	-		54,000	37,260	16,740
25	2 Defib	2024-2051	8,200	-		8,200	-		8,200	5,658	2,542
26	1 Auto Ex - eDraulics - set tools	2024-2051	75,000	-		75,000	-		75,000	51,750	23,250
27	2 Thermal Camera - NFPA Compliant	2024-2051	29,200	-		29,200	-		29,200	20,148	9,052
28	1 Thermal Camera - FLIR	2024-2051	2,500	-		2,500	-		2,500	1,725	775
29	2 PPv Fans	2024-2051	12,000	-		12,000	-		12,000	8,280	3,720
30	2 Gas Monitors - CO, HCN, Multigas	2024-2051	2,800	-		2,800	-		2,800	1,932	868
31	2 Large Generators	2024-2051	8,000	-		8,000	-		8,000	5,520	2,480
32	1 Small Generators	2024-2051	3,400	-		3,400	-		3,400	2,346	1,054
33	1 Chain Saw	2024-2051	1,300	-		1,300	-		1,300	897	403
34	2 Ventilation Saws/Rotary Saws	2024-2051	7,000	-		7,000	-		7,000	4,830	2,170



Table 5-8 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Fire Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non- Residential Share 31%
35	12 Nozzles	2024-2051	19,200	-		19,200	-		19,200	13,248	5,952
36	Fire Hose - 100 mm (25 lengths)	2024-2051	25,000	-		25,000	-		25,000	17,250	7,750
37	Fire Hose - 65 mm (15 lengths)	2024-2051	9,000	-		9,000	-		9,000	6,210	2,790
38	Fire Hose - 38/45 mm (36 lengths)	2024-2051	10,800	-		10,800	-		10,800	7,452	3,348
39	1 Portable Pump	2024-2051	10,000	-		10,000	-		10,000	6,900	3,100
40	Communications - 12 pagers	2024-2051	11,760	-		11,760	-		11,760	8,114	3,646
41	Communications - 22 radios and mics	2024-2051	41,800	-		41,800	-		41,800	28,842	12,958
	Debt										
42	Fire Hall Construction Cainsville Debenture - Principal	2024-2048	341,432	-		341,432	-		341,432	235,588	105,844
43	Fire Hall Construction Cainsville Debenture - Interest	2024-2048	105,123	-		105,123	-		105,123	72,535	32,588
	Reserve Fund Adjustment		466,715	-		466,715	-		466,715	322,034	144,682
	Total		39,331,530	-	-	39,331,530	17,006,800	-	22,324,730	15,404,064	6,920,666



5.3.3 Policing Services

The County is serviced by the Ontario Provincial Police (O.P.P.) service. The County provides 23,110 sq.ft. of facility space for the O.P.P. officers, providing for an average level of service of 0.37 sq.ft. per capita or an average investment of \$237 per capita. This level of service provides the County with a maximum D.C.-eligible amount for recovery of \$3.71 million related to policing facility space over the forecast period to 2051.

Based on the growth forecast, the County has identified the need expand the current facility, as well as the recovery of the existing police station debt. The total gross capital cost of these projects is estimated to be approximately \$4.83 million. Additionally, the reserve fund deficit of approximately \$0.22 million has been included for recovery. Of the total gross capital cost, \$2.55 million has been deducted to account for portion of the capital that will benefit growth beyond the forecast period. The resulting total net growth-related capital cost included in the D.C. calculation is approximately \$2.50 million.

These costs for police services are shared between residential and non-residential growth based on the population to employment ratio over the forecast period to 2051. This results in 69% of the costs being allocated to residential development and 31% being allocated to non-residential development.



Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Policing Services

Prj. No	Increased Service Needs Attributable to Anticipated Development 2024-2051	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 69%	Non-Residential Share 31%
1	Police Station Debenture - Principal	2024-2048	1,401,691	-		1,401,691	-		1,401,691	967,167	434,524
2	Police Station Debenture - Discounted Interest	2024-2048	431,563	-		431,563	-		431,563	297,778	133,784
3	Provision for Facility Expansion	2040	3,000,000	2,550,000		450,000	-		450,000	310,500	139,500
	Reserve Fund Adjustment		219,277			219,277	-		219,277	151,301	67,976
	Total		5,052,531	2,550,000	-	2,502,531	-	-	2,502,531	1,726,746	775,785



5.4 Service Levels and Urban Long-term Capital Costs for the County of Brant's D.C. Calculation

This section evaluates the development-related capital requirements for water services, wastewater services, and stormwater services over a County-wide urban long-term planning period from 2024 to 2051.

5.4.1 Water Services

Based on the anticipated growth forecast, a number of water projects have been identified to service developments throughout the County. For water services, the capital program identified by the County includes updated carryover projects from the 2019 D.C. study, and other projects identified by staff (e.g. watermain expansions and upgrades, etc.).

The total gross capital cost for capital projects is approximately \$110.61 million. Additionally, the existing reserve fund deficit of approximately \$0.52 million has also been included for recovery. With respect to deductions, the following adjustments have been made:

- \$15.37 million to recognize the benefit to the existing community; and
- \$1.8 million related to grants, subsidies and other contributions.

Therefore, the net growth-related capital cost of \$93.96 million is being included in the D.C. calculations.

These costs for water services are shared between residential and non-residential growth based on the population to employment ratio over the urban long-term 2051 forecast period for water serviced developments. This results in 66% of the costs being allocated to residential development and 34% being allocated to non-residential development.



Table 5-10
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Water Only)	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 66%	Non-Residential Share 34%
1	Upgrade watermain Grand River St. North (Paris Links Road to Woodslee Ave.)	2024	2,500,000	-		2,500,000	875,000		1,625,000	1,072,500	552,500
2	Additional Water source for Paris	2035	10,000,000	-		10,000,000	-		10,000,000	6,600,000	3,400,000
3	Gilbert Well Field Increased Capacity	2025-2028	850,000	-		850,000	85,000		765,000	504,900	260,100
4	Gilbert Well Field Debenture (Principal)	2024-2031	2,085,291	-		2,085,291	-		2,085,291	1,376,292	708,999
5	Gilbert Well Field Debenture (Discounted Interest)	2024-2031	233,843	-		233,843	-		233,843	154,336	79,507
6	Bethel Well Supply and Elevated Storage Paris Zone 1 Debt (Principal)	2024-2037	1,129,465	-		1,129,465	-		1,129,465	745,447	384,018
7	Bethel Well Supply and Elevated Storage Paris Zone 1 Debt (Discounted Interest)	2024-2037	130,880	-		130,880	-		130,880	86,381	44,499
	St George										
8	New source of water / increase PTTW for existing wells, St. George & Additional Storage	2027	9,600,000	-		9,600,000	960,000		8,640,000	5,702,400	2,937,600
9	Hwy 5 transmission watermain	2024	4,500,000	-		4,500,000	225,000		4,275,000	2,821,500	1,453,500
10	Zone 1 Looping to German School Road (PRVs)	2029	1,000,000	-		1,000,000	50,000		950,000	627,000	323,000
	Other										
11	Willow St. Watermain Principal	2024-2039	508,709	-		508,709	-		508,709	335,748	172,961
12	Willow St. Watermain Discounted Interest	2024-2039	34,826	-		34,826	-		34,826	22,985	11,841
12	Airport Water Upgrades Debenture - Principal	2024-2048	2,056,764	-		2,056,764	-		2,056,764	1,357,464	699,300
13	Airport Water Upgrades Debenture - Interest	2024-2048	633,251	-		633,251	-		633,251	417,946	215,305



Table 5-10 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Water Only)	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 66%	Non-Residential Share 34%
14	Cainsville Watermain Upgrade, Phase 1, WM-001	2025	2,700,000	-		2,700,000	1,026,000	1,674,000	-	-	-
15	Cainsville Watermain Upgrade, Phase 2, WM-002 and WM-003	2027	4,900,000	-		4,900,000	1,862,000		3,038,000	2,005,080	1,032,920
16	Cainsville Watermain Upgrade, Phase 3, WM-004, WM-005, WM-006	2028	4,000,000	-		4,000,000	1,520,000		2,480,000	1,636,800	843,200
17	Cainsville Standpipe and Booster Pumping Station	2026	3,400,000	-		3,400,000	-		3,400,000	2,244,000	1,156,000
18	Equipment for New Staff	2024-2051	140,000	-		140,000	-		140,000	92,400	47,600
19	Zone 1 to 3 Transmission Watermain (Broadway/West River)	2024	5,000,000	-		5,000,000	750,000		4,250,000	2,805,000	1,445,000
20	Bethel Road Extension from 150m East of Rest Acres to Pottruff	2024	1,500,000	-		1,500,000	-		1,500,000	990,000	510,000
21	Upgrades Grand River Street North from Paris Links Road to PRV	2025	2,000,000	-		2,000,000	300,000		1,700,000	1,122,000	578,000
22	Upgrades Grand River Street North from PRV to William Street	2025	4,000,000	-		4,000,000	600,000		3,400,000	2,244,000	1,156,000
23	Upgrades Grand River Street North from William Street to Dundas Street(Ball)	2026	6,000,000	-		6,000,000	900,000		5,100,000	3,366,000	1,734,000
24	Green Lane Watermain from Dundas East to 370m south of East River Rd	2026	2,790,000	-		2,790,000	279,000		2,511,000	1,657,260	853,740
25	King Edward Street Watermain Upsizing/Upgrade - Hanlon to Rest Acres	2028	890,000	-		890,000	89,000		801,000	528,660	272,340



Table 5-10 (Continued)
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Water Only)	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 66%	Non-Residential Share 34%
26	403 Crossing (Pottruff Road Area)	2025	4,500,000	-		4,500,000	1,125,000		3,375,000	2,227,500	1,147,500
27	Zone 3 Trunk Watermain upgrades (Dundas St W from M. Sharpe Res. To King Edward)	2024	800,000	-		800,000	120,000		680,000	448,800	231,200
28	Zone 1 to 3 Transmission Watermain upgrades on Laurel Street, Dundas St W	2024	850,000	-		850,000	127,500		722,500	476,850	245,650
29	Other Trunk Main Upgrades (exact details depend on Brantford or North Paris Source)	2035	12,065,000	-		12,065,000	1,809,800		10,255,200	6,768,432	3,486,768
30	Zone 1 to 3 Transmission Watermain (Main St, M. Sharpe to Grand River St S)	2024-2026	3,000,000	-		3,000,000	450,000		2,550,000	1,683,000	867,000
31	Dundas St. E Transmission Watermain (CN to Paris Rd)	2024	1,500,000	-		1,500,000	750,000		750,000	495,000	255,000
32	Iarocci Blvd (Green Ln to Consolidated Dr)	2024	600,000	-		600,000	-		600,000	396,000	204,000
33	Airport Water Distribution System Upgrades	2025-2028	2,500,000	-		2,500,000	625,000		1,875,000	1,237,500	637,500
34	Forced Rd Reconstruction (Oakhill to Colborne St W)	2024-2026	500,000	-		500,000	125,000	125,000	250,000	165,000	85,000
35	Silver Street Reconstruction - Market to GRSN	2027-2030	2,060,000	-		2,060,000	721,000		1,339,000	883,740	455,260
36	Zone 3 Elevated Tank Growth Related Principal	2025-2045	5,595,050	-		5,595,050	-		5,595,050	3,692,733	1,902,317
37	Zone 3 Elevated Tank Discounted Growth Related Interest	2025-2045	1,426,320	-		1,426,320	-		1,426,320	941,372	484,949
38	Grand River St N - Watermain Upgrades Discounted Growth-Related Interest	2028-2048	2,634,206	-		2,634,206	-		2,634,206	1,738,576	895,630
	Reserve Fund Adjustment		518,340	-		518,340	-		518,340	342,105	176,236
	Total		111,131,946	-	-	111,131,946	15,374,300	1,799,000	93,958,646	62,012,706	31,945,940



5.4.2 Wastewater Services

The wastewater capital program is primarily based on carryover projects from the 2019 D.C. study, with a few additions identified by staff. These projects include the St. George and Paris wastewater treatment plant expansions, sewer upgrades, new sewer mains, debt recovery, etc. The total gross capital cost for the capital projects is approximately \$337.75 million. With respect to deductions, the following adjustments have been made:

- \$86.63 million to recognize the benefit to existing developments;
- \$87.03 million for post period benefit;
- \$5.22 million to recognize the reserve fund surplus balance; and
- \$13.36 million for grants, subsidies and other contributions.

Therefore, the net growth-related capital cost of \$145.51 million is being included in the D.C. calculations.

These costs for wastewater services are shared between residential and non-residential growth based on the population to employment ratio over the urban long-term 2051 forecast period. This results in 66% of the costs being allocated to residential development and 34% being allocated to non-residential development.



**Table 5-11
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Full Services)	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 66%	Non-Residential Share 34%
1	New & upgrades to sanitary sewers on Grand River Street North(Grand River Street North Pumping Station to Hartley Ave)	2024	3,100,000	-		3,100,000	1,085,000	351,000	1,664,000	1,098,240	565,760
2	Grand River St N - New & Upgrades to Sanitary Sewer Discounted Growth-Related Interest	2028-2048	720,037	-		720,037	-		720,037	475,224	244,813
3	Willow St. SPS Debenture (Principal)	2024-2030	535,520	-		535,520	-		535,520	353,443	182,077
4	Willow St. SPS Debenture (Discounted Interest)	2024-2030	62,206	-		62,206	-		62,206	41,056	21,150
5	Upgrades sanitary sewer conveyance (Mile Hill Road Easement to WPCP)	2024	1,500,000	-		1,500,000	225,000		1,275,000	841,500	433,500
6	Upsizing on Race Street from Ball to WPCP	2024	1,500,000	-		1,500,000	150,000		1,350,000	891,000	459,000
7	Paris Wastewater Treatment Plant Expansion	2028	220,000,000	62,571,300		157,428,700	66,000,000		91,428,700	60,342,942	31,085,758
8	St. George Water Pollution Control Plant Expansion	2025-2028	57,700,000	23,834,200		33,865,800	11,540,000		22,325,800	14,735,028	7,590,772
9	Upgrades sanitary sewer conveyance system St. George - Treatment plant to Hawk St.	2025-2026	4,300,000	-		4,300,000	645,000		3,655,000	2,412,300	1,242,700
0	Upgrades sanitary sewer conveyance system St. George - Through Losani Development	2025-2026	900,000	-		900,000	30,000	700,000	170,000	112,200	57,800



Table 5-11 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Full Services)	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 66%	Non-Residential Share 34%
11	Upgrades sanitary sewer conveyance system St. George - Beverly St. from Losani to Industrial Blvd.	2025-2026	1,800,000	-		1,800,000	270,000		1,530,000	1,009,800	520,200
12	St. George, South SPS, Forcemain and trunk sewers	2032	9,700,000	-		9,700,000	-	9,700,000	-	-	-
13	St. George, Hwy 24 Servicing	2033-2040	600,000	-		600,000	90,000		510,000	336,600	173,400
14	Airport Sewage Treatment debt (Principal)	2024-2027	220,982	-		220,982	-		220,982	145,848	75,134
15	Airport Sewage Treatment debt (Discounted Interest)	2024-2027	8,020	-		8,020	-		8,020	5,293	2,727
16	Sanitary PS - Pottruff Rd/Bethel Rd	2025	7,330,000	-		7,330,000	1,832,500	1,832,500	3,665,000	2,418,900	1,246,100
17	Willow Street SPS Upgrades	2030	3,225,000	-		3,225,000	322,500		2,902,500	1,915,650	986,850
18	Cainsville Sanitary Servicing Upgrades/Extensions	2025-2030	2,500,000	-		2,500,000	375,000		2,125,000	1,402,500	722,500
19	Cainsville Main SPS, Forcemain and Lagoon Decommissioning/Re-purposing	2025	6,900,000	-		6,900,000	1,725,000		5,175,000	3,415,500	1,759,500
20	Cainsville South SPS and Forcemain	2026	5,400,000	-		5,400,000	270,000		5,130,000	3,385,800	1,744,200
21	Upgrades sanitary sewer conveyance (Creeden St/Main Street Area)	2024	640,000	-		640,000	64,000		576,000	380,160	195,840
22	Sewer from Existing Business Park SPS to New Business Park SPS	2025	3,263,600	-		3,263,600	1,631,800		1,631,800	1,076,988	554,812
23	King Edward Street Upsizing (Rest Acres to Hanlon)	2027	910,000	-		910,000	91,000		819,000	540,540	278,460



Table 5-11 (Continued)
 Infrastructure Cost Included in the Development Charges Calculation
 Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Full Services)	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 66%	Non-Residential Share 34%
24	Nith River Siphon (Principal)	2024-2039	535,469	-		535,469	-		535,469	353,409	182,059
25	Nith River Siphon (Discounted Interest)	2024-2039	26,723	-		26,723	-		26,723	17,637	9,086
26	Iarocci Blvd (Green Ln to Consolidated Dr)	2024-2026	300,000	-		300,000	-	150,000	150,000	99,000	51,000
27	King Edward/Cleaver Road SPS & Forcemain	2029	2,500,000	625,000		1,875,000	-	625,000	1,250,000	825,000	425,000
28	Reconstruction parts of Ball St. and King Edward St.	2024	1,434,000	-		1,434,000	286,800		1,147,200	757,152	390,048
29	Equipment for New Staff	2024-2051	140,000	-		140,000	-		140,000	92,400	47,600
	Reserve Fund Adjustment			-		-	5,222,809		(5,222,809)	(3,447,054)	(1,775,755)
	Total		337,751,557	87,030,500	-	250,721,057	91,856,409	13,358,500	145,506,148	96,034,058	49,472,090



5.4.3 Stormwater Services

The County has identified a number of stormwater related capital items to service the growth to 2051. The capital cost of these works is approximately \$6.15 million. Approximately \$0.13 million and \$3.28 million have been deducted to reflect the balance in the reserve fund, and the amount that benefits existing developments, respectively. The resulting net growth capital cost included in development charge is approximately \$2.74 million.

These costs for stormwater services are shared between residential and non-residential growth based on the population to employment ratio over the urban long-term 2051 forecast period. This results in 66% of the costs being allocated to residential development and 34% being allocated to non-residential development.



Table 5-12
Infrastructure Cost Included in the Development Charges Calculation
Stormwater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2051 (Full Services)	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Developmen t	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 66%	Non- Residential Share 34%
1	Storm Management (Gurney Outlet)	2024-2025	602,000	-		602,000	30,100		571,900	377,454	194,446
2	King Edward Reconstruction - Dundas to RAR	2024-2027	175,000	-		175,000	-		175,000	115,500	59,500
3	Cainsville Stormwater Management Improvements	2026-2030	3,000,000	-		3,000,000	2,250,000		750,000	495,000	255,000
4	Burford Stormwater Management Improvements	2026-2030	2,000,000	-		2,000,000	1,000,000		1,000,000	660,000	340,000
5	Grand River St N - New & Upgrades to Storm Sewer Discounted Growth Related Interest	2028-2048	376,973	-		376,973	-		376,973	248,802	128,171
	Reserve Fund Adjustment		-	-		-	129,263		(129,263)	(85,313)	(43,949)
	Total		6,153,973	-	-	6,153,973	3,409,363	-	2,744,610	1,811,443	933,168



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed urban area D.C.s to be imposed for infrastructure services based upon an urban long-term forecast period (stormwater and wastewater). Table 6-2 calculates the proposed urban area D.C.s to be imposed for infrastructure services based upon an urban long-term forecast period for developments that are serviced with water only. Table 6-3 calculates the proposed uniform D.C.s to be imposed on anticipated development in the County for County-wide services over a long-term planning horizon (services related to a highway, fire services, and policing services). Table 6-4 calculates the proposed uniform D.C.s to be imposed on anticipated development in the County for County-wide services over a 10-year planning horizon (parks and recreation services, library services, long-term care services, ambulance services, and waste diversion services).

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

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

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charge in Tables 6-1 to 6-4.

With respect to non-residential development, the total costs associated with non-residential development have been allocated to primary development, commercial development, industrial development, and institutional development based on the relative share of employment (for the forecast period) anticipated for each category. These costs have then been divided by the anticipated primary, commercial, industrial,



and institutional development respectively, over the planning period to calculate a cost per sq.ft. of gross floor area.

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



Table 6-1
 County of Brant
 Development Charge Calculation
 Urban area Services
 Long-Term (2024 to 2051)

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Stormwater Drainage and Control Services</u>				
1.1 Channels, drainage and ponds	1,811,443	933,168	445	0.13
	1,811,443	933,168	445	0.13
2. <u>Wastewater Services</u>				
2.1 Treatment plants & Sewers	96,034,058	49,472,090	23,601	7.12
	96,034,058	49,472,090	23,601	7.12
TOTAL	97,845,500	50,405,258	24,046	7.25
D.C.-Eligible Capital Cost	97,845,500	\$50,405,258		
Urban Long-Term Gross Population/GFA Growth (sq.ft.)	12,549	6,953,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,797.13	\$7.25		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.084	\$24,046		
Multiples	2.017	\$15,727		
Apartments - 2 Bedrooms +	2.122	\$16,546		
Apartments - Studio and 1 Bedroom	1.396	\$10,885		
Special Care/Special Dwelling Units	1.100	\$8,577		



Table 6-2
County of Brant
Development Charge Calculation
Urban area Services - Water
Long-Term (2024 to 2051)

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Water Services</u>				
3.1 Treatment, storage and distribution systems	62,012,706	31,945,940	14,001	4.17
	62,012,706	31,945,940	14,001	4.17
TOTAL	62,012,706	31,945,940	14,001	4.17
D.C.-Eligible Capital Cost	\$62,012,706	\$31,945,940		
Urban Long-Term (Water Only) Gross Population/GFA Growth (sq.ft.)	13,659	7,662,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,540.03	\$4.17		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.084	\$14,001		
Multiples	2.017	\$9,157		
Apartments - 2 Bedrooms +	2.122	\$9,634		
Apartments - Studio and 1 Bedroom	1.396	\$6,338		
Special Care/Special Dwelling Units	1.100	\$4,994		



Table 6-3
County of Brant
Development Charge Calculation
County-wide Services
Long-Term (2024 to 2051)

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	82,371,481	37,007,477	14,145	4.50
4.2 Public Works (Facilities and Fleet)	2,187,645	982,855	376	0.12
	84,559,126	37,990,332	14,521	4.62
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	15,404,064	6,920,666	2,645	0.84
	15,404,064	6,920,666	2,645	0.84
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	1,726,746	775,785	297	0.09
	1,726,746	775,785	297	0.09
TOTAL	101,689,936	45,686,783	17,463	5.55
D.C.-Eligible Capital Cost	\$101,689,936	\$45,686,783		
Long-Term Gross Population/GFA Growth (sq.ft.)	17,959	8,230,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,662.31	\$5.55		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.084	\$17,463		
Multiples	2.017	\$11,421		
Apartments - 2 Bedrooms +	2.122	\$12,015		
Apartments - Studio and 1 Bedroom	1.396	\$7,905		
Special Care/Special Dwelling Units	1.100	\$6,229		



Table 6-4
County of Brant
Development Charge Calculation
County-wide Services
10-Year (2024 to 2034)

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
7. <u>Parks and Recreation Services</u>				
7.1 Park development, amenities, vehicles, equipment and recreation facilities	34,416,528	1,811,396	16,022	0.70
	34,416,528	1,811,396	16,022	0.70
8. <u>Library Services</u>				
8.1 Library facilities, materials and vehicles	5,521,616	290,611	2,570	0.12
	5,521,616	290,611	2,570	0.12
9. <u>Long-term Care Services</u>				
9.1 Facilities, vehicles and equipment	2,164,587	240,510	1,008	0.10
	2,164,587	240,510	1,008	0.10
10. <u>Ambulance</u>				
10.1 Ambulance facilities, vehicles and equipment	684,008	76,001	318	0.03
	684,008	76,001	318	0.03
11. <u>Waste Diversion</u>				
11.1 Waste diversion facilities, vehicles, equipment and other	547,795	3,862	255	0.01
	547,795	3,862	255	0.01
TOTAL	43,334,533	2,422,380	20,173	\$0.96
D.C.-Eligible Capital Cost	43,334,533	2,422,380		
10-Year Gross Population/GFA Growth (sq.ft.)	6,625	2,526,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$6,541	\$0.96		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.084	\$20,173		
Multiples	2.017	\$13,193		
Apartments - 2 Bedrooms +	2.122	\$13,880		
Apartments - Studio and 1 Bedroom	1.396	\$9,131		
Special Care/Special Dwelling Units	1.100	\$7,195		



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

	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services Long-Term	97,845,500	50,405,258	24,046	7.25
Urban-wide (Water) Services Long-Term	62,012,706	31,945,940	14,001	4.17
County-wide Services Long-Term	101,689,936	45,686,783	17,463	5.55
County-wide Services 10-Year	43,334,533	2,422,380	20,173	0.96
TOTAL	304,882,676	130,460,360	75,683	17.93



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/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Stormwater Drainage and Control Services							
1.1 Channels, drainage and ponds	5,908,941	0	3,280,100	0	0	1,735,035	893,806
2. Wastewater Services							
2.1 Treatment plants & Sewers	336,556,136	0	86,566,100	13,358,500	87,030,500	98,736,683	50,864,352
3. Water Services							
3.1 Treatment, storage and distribution systems	92,908,415	0	15,374,300	1,799,000	0	49,985,176	25,749,939
4. Services Related to a Highway							
4.1 Roads and Related	158,508,445	0	29,207,018	14,120,455	0	79,474,871	35,706,101
4.2 Public Works (Facilities and Fleet)	3,528,000	0	357,500	0	0	2,187,645	982,855
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	29,484,233	0	12,492,100	0	0	11,724,572	5,267,561
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	992,239	0	0	0	0	684,645	307,594
7. Parks and Recreation Services							
7.1 Park development, amenities, vehicles, equipment and recreation facilities	157,527,764	0	22,977,600	50,000	92,819,100	39,597,011	2,084,053
8. Library Services							
8.1 Library facilities, materials and vehicles	54,441,098	0	20,365,500	5,000,000	22,054,970	6,669,597	351,031
9. Long-term Care Services							
9.1 Facilities, vehicles and equipment	27,870,000	6,184,534	0	19,280,370	0	2,164,587	240,510
10. Ambulance							
10.1 Ambulance facilities, vehicles and equipment	26,625,000	0	3,799,200	16,503,400	5,430,000	803,160	89,240
11. Waste Diversion							
11.1 Waste diversion facilities, vehicles, equipment and other	1,428,600	142,500	501,300	0	654,000	129,884	916
Total Expenditures & Revenues	\$895,778,871	\$6,327,034	\$194,920,718	\$70,111,725	\$207,988,570	\$293,892,866	\$122,537,959



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

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



7.2 D.C. By-law Structure

It is recommended that:

- the County uses a uniform County-wide D.C. calculation for all County-wide services;
- D.C.s for water, wastewater, and stormwater services be imposed on the urban service areas of the County; and
- One D.C. by-law be used for all of the above noted services.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation services and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for ambulance services and long-term care services, a 90% residential/10% non-residential allocation has been made to recognize use by the non-residential sector;
 - for waste diversion services, a 99% residential/1% non-residential allocation has been made based on the allocation of waste diversion tonnage;
 - for services related to a highway – roads and related, public works (facilities and fleet), fire protection services, police services a 69% residential/31% non-residential attribution has been made based on a population vs. employment growth ratio over the long-term (2024 to 2051) forecast period; and
 - for water services, wastewater services, and stormwater services a 66% residential/34% non-residential attribution has been made based on a population vs. employment growth ratio over the urban long-term (2024 to 2051) forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

In the case of the re-development involving the demolition and replacement of all or part of a building or structure:



- 1) a redevelopment credit shall be allowed, provided that the singular and certain parcel of land was improved by occupied structures within the last five years prior to the issuance of the building permit required by the development, and the building permit for the development has been issued within five years from the date the demolition permit has been issued; and
- 2) if a development on a singular and certain parcel of land involves the demolition and replacement of a building or structure, or the conversion from one principal use to another, a redevelopment credit shall be allowed 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 gross floor area of the building demolished/ converted multiplied by the current 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.

Provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions:
 - industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
 - buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
 - may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
 - add one additional unit or 1% of existing units in an existing rental residential building;



- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, and affordable inclusionary zoning units (to be in force at a later date);
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e., three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions for Council consideration:

- non-residential farm buildings; and
- farm bunk houses.

7.3.5 Phasing in

As required by Section 5(6) paragraph 4 of the D.C.A., the calculated D.C. will be phased-in over a five-year period as follows:

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

It is noted that this phase-in is proposed to be removed for all D.C. by-laws that are passed after Bill 185 receives Royal Assent. Should the County's by-law pass after these changes come into effect, no mandatory phase-in will be included in the by-law.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in 6 equal annual payments commencing at occupancy.



Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application). Note, the Province has proposed to change the rate freeze period from two (2) years to 18 months through Bill 185.

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

7.3.7 The Applicable Areas

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

- All County-wide services – the full residential and non-residential charge will be imposed on all lands within the County; and
- Water – the full residential and non-residential charge will be imposed on the urban water service areas of the County; and
- Wastewater and Stormwater – the full residential and non-residential charge will be imposed on the urban service areas of the County.

7.3.8 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on September 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).¹

7.4 Other D.C. By-law Provisions

It is recommended that:

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



7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The County's D.C. collections are currently reserved in 10 separate reserve funds: Services Related to a Highway, Fire Protection Services, Policing Services, Parks and Recreation Services, Library Services, Ambulance, Waste Diversion, Stormwater Drainage and Control Services, Wastewater Services, and Water Services.

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

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force either on the day after which the by-law is passed or at a later date determined by Council.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day the by-law comes into force updated on the first business day of every January, April, July and October (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

The D.C.A. required that Council must consider the use of area specific charges:

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

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



Currently the County's by-law does provide for area rating for water, wastewater, and stormwater services. All other County services are recovered based on a uniform, County-wide basis. There have been several reasons why they have not been imposed including:

1. All County services, with the exception of water, wastewater and stormwater require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the County, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that "if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the County hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a County-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks and recreation facilities, etc.) 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 urban area basis for water, wastewater, and stormwater, and on a uniform County-wide basis for all other services.

7.5 Other Recommendations

It is recommended that Council:

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

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

“Continue the D.C. approach to calculate the charges on a uniform County-wide basis for all services except water, wastewater, and stormwater;”

“Continue the D.C. approach to calculate the charges on an urban-area basis for water, wastewater, and stormwater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated May 24 2024, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated May 24, 2024;”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 Introduction

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

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

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

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

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



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

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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



8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

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

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

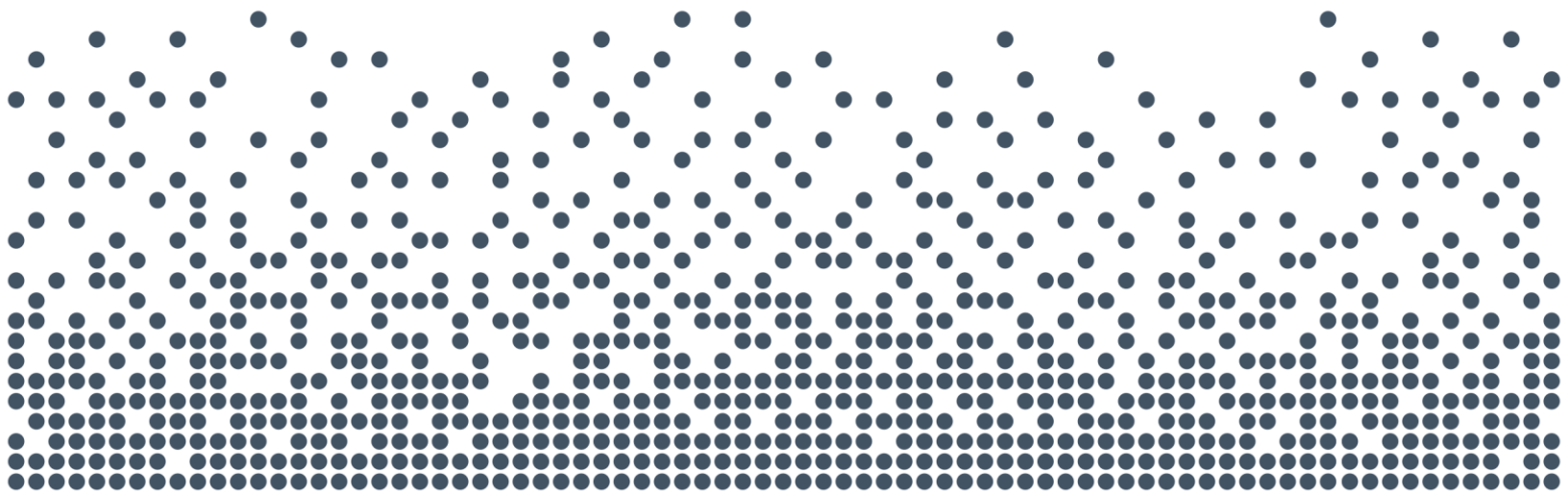


It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 County of Brant Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households		Equivalent Institutional Households
Historical	Mid 2011	36,700	35,638	578	35,060	11,637	595	605	95	12,932	525	2.756
	Mid 2016	37,800	36,707	847	35,860	11,895	725	590	105	13,315	770	2.757
	Mid 2021	40,650	39,474	734	38,740	12,555	965	725	85	14,330	667	2.755
Forecast	Early 2024	42,910	41,673	780	40,893	13,158	1,271	813	85	15,327	709	2.719
	Early 2034	48,560	47,150	879	46,271	14,800	1,610	1,233	85	17,728	799	2.660
	Mid 2051	59,000	57,293	1,065	56,228	17,385	1,970	2,550	85	21,990	968	2.605
Incremental	Mid 2011 - Mid 2016	1,100	1,069	269	800	258	130	-15	10	383	245	
	Mid 2016 - Mid 2021	2,850	2,767	-113	2,880	660	240	135	-20	1,015	-103	
	Mid 2021 - Early 2024	2,260	2,199	46	2,153	603	306	88	0	997	42	
	Early 2024 - Early 2034	5,650	5,477	99	5,378	1,642	339	420	0	2,401	90	
	Early 2024 - Mid 2051	16,090	15,620	285	15,335	4,227	699	1,737	0	6,663	259	

^[1] Population includes the Census undercount estimated at approximately 3.0% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

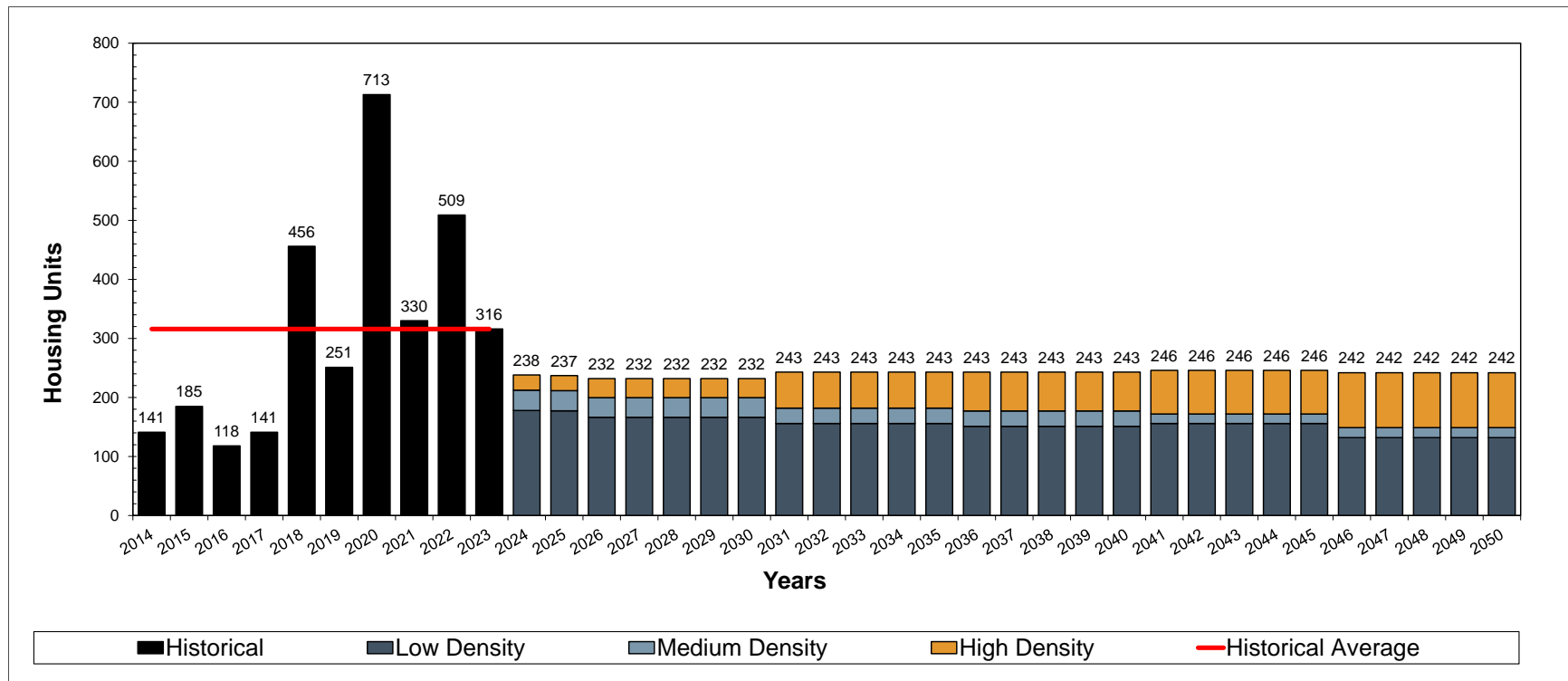
Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Brant Addendum to the Municipal Comprehensive Review Final Report, May 2023, by Watson & Associates Economists Ltd.



Figure 1
County of Brant
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from County of Brant building permit data, 2014 to 2022, and 2023 estimated based on September year-to-date data by Watson & Associates Economists Ltd.



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

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Full Services	2024 - 2034	1,012	339	410	1,761	4,573	-537	4,036	92	4,128
	2024 - 2051	2,485	699	1,727	4,911	12,308	-1,098	11,210	265	11,475
Burford	2024 - 2034	61	0	0	61	188	-51	137	0	137
	2024 - 2051	255	0	0	255	786	-105	682	0	682
Partial Services (Water Only)	2024 - 2034	136	0	0	136	419	-55	365	7	372
	2024 - 2051	354	0	0	354	1,092	-112	980	20	1,000
Private Services (Rural Settlement)	2024 - 2034	265	0	10	275	836	-93	743	0	743
	2024 - 2051	694	0	10	704	2,159	-190	1,969	0	1,969
Remaining Rural	2024 - 2034	168	0	0	168	518	-421	97	0	97
	2024 - 2051	439	0	0	439	1,354	-860	494	0	494
County of Brant	2024 - 2034	1,642	339	420	2,401	6,535	-1,157	5,378	99	5,477
	2024 - 2051	4,227	699	1,737	6,663	17,700	-2,364	15,335	285	15,620

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3
County of Brant
Current Year Growth Forecast
Mid-2021 to Early-2024

		Population
Mid 2021 Population		39,474
Occupants of New Housing Units, Mid 2021 to Early 2024	<i>Units (2)</i>	997
	<i>multiplied by P.P.U. (3)</i>	2,989
	<i>gross population increase</i>	2,980
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2024	<i>Units</i>	42
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	46
Decline in Housing Unit Occupancy, Mid 2021 to Early 2024	<i>Units (4)</i>	14,330
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.058
	<i>total decline in population</i>	-827
Population Estimate to Early 2024		41,673
<i>Net Population Increase, Mid 2021 to Early 2024</i>		2,199

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.259	60%	1.971
<i>Multiples (6)</i>	2.727	31%	0.837
<i>Apartments (7)</i>	2.044	9%	0.180
Total		100%	2.989

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

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

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



Schedule 4
County of Brant
10-Year Growth Forecast
Early-2024 to Early-2034

		Population
Early 2024 Population		41,673
Occupants of New Housing Units, Early 2024 to Early 2034	<i>Units (2)</i>	2,401
	<i>multiplied by P.P.U. (3)</i>	2.722
	<i>gross population increase</i>	6,535
Occupants of New Equivalent Institutional Units, Early 2024 to Early 2034	<i>Units</i>	90
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	99
Decline in Housing Unit Occupancy, Early 2024 to Early 2034	<i>Units (4)</i>	15,327
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.075
	<i>total decline in population</i>	-1,157
Population Estimate to Early 2034		47,150
<i>Net Population Increase, Early 2024 to Early 2034</i>		5,477

(1) Early 2024 Population based on:

2021 Population (39,474) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (997 x 2.989 = 2,980) + (42 x 1.1 = 46) + (14,330 x -0.058 = -827) = 41,673

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.084	68%	2.109
<i>Multiples (6)</i>	2.017	14%	0.285
<i>Apartments (7)</i>	1.873	17%	0.328
<i>one bedroom or less</i>	1.396		
<i>two bedrooms or more</i>	2.122		
Total		100%	2.722

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Early 2024 households based upon 2021 Census (14,330 units) + Mid 2021 to Early 2024 unit estimate (997 units) = 15,327 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
County of Brant
Long-Term Growth Forecast
Early-2024 to Mid-2051

		Population
Early 2024 Population		41,673
Occupants of New Housing Units, Early 2024 to Mid 2051	<i>Units (2)</i>	6,663
	<i>multiplied by P.P.U. (3)</i>	2,656
	<i>gross population increase</i>	17,700
Occupants of New Equivalent Institutional Units, Early 2024 to Mid 2051	<i>Units</i>	259
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	285
Decline in Housing Unit Occupancy, Early 2024 to Mid 2051	<i>Units (4)</i>	15,327
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.154
	<i>total decline in population</i>	-2,364
Population Estimate to Mid 2051		57,293
<i>Net Population Increase, Early 2024 to Mid 2051</i>		15,620

(1) Early 2024 Population based on:

2021 Population (39,474) + Mid 2021 to Early 2024 estimated housing units to beginning of forecast period (997 x 2.989 = 2,980) + (42 x 1.1 = 46) + (14,330 x -0.058 = -827) = 41,673

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.084	63%	1.957
<i>Multiples (6)</i>	2.017	10%	0.212
<i>Apartments (7)</i>	1.873	26%	0.488
<i>one bedroom or less</i>	1.396		
<i>two bedrooms or more</i>	2.122		
Total		100%	2.656

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Early 2024 households based upon 2021 Census (14,330 units) + Mid 2021 to Early 2024 unit estimate (997 units) = 15,327 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
County of Brant
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	112	29	0	141
2015	109	66	10	185
2016	114	3	1	118
2017	132	9	0	141
2018	299	153	4	456
Sub-total	766	260	15	1,041
Average (2014 - 2018)	153	52	3	208
% Breakdown	73.6%	25.0%	1.4%	100.0%
2019	164	87	0	251
2020	503	200	10	713
2021	202	115	13	330
2022	336	153	20	509
2023	130	76	110	316
Sub-total	1,335	631	153	2,119
Average (2019 - 2023)	267	126	31	424
% Breakdown	63.0%	29.8%	7.2%	100.0%
2014 - 2023				
Total	2,101	891	168	3,160
Average	210	89	17	316
% Breakdown	66.5%	28.2%	5.3%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from County of Brant building permit data, 2014 to 2022, and 2023 estimated based on September year-to-date data by Watson & Associates Economists Ltd.



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

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.118	3.218	4.286	3.259		
6-10	-	-	-	2.924	4.320	3.130		
11-15	-	-	1.909	3.082	4.290	3.189		
16-20	-	-	1.900	2.813	3.412	2.778		
20-25	-	-	-	2.758	3.769	2.747	3.021	3.084
25-35	-	-	2.182	2.853	4.083	2.980		
35+	-	1.514	1.908	2.745	3.692	2.675		
Total	0.563	1.610	1.925	2.828	3.883	2.806		

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.630	-	2.727		
6-10	-	-	-	2.143	-	1.963		
11-15	-	-	-	-	-	2.063		
16-20	-	-	1.462	1.933	-	1.667		
20-25	-	-	1.583	-	-	1.789	2.042	2.017
25-35	-	-	-	-	-	-		
35+	-	-	2.455	3.100	-	2.414		
Total	0.917	1.143	1.727	2.565	-	2.176		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.000	3.121	4.524	3.079
6-10	-	-	1.706	2.752	4.320	2.871
11-15	-	-	1.737	2.963	4.188	3.049
16-20	-	-	1.714	2.744	3.625	2.630
20-25	-	1.091	1.652	2.674	3.769	2.554
25-35	-	-	2.077	2.847	4.083	2.925
35+	-	1.240	1.873	2.754	3.736	2.597
Total	1.100	1.258	1.850	2.804	3.927	2.702

^[1] Includes townhomes and apartments in duplexes.

^[2] Adjusted based on historical trends.

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

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



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

Age of Dwelling	Apartments ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.417	1.806	2.714	-	2.044		
6-10	-	1.765	1.500	3.667	-	2.100		
11-15	-	1.261	1.867	-	-	1.476		
16-20	-	1.500	1.895	-	-	1.927		
20-25	-	1.273	1.773	-	-	1.765	1.862	1.873
25-35	-	1.294	2.027	3.000	-	2.000		
35+	1.045	1.176	1.740	2.649	-	1.616		
Total	1.179	1.216	1.758	2.731	-	1.685		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.744	1.976	3.322	4.811	3.043
6-10	-	1.926	1.983	3.129	4.532	3.065
11-15	-	1.333	1.768	3.168	4.536	3.038
16-20	-	1.464	1.788	2.929	3.867	2.731
20-25	-	1.278	1.902	2.785	4.075	2.598
25-35	-	1.250	1.980	2.845	3.911	2.703
35+	1.464	1.236	1.838	2.706	3.832	2.393
Total	1.810	1.284	1.853	2.816	4.032	2.536

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

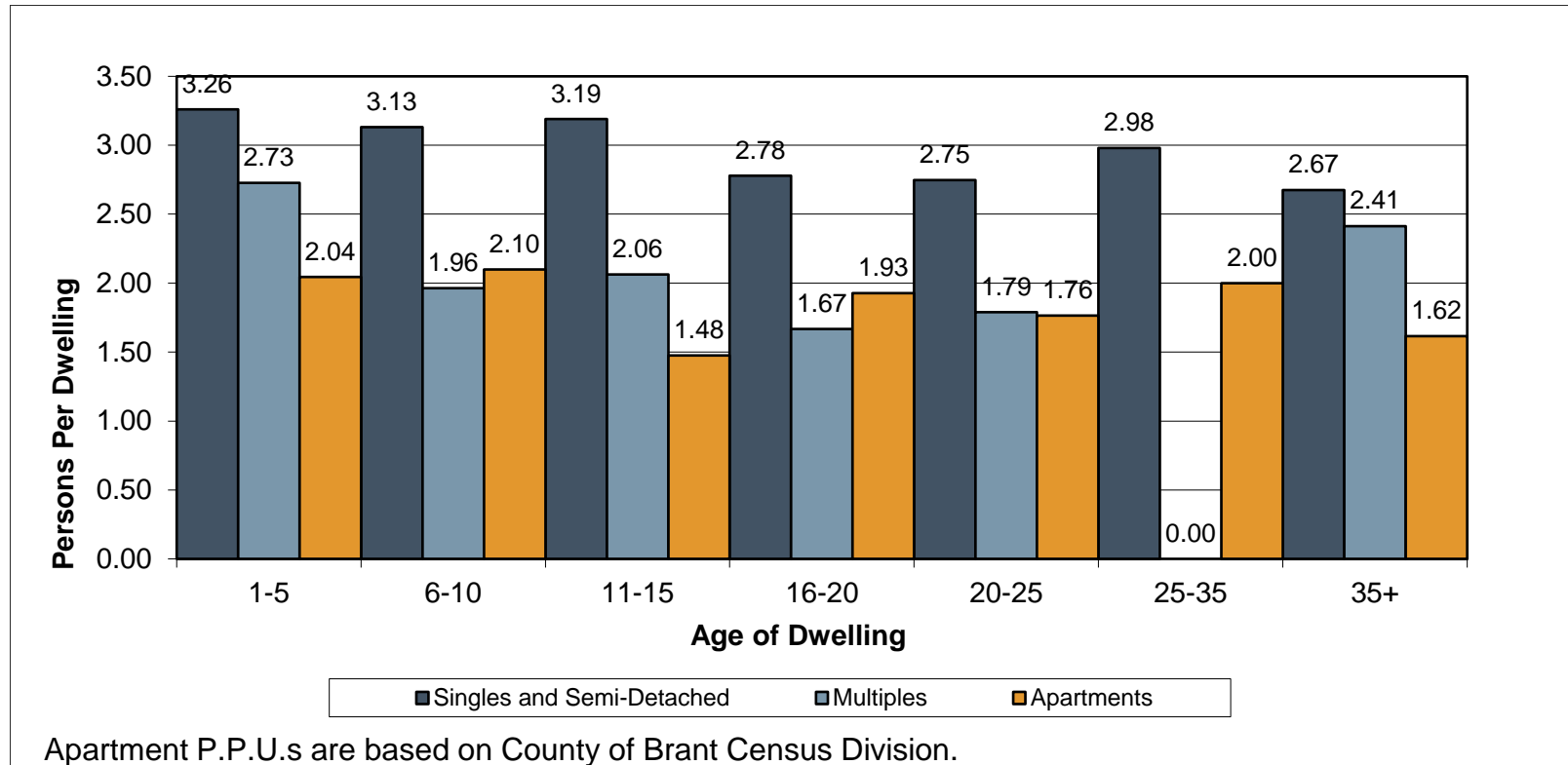
^[2] Adjusted based on historical trends.

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

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



Schedule 8
County of Brant
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a County of Brant Employment Forecast, 2024 to 2051

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	35,638	0.013	0.050	0.123	0.091	0.042	0.319	0.053	0.372	475	1,795	4,373	3,233	1,495	11,370	1,885	13,255	9,575
Mid 2016	36,707	0.015	0.052	0.131	0.104	0.046	0.347	0.059	0.406	535	1,925	4,810	3,805	1,680	12,755	2,154	14,909	10,830
Early 2024	41,673	0.013	0.055	0.128	0.097	0.051	0.344	0.063	0.406	546	2,311	5,325	4,035	2,114	14,331	2,605	16,936	12,020
Early 2034	47,150	0.012	0.057	0.138	0.098	0.054	0.357	0.063	0.420	546	2,664	6,495	4,611	2,526	16,842	2,948	19,790	14,178
Mid 2051	57,293	0.010	0.058	0.159	0.106	0.058	0.391	0.063	0.454	546	3,335	9,137	6,096	3,304	22,418	3,582	26,000	19,083
Incremental Change																		
Mid 2011 - Mid 2016	1,069	0.0012	0.0021	0.0083	0.0130	0.0038	0.0284	0.0058	0.0342	60	130	438	573	185	1,385	269	1,654	1,255
Mid 2016 - Early 2024	4,966	-0.0015	0.0030	-0.0033	-0.0068	0.0050	-0.0036	0.0038	0.0003	11	386	515	230	434	1,576	451	2,027	1,190
Early 2024 - Early 2034	5,477	-0.0015	0.0010	0.0100	0.0010	0.0028	0.0133	0.0000	0.0133	0	353	1,170	576	412	2,511	343	2,854	2,158
Early 2024 - Mid 2051	15,620	-0.0036	0.0027	0.0317	0.0096	0.0069	0.0474	0.0000	0.0474	0	1,024	3,812	2,061	1,190	8,087	977	9,064	7,063
Annual Average																		
Mid 2011 - Mid 2016	214	0.0002	0.0004	0.0017	0.0026	0.0008	0.0057	0.0012	0.0068	12	26	88	115	37	277	54	331	251
Mid 2016 - Early 2024	662	-0.00020	0.00040	-0.00044	-0.00091	0.00066	-0.00048	0.00051	0.00003	1	52	69	31	58	210	60	270	159
Early 2024 - Early 2034	548	-0.00015	0.00010	0.00100	0.00010	0.00028	0.00133	0.00000	0.00133	0	35	117	58	41	251	34	285	216
Early 2024 - Mid 2051	568	-0.00013	0.00010	0.00115	0.00035	0.00025	0.00172	0.00000	0.00172	0	37	139	75	43	294	36	330	257

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

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

Source Derived from the County of Brant Addendum to the Municipal Comprehensive Review Final Report, May 2023, by Watson & Associates Economists Ltd.



Schedule 9b
County of Brant
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional ^[2]	Total	Industrial	Commercial/ Population Related	Institutional ^[2]	Total	
Mid 2011	35,638	475	4,373	3,233	1,495	9,575					
Mid 2016	36,707	535	4,810	3,805	1,680	10,830					
Early 2024	41,673	546	5,325	4,035	2,114	12,020					
Early 2034	47,150	546	6,495	4,611	2,480	14,132					
Mid 2051	57,293	546	9,137	6,096	3,171	18,950					
Incremental Change											
Mid 2011 - Mid 2016	1,069	60	438	573	185	1,255					
Mid 2016 - Early 2024	4,966	11	515	230	434	1,190					
Early 2024 - Early 2034	5,477	0	1,170	576	366	2,112	1,989,500	288,000	248,900	2,526,400	
Early 2024 - Mid 2051	15,620	0	3,812	2,061	1,057	6,930	6,480,900	1,030,500	718,700	8,230,100	
Annual Average											
Mid 2011 - Mid 2016	214	12	88	115	37	251					
Mid 2016 - Early 2024	662	1	69	31	58	159					
Early 2024 - Early 2034	548	0	117	58	37	211	198,950	28,800	24,890	252,640	
Early 2024 - Mid 2051	521	0	127	69	35	231	216,030	34,350	23,957	274,337	

^[1] Square Foot Per Employee Assumptions

Industrial	1,700
Commercial/Population-Related	500
Institutional	680

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

*Reflects Early-2024 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9c
County of Brant
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial	Commercial	Institutional	Total Non-Residential	Employment Increase ^[3]
		G.F.A. S.F. ^[1]	G.F.A. S.F. ^[1]	G.F.A. S.F. ^{[1],[2]}		
Full Services	2024 - 2034	1,676,200	251,300	248,900	2,176,400	1,855
	2024 - 2051	5,365,200	869,600	718,700	6,953,500	5,952
Partial Services (Water Only - St. George)	2024 - 2034	144,500	5,800	-	150,300	97
	2024 - 2051	688,500	20,600	-	709,100	446
Remaining Areas	2024 - 2034	168,800	30,900	-	199,700	161
	2024 - 2051	427,200	140,300	-	567,500	532
County of Brant	2024 - 2034	1,989,500	288,000	248,900	2,526,400	2,112
	2024 - 2051	6,480,900	1,030,500	718,700	8,230,100	6,930

^[1] Square Foot Per Employee Assumptions

Industrial	1,700
Commercial/Population-Related	500
Institutional	680

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

^[3] Employment Increase does not include No Fixed Place of Work.

*Reflects Early-2024 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10
County of Brant
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<u>Primary Industry Employment</u>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<u>Industrial and Other Employment</u>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<u>Population Related Employment</u>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<u>Institutional</u>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$84,901.40	0.0298	km of roadways	2,849,040	per km	1,326,159,868
	Public Works - Facilities	\$329.84	2.3062	sq.ft. of building area	143	per sq.ft.	5,152,101
	Public Works - Vehicles & Equipment	\$627.25	0.0031	No. of vehicles and equipment	202,339	per vehicle	9,797,645
Fire Protection	Fire Protection Services - Facilities	\$1,133.67	1.4256	sq.ft. of building area	795	per sq.ft.	17,707,925
	Fire Protection Services - Vehicles & Equipment	\$495.70	0.0010	No. of vehicles	495,700	per vehicle	7,742,834
	Fire Protection Services - Small Equipment and Gear	\$154.41	0.0604	No. of equipment and gear	2,556	per item	2,411,884
Policing	Policing Services - Facilities	\$237.32	0.3692	sq.ft. of building area	643	per sq.ft.	3,706,938
Parks & Recreation	Parkland Development	\$2,307.80	0.0098	Acres of Parkland	235,490	per acre	12,639,821
	Parkland Amenities	\$467.12	0.0015	No. of parkland amenities	311,413	per amenity	2,558,416
	Parkland Trails	\$90.72	0.0006	Kilometres of Paths and Trails	151,200	per linear m	496,873
	Recreation Facilities	\$4,724.14	7.3050	sq.ft. of building area	647	per sq.ft.	25,874,115
	Parks & Recreation Vehicles and Equipment	\$62.95	0.0013	No. of vehicles and equipment	48,423	per vehicle	344,777
Library	Library Services - Facilities	\$697.00	0.7884	sq.ft. of building area	884	per sq.ft.	3,817,469
	Library Services - Collection Materials	\$180.43	4.9362	No. of library collection items	37	per collection item	988,215
	Library Services - Vehicles	\$0.91	0.00001	No. of vehicles and equipment	74,985	per vehicle	4,984
Ambulance	Ambulance Facilities	\$104.20	0.1444	sq.ft. of building area	722	per sq.ft.	570,703
	Ambulance Vehicles	\$39.77	0.0001	No. of vehicles and equipment	397,700	per vehicle	217,820
Long-term Care	Long-term Care Facilities	\$935.52	1.4218	sq.ft. of building area	658	per sq.ft.	5,123,843
Childcare and Early Years Programs	Child Care and Early Years Programs - Facilities	\$1,091.25	0.0243	sq.ft. of building area	44,907	per sq.ft.	5,976,776
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$51.05	0.5855	sq.m of building area	87	per sq.ft.	279,601
	Waste Diversion - Vehicles & Equipment	\$54.80	0.0005	No. of vehicles and equipment	109,600	per vehicle	300,140



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Rural	974	974	974	888	888	888	888	885	856	863	870	877	884	891	899	\$2,570,000
Semi-urban	83	83	83	102	102	102	102	99	96	96	97	97	97	98	98	\$3,000,000
Urban	100	100	100	102	102	102	102	106	100	104	109	113	118	122	126	\$5,120,000
Total km of Roads	1,157	1,157	1,157	1,092	1,092	1,092	1,092	1,090	1,052	1,064	1,076	1,087	1,099	1,111	1,123	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459	
Per Capita Standard	0.033	0.033	0.033	0.031	0.030	0.030	0.030	0.030	0.029	0.029	0.029	0.029	0.028	0.028	0.027	

15 Year Average	2009-2023
Quantity Standard	0.0298
Quality Standard	\$2,849,040
Service Standard	\$84,901

D.C. Amount (before deductions)	2051
Forecast Population	15,620
\$ per Capita	\$84,901
Eligible Amount	\$1,326,159,868



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mt. Vernon Works Yard - 1249 Colborne St. W. Brantford																	
Salt Storage Shed - Mt. Vernon	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	6,480	\$100	\$132
Truck Bays - Mt. Vernon	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	13,112	\$125	\$160
Coverall Building - Mt. Vernon	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	\$75	\$104
Storage Shed - Mt. Vernon	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	\$100	\$132
Mt. Pleasant Works Yard - 281 Pleasant Ridge Rd. Brantford																	
Coverall Building - Mt. Pleasant	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$75	\$104
Truck Bays - Mt. Pleasant	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	7,786	\$125	\$160
Storage/Truck Bays - Mt. Pleasant	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	\$100	\$132
Paris Works Yard - 60 Consolidated Dr. Paris																	
Truck Bays - Paris	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	13,403	\$125	\$160
Salt Storage Shed - Paris	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	\$100	\$132
Brine Storage - Paris	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,680	\$100	\$132
South Dumfries Works Yard - 525 Scenic Dr. St. George																	
Truck Bays - South Dumfries	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	7,672	\$125	\$160
Salt Shed - South Dumfries	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	1,008	\$100	\$132
Sand Shed - South Dumfries	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	4,368	\$100	\$132
Equipment Storage Shed - South Dumfries	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$100	\$132
Onondaga Works Yard - 734 Hwy #54 Brantford																	
Truck Bays -Original Structure (shared with Fire) - Onondaga	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	\$125	\$160
Truck Bays - 1975 Addition (shared with Fire) - Onondaga	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	\$125	\$160
Lion's Centennial Park - 78 Maple Ave. N. Burford																	
Salt Shed - Burford 78 Maple Ave	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$100	\$132
57 Painter Rd. Onondaga																	
Storage Barn - Painter Road	-	-	-	-	-	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$100	\$132
Total	84,684	84,684	84,684	84,684	84,684	85,784	85,784	85,784	85,784	85,784	85,784	85,784	85,784	85,784	87,464		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	2.3972	2.3882	2.3762	2.3625	2.3500	2.3701	2.3559	2.3369	2.3413	2.3412	2.2860	2.2688	2.1731	2.1363	2.1097

15 Year Average	2009-2023
Quantity Standard	2.3062
Quality Standard	\$143
Service Standard	\$330

D.C. Amount (before deductions)	2051
Forecast Population	15,620
\$ per Capita	\$330
Eligible Amount	\$5,152,101



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2000 Champion 740 Articulated Grader	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$675,000
2000 Caterpillar 928G Articulated Wheel Loader	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$480,000
2001 Chev Crew Cab Pickup	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$85,000
2002 Chev C3500HD	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$125,000
2002 Chev Astro Van	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$80,000
2001 Western Star 58644SS Tandem	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
2001 Western Star 58644SS Tandem	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$400,000
2002 Western Star 58644SS Tandem	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$400,000
2002 Aluminum Dump Body & Hoist	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,000
2001 Chev Pickup	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$63,000
2001 Chev Silverado Pickup	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$63,000
2002 Western Star 5864SS Tandem	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$400,000
2002 Western Star 5864SS Tandem	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$400,000
2002 Western Star 5864SS Tandem	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
2002 Western Star 5864SS Tandem	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$400,000
2005 Vermeer VC1400XL Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
2006 Western Star 4900SA Tandem	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$400,000
2007 Western Star 4900SA Tandem	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$400,000
2006 Western Star 4900SA Tandem	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$400,000
2006 Western Star 4900SA Tandem	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$400,000
2006 Ford F450	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
2005 Chev Silverado	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$70,000
Pride PBA132C Truck Box	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
2004 Ford F450	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$90,000
2003 Chev Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$80,000
2005 JD 410G 4WD Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,000
2004 Vermeer SC502 Stump Grinder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$121,000
2004 Chev Cargo Van	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$76,000
2004 Caterpillar 140H Articulated Grader	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$630,000
2004 Peterbilt 330 Single Axle	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$375,000
2004 Western Star 4900SA Tandem	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$400,000
2003 Chev Cargo Van	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$77,000
2003 Chev Extended Cab	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$69,000
2002 Trackless MT5 Sidewalk Maintenance Tractor	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$195,000
2002 Ford F450 Diesel	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$107,000
2003 Peterbilt 330 Single Axle	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$375,000
2003 Western Star 4900SA Tandem	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$400,000
2006 Chev Ext Cab	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$65,000
2006 Chev Ext Cab	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2006 JD 644J Articulated Wheel Loader	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$469,000
2006 JD 6420 Tractor	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$245,000
2006 Chev Silverado	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$70,000
1994 GMC Pickup	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$70,000
1981 GMC	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$375,000
1994 GMC Topkick Single Axle	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$375,000
2000 Dodge	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$61,000
1997 Ford	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$70,000
1999 Chev Crew Cab	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$120,000
1999 International 2574 Tandem	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$400,000
2000 Eager Beaver Trailer	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$74,000
1994 Ford LTS9000 Tandem	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
1989 GMC Double Bucket Boom	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$545,000
2003 Chev 2500 HD Crew Cab	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$850,000
1998 Chev C3500	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$125,000
2004 Western Star 4900SA Tandem	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$400,000
1985 JD401 Industrial Loader	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$240,000
1998 JD 544H Articulated Wheel Loader	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$398,000
1997 Ford Elgin Sweeper	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$535,000
1993 Kubota G200 Tractor	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$36,000
Kubota T1600H Tractor	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$28,000
1991 JD 410 4WD Backhoe	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$275,000
2003 Woods HS106 Ditchbank Mower	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$36,000
1997 Champion 710 Grader	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$630,000
1995 Champion 740 Grader	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$630,000
2006 JD 410G 4WD Backhoe	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$325,000
2006 Seppi SMO-AVS Mower	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$36,000
2005 ODB LCT650 Vacuum Leaf Loader	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$80,000
2003 Woods HS106 Ditchbank Mower	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$36,000
2007 Chev 2500HD Crew Cab	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$85,000
2007 Tymco DST-6 Street Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$518,000
2005 Eloquip Aluminum Dump Body & Hoist	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,000
2006 San Jose GPS Units	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$145,000
2007 Chev 2500 Express Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
2006 United 7-16 Vee Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2007 Duratrail Dump Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
2007 Sterling LT9513 Tandem	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$400,000
2007 Sterling LT9513 Tandem	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$400,000
2007 Sterling LT9513 Tandem	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$400,000
2007 Chev 2500 Express Cargo	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$80,000
2007 International 7500 Vacuum Truck	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$657,000
2007 Giraffa 210 Roadside Mower	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$36,000
2007 Giraffa 210 Roadside Mower	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$36,000
2008 JD 870D Motor Articulated Grader	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$630,000
1995 Ford L8000 Single Bucket Aerial	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$175,000
2007 Chev 1500 Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$70,000
2008 Chev 2500 HD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$85,000
2008 Caterpillar 140M Shoulder Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$630,000
2008 Chev 1500 Pickup	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$70,000
2008 Chev 1500 Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$70,000
2009 Ford F450 Pickup with plow/sander	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000
2009 Ford F450 Pickup with plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$90,000
Eloquip Aluminum Dump Body	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
2009 Western Star 4900FA Tandem Dump	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$400,000
2009 Western Star 4900FA Tandem Dump	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$400,000
2009 Chev 2500 Crew Cab	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$85,000
2009 Chev 1500 Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$70,000
2010 Ford F450	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000
2009 Chev 2500 Express Cargo	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$80,000
2009 Chev 2500HD 4X4	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$85,000
Eloquip Aluminum Dump Body	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
2009 Vermeer BC1500 Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
2009 JD 6230S Tractor	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$240,000
2009 JD 710J Backhoe Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$367,000
2009 JD 644K Articulated Wheel Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$447,000
2009 JD 370 Snow Blower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
2009 Chev 1500 WT	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$70,000
2002 Chev Cargo Van	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$80,000
2006 Chev 2500HD 4X4	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$85,000
2010 Mack GU713 Tandem Dump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2010 Mack GU713 Tandem Dump	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$400,000
2010 Mack GU713 Tandem Dump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$400,000
2009 JD 6230 Roadside Tractor	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$240,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2008 Chev 2500 HD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$85,000
2010 JD 772GP Motor Grader & Wing	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$572,000
2010 JD 6330S Roadside Tractor	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$240,000
2010 JD 6430S Roadside Tractor	-	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$240,000
2011 Chev Silverado W/T	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
2010 Seppi Roadside Mower	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$36,000
2010 Seppi Roadside Mower	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$36,000
2011 AVS 225 Roadside Mower	-	-	1	1	1	1	1	1	-	-	-	-	-	-	-	\$36,000
2011 Chev 1500 Pickup Truck	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
2011 Chev Silverado W/T	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
2011 Ford F450	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
2010 Cimline Asphalt Hot Box	-	-	1	1	1	1	1	1	1	1	1	1	1	1	-	\$80,000
2011 JD6230 Roadside Tractor	-	-	1	1	1	-	-	-	-	-	-	-	-	-	-	\$240,000
2001 GMC Pickup	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	\$70,000
2012 Chev Silverado Extended Cab	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Sign Insert Platform	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
2012 Mack GU813 Tandem with plowing & sanding equipment	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2012 Mack GU813 Tandem with plowing & sanding equipment	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2012 JD6330 Tractor with Loader	-	-	-	1	1	1	-	-	-	-	-	-	-	-	-	\$240,000
2009 Maclean MV1 Sidewalk Unit	-	-	-	1	1	1	1	1	1	1	-	-	-	-	-	\$195,000
2009 Maclean MV1 Sidewalk Unit	-	-	-	1	1	1	1	1	1	1	-	-	-	-	-	\$195,000
2007 Sterling Bucket Truck	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	\$500,000
2013 Chev Express Cargo Van	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$80,000
2011 VMT2 Valve Maintenance Trailer	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$109,000
2013 Diamond Roadside Mower	-	-	-	-	1	1	1	1	1	1	-	-	-	-	-	\$36,000
2013 Mack Plow/Sand/Wing Truck	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$400,000
2013 GMC Pickup Truck	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$70,000
2013 RD16-100 Asphalt Roller	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$48,000
AVL & Salt Management System Hardware	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$210,000
2013 JD6125M Tractor w/Loader	-	-	-	-	1	1	1	1	1	-	-	-	-	-	-	\$240,000
2003 Chev Extended Cab	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	\$75,000
2014 GMC Sierra 1500	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$70,000
2013 Vermeer Brush Chipper	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$130,000
2008 JD 544J	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	\$500,000
2014 GMC Sierra 1500	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$70,000
2014 Rear Swing Mower	-	-	-	-	-	1	1	1	1	1	-	-	-	-	-	\$36,000
2006 Wheel Loader Boom Mower	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	\$103,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2014 Tandem Dump Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$12,000
2014 Portable Digital Radios	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$90,000
2014 JD 6125 Tractor	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$240,000
2014 Agrimaxx 9015 Snow Blower	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$26,000
2015 Western Star Plow/Sand/Wing Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$400,000
2012 JD 770G Grader	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$630,000
2015 Western Star Plow/Sand/Wing Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$400,000
2015 GMC 1/2 Ton Ext Cab Pickup	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$70,000
2015 Chev Crew Cab Pickup Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$70,000
2014 Dodge Ram Mini Van	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$50,000
2014 JD5055E Utility Tractor	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$150,000
2015 Chev 1500 Pickup Truck	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$70,000
2015 Chev 1500 Pickup Truck	-	-	-	-	-	-	1	1	1	1	1	-	-	-	-	\$70,000
2015 JD 6105R Tractor with Loader	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$226,000
2016 Ford F450 w/plow & sanding equipment	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$126,000
2016 Freightliner 144SD Plow Truck	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$400,000
2016 Freightliner 144SD Plow Truck	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$400,000
2015 Johnston VT651 Vacuum Sweeper	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$600,000
2016 Ford F450 Dump Truck	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$125,000
2016 Freightliner 114SD Plow Truck	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$400,000
2017 Freightliner 114SD Plow Truck	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$400,000
2016 Votex Jumbo Flail Mower	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$36,000
2017 Ford 3/4 Ton Transit Van	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$80,000
2016 Chev 1500 4dr Pickup	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$75,000
2017 Ford 3/4 Ton Transit Van	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$85,000
2017 Bomford Mower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$50,000
2017 Chev Equinox	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$35,000
2017 Chev 3/4 Ton Crew Cab Pickup	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$85,000
2017 Chev 3/4 Ton 4X4 Pickup	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$85,000
2016 Case IH Maxxum Tractor	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$240,000
2017 Vortex Jumbo Flail Mower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$36,000
2017 Ford Cargo Van	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$80,000
2017 Chev 1/2 Ton Pickup	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$70,000
2018 Freightliner 114SD Plow Truck	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$400,000
2018 Freightliner 114SD Plow Truck	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$400,000
2016 Falcon Asphalt Recycler & Hot Box	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$80,000
2017 Falcon Asphalt Recycler & Hot Box	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$80,000
2017 Cat 420F2 ST Backhoe	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$325,000
2017 HL Town Behind Shoulder Grader	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$8,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
JD6120R w/Loader	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$240,000
2018 Bomford Boom Mower	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$110,000
2018 Ford F250 Pickup	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$70,000
2018 Ford T250 Pickup	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$70,000
2019 Freightliner Plow Truck	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$400,000
2018 Merlo Telehandler Loader	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$325,000
2019 Freightliner Plow Truck	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$400,000
2018 Agrimaxx 9-15 Plow	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$29,000
2019 Freightliner Plow Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$400,000
2019 Freightliner Plow Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$400,000
2019 Flail Mower	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$36,000
2019 Freightliner Plow Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$400,000
2020 Freightliner Plow Truck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$400,000
2019 Chev 1/2 Ton	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$70,000
2019 Chev 1/2 Ton	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$70,000
2019 JD 624K-11	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$330,000
2019 Trackless MT7-1451	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$172,000
2020 Trackless MT7-1452	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$172,000
2020 Duratrail Dump Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$10,000
2020 Freightliner 114SD	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$400,000
2020 Dodge Caravan	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$45,000
2020 Ford Transit	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
2020 Freightliner 114SD	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$400,000
2020 Ford Transit	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$80,000
2021 Series MT7 Off Road Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$19,500
2021 Towable Bulk Salter	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$14,000
2021 Chev Silverado 3500 plow/dump	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$104,000
2016 Kubota ZD1011 Tractor w/mower	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$19,000
2021 Ford Transit Cargo Van	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$80,000
2022 Freightliner 114SD	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$400,000
2022 Freightliner 108SD	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$400,000
2022 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$70,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)	
2022 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$70,000
2022 John Deere 722G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$325,000
Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$6,000
2022 Ford F-550	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$174,000
2023 Freightliner 108SD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$375,000
2023 Freightliner 114SC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$400,000
2023 Ford F-250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,000
2023 Ford F-150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$85,000
2023 Ford F-450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$125,000
2023 Ford F-450	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$125,000
2023 JCB 427HT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$245,000
2023 Dodge Ram 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$85,000
2023 Dodge Ram 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$85,000
2023 Dodge Ram 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$70,000
Total	113	112	112	103	103	112	110	113	114	116	115	118	122	121	123		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0032	0.0032	0.0031	0.0029	0.0029	0.0031	0.0030	0.0031	0.0031	0.0032	0.0031	0.0031	0.0031	0.0030	0.0030

15 Year Average	2009-2023
Quantity Standard	0.0031
Quality Standard	\$202,339
Service Standard	\$627

D.C. Amount (before deductions)	2051
Forecast Population	15,620
\$ per Capita	\$627
Eligible Amount	\$9,797,645



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Burford Fire Hall	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	8,284	\$650	\$772
Old Scotland Fire Hall	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	3,237	-	-	-	-	\$650	\$772
New Scotland Fire Hall	-	-	-	-	-	-	-	-	-	-	-	4,635	4,635	4,635	4,635	\$700	\$830
St. George Fire Hall	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	11,952	\$700	\$830
Mount Pleasant	2,240	2,240	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$650	\$772
Training Centre	3,146	3,146	3,146	3,146	3,146	3,146	-	-	-	-	-	-	-	-	-	\$650	\$772
Paris 2 Bay Fire Storage	-	-	-	-	-	-	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$500	\$599
Paris Fire Hall	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	12,630	\$700	\$830
Airport Fire Hall/Community Centre	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	\$650	\$772
Old Cainsville Fire Hall/Community Centre	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	1,336	-	-	-	\$650	\$772
New Cainsville Fire Hall	-	-	-	-	-	-	-	-	-	-	-	-	5,315	5,315	5,315	\$700	\$830
Old Onondaga Fire Hall and Roads Garage	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	3,017	\$650	\$772
New Onondaga Fire Hall	-	-	-	-	-	-	-	-	-	-	-	5,378	5,378	5,378	5,378	\$700	\$830
Training Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	1,600	1,600	\$125	\$166
Total	48,070	48,070	50,830	50,830	50,830	50,830	50,484	50,484	50,484	50,484	50,484	57,260	61,239	62,839	62,839		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	1.3608	1.3556	1.4263	1.4180	1.4106	1.4043	1.3864	1.3753	1.3779	1.3778	1.3453	1.5144	1.5513	1.5649	1.5157

15 Year Average	2009-2023
Quantity Standard	1.4256
Quality Standard	\$795
Service Standard	\$1,134

D.C. Amount (before deductions)	2051
Forecast Population	15,620
\$ per Capita	\$1,134
Eligible Amount	\$17,707,925



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumper	10	10	10	10	10	10	10	10	10	10	10	10	10	10	11	\$800,000
Tanker	9	8	8	7	7	6	5	5	5	5	5	3	3	3	3	\$460,000
Light Rescue	2	2	2	3	3	3	3	3	4	4	4	4	4	4	4	\$270,000
Rescue Truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$300,000
Pumper/Aerial	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,600,000
Pumper Tanker	2	3	3	4	4	5	6	6	6	6	6	6	6	6	7	\$600,000
Support Unit	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$400,000
Boats & Trailers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$45,000
Rapid Deployment Craft Boats	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$10,000
UTVs & Trailers	-	-	-	-	2	2	2	2	2	3	3	3	3	3	3	\$60,000
Fire Admin Vehicles	2	3	4	4	4	4	4	5	5	6	6	6	6	6	6	\$80,000
Total	32	33	34	35	37	37	37	38	39	41	41	40	40	40	42	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010

15 Year Average	2009-2023
Quantity Standard	0.0010
Quality Standard	\$495,700
Service Standard	\$496

D.C. Amount (before deductions)	2051
Forecast Population	15,620
\$ per Capita	\$496
Eligible Amount	\$7,742,834



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
SCBA	97	97	97	97	97	110	110	110	126	126	126	126	126	126	126	\$9,500
Air Cylinders - Aluminum	320	329	320	320	320	250	230	230	210	120	120	120	120	120	120	\$900
Air Cylinders - composite 2.2	-	-	17	38	45	130	130	125	125	120	120	120	120	120	120	\$1,300
Air Cylinders - composite 4.5	-	-	-	-	-	-	-	70	140	210	210	210	210	210	210	\$1,800
SCBA Masks	200	200	200	200	200	200	245	245	245	245	245	245	245	245	245	\$500
Defib (non-Public Assess Defib)	8	8	8	13	13	13	13	13	16	16	16	16	16	16	16	\$4,100
Auto Ex - eDrualics - set tools	-	-	-	-	-	3	3	3	3	5	5	5	5	5	5	\$75,000
Auto Ex - hydraulic - set tools	10	10	10	10	10	10	8	8	5	5	5	5	5	5	5	\$55,000
Auto Ex - hydraulic hose	30	30	30	30	30	24	24	24	18	18	18	18	18	18	18	\$2,700
Auto ex - pump	10	10	10	10	10	10	8	8	5	5	5	5	5	5	5	\$25,000
Thermal Camera - NFPA Compliant	9	9	9	9	9	9	8	8	8	8	8	8	8	8	8	\$14,600
Thermal Camera - FLIR	-	-	-	-	-	-	-	-	-	8	8	8	8	8	8	\$2,500
PPV Fans	2	2	2	2	2	9	9	9	9	9	9	9	9	9	9	\$6,000
Ejector Fans	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$5,000
PPE (bunker gear, helmets, boots)	210	210	210	210	225	225	225	225	225	225	225	225	225	225	410	\$5,500
Gas Monitors - CO, HCN, Multigas	12	12	12	12	20	28	28	28	28	36	36	36	36	36	36	\$1,400
Large Generators	10	10	10	10	10	10	10	9	9	9	9	9	9	9	9	\$4,000
Small Generators	-	-	2	4	4	6	6	6	6	6	6	6	6	6	6	\$3,400
Chain Saws	3	3	3	3	4	4	4	12	12	12	12	12	12	12	12	\$1,300
Ventilation Saws/Rotary Saws	6	6	6	6	7	7	7	7	7	7	7	7	7	7	7	\$3,500
Nozzles	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	\$1,600
Fire Hose - 100 mm	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	\$1,000
Fire Hose - 65 mm	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	\$600
Fire Hose - 38/45 mm	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	\$300
Portable Pumps	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$10,000
Communications - repeaters	1	1	1	3	3	3	3	3	3	7	7	7	7	7	7	\$70,000
Communications - Software CAD	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$120,000
Communications - pagers	113	113	113	156	156	156	156	156	156	178	178	178	178	178	240	\$980
Communications - radios & mics	122	122	122	169	169	169	169	169	169	192	192	192	192	192	260	\$1,900
RIT Packs	10	10	10	10	10	10	10	10	10	10	10	10	10	10	11	\$4,800
Total	1,968	1,977	1,987	2,107	2,139	2,181	2,202	2,274	2,331	2,373	2,373	2,373	2,373	2,373	2,689	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0557	0.0558	0.0558	0.0588	0.0594	0.0603	0.0605	0.0619	0.0636	0.0648	0.0632	0.0628	0.0601	0.0591	0.0649

15 Year Average	
Quantity Standard	0.0604
Quality Standard	\$2,556
Service Standard	\$154

D.C. Amount (before deductions)	
Forecast Population	15,620
\$ per Capita	\$154
Eligible Amount	\$2,411,884



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mechanic St Station	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	-	-	-	\$500	\$599
67 Bethel Road, Paris	-	-	-	-	-	-	-	-	-	-	-	-	23,110	23,110	23,110	\$600	\$740
Total	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	23,110	23,110	23,110		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.3275	0.3262	0.3246	0.3227	0.3210	0.3196	0.3177	0.3151	0.3157	0.3157	0.3083	0.3059	0.5854	0.5755	0.5574

15 Year Average	2009-2023
Quantity Standard	0.3692
Quality Standard	643
Service Standard	\$237

D.C. Amount (before deductions)	2051
Forecast Population	15,620
\$ per Capita	\$237
Eligible Amount	\$3,706,938



**County of Brant
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Community Parks																
Two Rivers Park	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	\$320,000
King William Park	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	\$320,000
Sunnyhill Park	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	\$320,000
St. George Arena Park	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	\$380,000
Lion Centennial Park - Art Cadman	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	\$122,900
Mount Pleasant Nature Park	22.8	22.8	22.8	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.1	25.1	\$200,000
Charlton Park	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	\$138,700
Paris Optimist Park	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	\$320,000
Brant Onondaga Park (Soccer)	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	\$138,700
Scotland Optimist Park	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	12.7	12.7	12.7	12.7	12.7	12.7	12.7	\$320,000
Destination Parks																
Paris Lions Park	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	\$380,000
Penmans Dam Park	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$138,700
Green Lane Sports Complex	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	\$380,000
Burford Community Centre/Optimist Park	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	\$380,000
Neighbourhood Parks																
Janice Hunt Memorial Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$200,000
Forest Drive Park	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$200,000
Foxhill Park	-	-	-	-	-	-	-	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$200,000
Glen Morris Ball Park	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$200,000
Harrisburg Ball Park	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	\$200,000
Mount Pleasant Park	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	\$245,900
Oakhill Heights Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$200,000
Oakland Community Park	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	\$200,000
Park Ave. Soccer - Burford	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	4.27	\$200,000
Poplar Hills Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$277,500
Rest Acres Ridge Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$277,500
Bean Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$200,000
Victoria Park	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$200,000
Axton Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$200,000
Elliot Field (owned by Lions Club)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	\$200,000
Summit Park	-	-	-	-	-	-	-	-	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$200,000
South Brant Lions Park (Oakland Owned by Lions Club)	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	\$200,000
Dawdy Park	-	-	-	-	-	-	-	-	-	-	-	-	3.1	3.1	3.1	\$320,000
Jay Wells Park	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2	3.2	\$320,000
Mile Hill Meadows	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.4	\$277,500
Open Space/Green Space																
Harrisburg Church Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$122,900
Onondaga Ball Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$122,900
Paris Lawn Bowling Greens	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$164,000
St. George Lawn Bowling Greens	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$164,000
Centennial Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$100,000
Gilston Park	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$100,000
Jacob's Wood	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	\$100,000
Broadview Park (Maple Gardens)	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$100,000
New Durham Park	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	4.9	\$100,000



**County of Brant
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Wray and Marilyn Cline Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$100,000
Scotland Rentention Area and Walkway	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	\$100,000
Barkers Bush	-	-	-	-	-	-	-	-	-	-	-	-	100.0	100.0	100.0	\$100,000
Pearson Bush	-	-	-	-	-	-	-	-	-	-	-	17.0	17.0	17.0	17.0	\$100,000
Parkettes (under 1 acre)																
John St. Park (Wilson)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$160,000
Willow Street Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$160,000
Jury Street Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$160,000
Bemrose Park	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$160,000
Glen Morris Centennial Hall	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$160,000
King Street Parkette	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$160,000
Juliet Wolverton Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1.1	1.1	\$160,000
Commons / Urban Green																
Cenotaph War Memorial - Paris	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$160,000
Cenotaph War Memorial - South Dumphries	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$160,000
Cobblestone Common	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$160,000
Garden of Hope	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$160,000
Kings Ward Park	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$100,000
Snowball Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$100,000
Linear Parks																
Woodslee Linear Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1.18	1.18	\$160,000
Watts Pond Greenway	-	-	-	-	-	-	-	-	-	-	-	-	-	0.93	1.76	\$100,000
Not in Service																
Farringdon Park	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	-	-	-	-	-	-	-	\$164,000
Total	335.28	335.28	335.32	337.62	337.64	337.64	337.64	339.44	342.82	342.82	342.82	359.82	462.92	469.33	471.51	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0095	0.0095	0.0094	0.0094	0.0094	0.0093	0.0093	0.0092	0.0094	0.0094	0.0091	0.0095	0.0117	0.0117	0.0114

15 Year Average	2009-2023
Quantity Standard	0.0098
Quality Standard	\$235,490
Service Standard	\$2,308

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$2,308
Eligible Amount	\$12,639,821



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Pool and Splashpad Facility - Paris - outdoors	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$9,000,000
Mechanical Building Lions Park -	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Paris Lawn Bowling Clubhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,650,000
St. George Lawn Bowling Clubhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Walter Williams Bandshell 1975	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Little League Ball Diamond building and washrooms	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	\$500,000
Electrical Building - Little League Ball Diamond	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$40,000
Quonset Hut - Little League Ball Diamond	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$200,000
Ball Diamond Building with Washrooms - Little League Ball Diamond	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$250,000
Skateboard Equipment Paris 2002	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Trellis Cobblestone Common	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000
Solar Lamp Cobblestone Common	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Fountain Cobblestone Common	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Paris Canoe Portage Dock	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Paris Canoe Portage Signs	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Lions Park Picnic Shelter 1985 (Updated 2019) - Paris	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Green Lane Fieldhouse (washrooms & Storage)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Pole Barn Green Lane Storage Building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$100,000
Green Lane Ball Diamond and Irrigation control Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Lions Park Ball Diamond Lighting 1985	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Green Lane Park Main Hydro Service/Irrigation Building 2000	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Green Lane Pavillion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Simply Grand Dog Park Fencing	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Paris Cenotaph 1980	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Exterior Pedestal Sign BSC	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
BSC Scissor Lift	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$29,600
Brant Sports Complex Signs	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Harris Time Scoreclock St. George 1996	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Skateboard Equipment St. George	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Skateboard Equipment Mt. Pleasant 2003	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Pavilion Mt. Pleasant	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Floodlight Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Picnic Shelter Mt. Pleasant Nature Park 2003	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Nature Park storage building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Fencing & Gates	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Single Panel Kiosks	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Oakland Double Panel Kiosk	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,700
Mt. Pleasant Double Panel Kiosk	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Burtch Road Quad Panel Kiosk	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Picnic Tables/Benches/Garbage Containers - TH & B Trail	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,200
TH & B Trail Signs	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$170,000
Mt Pleasant Nature/Fish Park Washrooms	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
LE & N Trail -Fencing & Gates	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Mt. Pleasant (Optimist) Nature/Fish Park Kiosk	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,000
Lions Park Ball Diamond Lighting - Mt. Pleasant	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$150,000
Paris Skatepark	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$360,000
Burford Ball Diamond Dugouts and Soccer Shelters	-	-	-	-	-	-	6	6	6	6	6	6	6	6	6	\$10,000
St. George Backstop A and B	-	-	-	-	-	-	-	-	1	2	2	2	2	2	2	\$90,000
Tennis Court Lighting St. George	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$40,000
SC Johnson Trail Signs and Kiosk	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$25,000
Foxhill Picnic Shelter and	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$90,000
Burford Accessible Playground	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$350,000
Rising Park Playground	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$100,000
Sunnyhill Splashpad and Washroom	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,000,000
Harley Playground	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$60,000
Lions Park Accessible Playground - Paris	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$500,000
Beach Volleyball Courts Green Lane	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$40,000
Paris Lions Park Scoreboard	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$40,000
Paris Diamond A Fencing and Dugouts - Little League	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$150,000
Paris Diamond B Fencing and Dugouts - Little League	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$110,000
Lions Bleachers and Benches - Little League	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$40,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Green Lane Sports Field Lighting #2	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$350,000
Burford Splashpad 2007 and Update 2020	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$570,000
Eric Thomlison River Access	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$30,000
Scotland Optimist Playground	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$86,000
Lions Park Washrooms - Amphitheatre	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$140,000
Burford Tennis Court Reno	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$86,000
Poplar Hills Playground	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$54,000
Mt.Pleasant Backstop	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$40,000
PDHS Tennis Court Lights	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$43,000
Row Lane Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$60,000
Summit Park Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$60,000
Jay Wells Park Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$75,000
Dawdy Park Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$75,000
Oakland Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$60,000
Oakhill Heights Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$40,000
Nith River Trail Solar Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$75,000
Mechanic St. Pedestrian Bridge Solar Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$7,000
Woodslee Linear Park Playground Equip	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$40,000
Total	21	32	34	42	43	45	52	56	58	67	71	74	80	83	84	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0006	0.0009	0.0010	0.0012	0.0012	0.0012	0.0014	0.0015	0.0016	0.0018	0.0019	0.0020	0.0020	0.0021	0.0020

15 Year Average	2009-2023
Quantity Standard	0.0015
Quality Standard	\$311,413
Service Standard	\$467

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$467
Eligible Amount	\$2,558,416



**County of Brant
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Kilometres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ km)
Paris Nith Pathway	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$175,000
L E & N 3 of 8 km maintained	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$120,000
TH & B Trail	-	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	\$175,000
Distillery Lane	-	-	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	1.0	1.0	1.0	1.0	\$75,300
Brooks Mill - Phase 1	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.6	\$75,300
SC Johnson - Willow to Powerline	-	-	-	-	-	-	-	-	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$120,000
Lions Way Burford (Trail & Bridge)	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$600,000
Green Lane Trail	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$75,300
Barkers Bush	-	-	-	-	-	-	-	-	-	1.5	1.5	1.5	1.5	1.5	1.5	\$75,300
Jacobs Wood	-	-	-	-	-	-	-	-	-	1.2	1.2	1.2	1.2	1.2	1.2	\$75,300
Rest Acres Rd West Side	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	\$175,000
Rest Acres Rd East Side	-	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	\$175,000
Total	4.0	16.0	17.0	17.0	17.5	18.5	18.5	19.5	22.2	25.0	26.0	27.0	28.0	28.0	28.0	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0001	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

15 Year Average	2009-2023
Quantity Standard	0.0006
Quality Standard	\$151,200
Service Standard	\$91

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$91
Eligible Amount	\$496,873



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Arena - Burford	23,500	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	\$600	\$683
Arena - South Dumfries	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	\$600	\$683
Syl Apps Indoor Turf Facility - Paris	44,500	44,500	44,500	44,500	40,906	40,906	40,906	40,906	40,906	40,906	40,906	40,906	40,906	40,906	40,906	\$500	\$573
Brant Sports Complex	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	\$600	\$699
Curtis Ave Building - Community Services Admin Building	-	-	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	-	-	\$400	\$463
Scotland Community Centre	-	-	-	-	-	-	-	-	17,669	17,669	17,669	17,669	17,669	17,669	17,669	\$600	\$683
Community Centres																	
Mt Pleasant Com Ctr	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	\$500	\$573
Oakland	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	\$500	\$573
Onondaga	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$500	\$573
Pinegrove/Howell	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$500	\$573
Harley Hall	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	\$500	\$573
Airport CC	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$500	\$573
Bethel CC	1,310	1,310	1,310	1,310	1,310	1,310	1,310	-	-	-	-	-	-	-	-	\$500	\$573
Cainsville CC	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	\$500	\$573
Glen Morris Centennial Hall	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	\$500	\$573
TF Warren Group Cainsville Community Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,256	\$648	\$711
Gyms Rented within Schools																	
Burford Elementary School	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	\$500	\$573
Cobblestone Elementary School	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	\$500	\$573
Glen Morris Public School	945	945	945	945	945	945	945	945	945	945	945	945	945	945	945	\$500	\$573
Northward Elementary School	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	\$500	\$573
Paris Central School	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	\$500	\$573
Paris District High School	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	\$500	\$573
Holy Family	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	\$500	\$573
Blessed Sacrament	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	\$500	\$573
Sacred Heart	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	4,731	\$500	\$573
Onondaga-Brant	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	2,016	\$500	\$573
Mt. Pleasant Public School	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	2,640	\$500	\$573
Programmed Gyms from Other Privately Owned Facilities																	
Sojourn Church - Gymnasium (Paris)	-	-	-	-	-	-	-	-	-	-	-	-	-	4,700	4,700	\$500	\$573
Royal Canadian Legion Branch 29 (Paris)	-	-	-	-	-	-	-	-	-	-	-	-	-	800	800	\$400	\$463
St. George United Church - Gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	-	1,089	1,089	\$500	\$573
Total	252,403	263,423	266,623	266,623	263,029	263,029	263,029	261,719	279,388	279,388	279,388	279,388	279,388	282,777	288,441		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	7.1450	7.4287	7.4814	7.4382	7.2993	7.2670	7.2235	7.1298	7.6254	7.6250	7.4454	7.3891	7.0776	7.0421	6.9573

15 Year Average	2009-2023
Quantity Standard	7.3050
Quality Standard	\$647
Service Standard	\$4,724

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$4,724
Eligible Amount	\$25,874,115



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Brant Sports Complex																
#260 Light Truck (2008 Chev Van) - BSC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,000
#298 2018 Chev 1/2 ton - BSC	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$58,000
#526 2018 Zamboni - BSC	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$120,000
#525 2010 Zamboni - BSC	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,000
2018 Kubota Zero turn ZD1011	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$33,000
Riding Mower (2017 Kubota F2690) BSC Front Mount	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$27,000
Syl Apps Community Centre																
#265 Light Truck (2003 Chev) 2w Syl Apps	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$55,000
#507 2020 Ford F250 3/4 4x4 ton plow Syl Apps	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$100,000
#510 2020 Chev 1/2 ton	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$58,000
# 296 Heavy Truck (2018 Ford) - Syl Apps	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$100,000
Riding Mower (2007 JD1545 Mower) Syl Apps	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,100
2003 JD Loader 4410	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,000
2020 JD Zero Turn - SDCC	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$36,000
2021 JD Z993 - Syl Apps	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$29,000
2010 JD Gator - Syl Apps	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$21,000
2006 JD 1545 Agroturf	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
2018 Bobcat Walkbehind Hydrostat Mower	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$8,000
2021 Cubcadet Push Mower	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$1,000
2021 Trail/Diamond Groomer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$15,000
Burford Community Centre																
#267 2013 Chev 1/2 ton - Burford	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$56,000
#297 2018 3/4 ton Ford Plow- Burford	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$100,000
#153 1 Ton Dump - Burford	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$100,000
2009 Z-Track Mower - Burford	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,000
2015 Kubota UTV - Burford	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$24,000
Ice Resurfacer (2008 Zamboni Ice Resurfacer) Burford	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$120,000
Tractor (2015 Kubota F3990) Burford	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$52,000
Tractor (2012 JD1445) Burford	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$61,000
2013 Duramax Trailer 18' - Burford	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Kioti Tractor 2017 - Burford	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$81,000
Gaukel Memorial Community Centre																
#286 Light Truck (2017 Chev) SDCC	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$68,000
#276 2015 Dodge Ram - SDCC	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$75,000
#501 2020 Ford	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$75,000
2020 Dumpbox Trailer - SDCC	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$14,000
2018 Olympia Millenium - SDCC	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$120,000
2011 Kubota 4240 - SDCC	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$41,000
2020 JD Zero Turn - SDCC	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$36,000
2008 JD 1445 - SDCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2015 Kubota - SDCC	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$26,000
2006 Kubota 2880 - SDCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
2017 Kubota UTV - SDCC	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$32,000
2018 Kubota Zero Turn - SDCC	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$32,000
2011 Kubota Tractor - SDCC	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
2007 Tractor JD 2520 -SDCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$61,000
Riding Mower (2008 JD 1440)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Riding Mower (2008 JD 2520) SDCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,000
Paris																
#172 2023 F450 dump - Paris Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$120,000
#268 Light Truck (2013 Chev) Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
#282 2017 Chev	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,000
#515 2022 F250 3/4 ton 4WD Lions Park	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$75,000
#504 2019 Ford truck - Syl Apps	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$75,000
#522 2022 F250 3/4 ton 4WD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,000
2003 Groomer -Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,000
2020 Kioti Tractor - Lions Park	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$73,000
2012 Duramax Trailer - Lions	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000
2020 JD 1570-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$37,000
2020 Dumpbox Trailer - Green Lane	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$14,000
Groomer (Infielder D72 Ball Diamond)Green Lane	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,000
2020 JD Z994 - Green Lane	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$29,000
Groomer (Infielder D72 Ball Diamond)Green Lane	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$20,000
2019 Ferris Zero Turn	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$29,000
Recreation & Community																
#249 2016 Rec SUV Equinox	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$42,000
#294 F2018 Ford 3/4 ton van - REC	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$65,000
#505 2019 Chev 1/2 ton	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$58,000
#511 2021 1/2 Ton Transit Connect	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$64,000
Not in Service																
Tractor (2010 JD 23720)	-	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$74,700
Mower (2015 JD ORSI)	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-	\$10,600
Sweeper (2017 Kubota)	-	-	-	-	-	-	-	-	1	1	1	1	1	-	-	\$9,000
2015 Reese Ball Diamond Groomer	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-	\$24,200
2014 Kubota Tractor F3900	-	-	-	-	-	1	1	1	1	1	1	1	1	-	-	\$48,400
Light Truck (2000 Dodge)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$31,000



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Rotary Broom (2007 JD Rotary Broom)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$14,000
Ice Resurfacer (2004 Olympia Millenium Ice Resurfacer)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$155,400
Light Truck (2002 Chev) Green Lane	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$33,600
Tractor (1996 JD 1070 Tractor)	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$51,900
Ice Resurfacer (2003)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$155,400
Light Truck (2003 Chev)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$37,800
Light Truck (2004 Chev)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$28,900
Riding Mower (2008 JD 1445)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$61,100
Tractor (2006 JD) Burford	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$31,300
Tractor (2003 Kubota)	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$54,000
Riding Mower (2006 Kubota) Lions Park	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$45,800
1988 - Landscape Trailer -SDCC	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$16,100
Rotary Broom (2020 JD 60") - SDCC	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	\$8,100
Riding Mower (1996 Kubota Front Mount Cutter)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$41,300
Rotary Broom (2008 JD 60") SDCC	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$10,800
#250 Light Truck (2003 Chev)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,000
Total	31	34	35	36	37	37	46	46	49	56	59	67	69	63	63	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0009	0.0010	0.0010	0.0010	0.0010	0.0010	0.0013	0.0013	0.0013	0.0015	0.0016	0.0018	0.0017	0.0016	0.0015

15 Year Average	2009-2023
Quantity Standard	0.0013
Quality Standard	\$48,423
Service Standard	\$63

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$63
Eligible Amount	\$344,777



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Glen Morris Library	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	\$650	\$807
St. George Library	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	\$750	\$927
Oakland-Scotland Library	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$650	\$807
Paris Library	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	\$750	\$927
Burford Library	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	\$650	\$807
Total	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229	29,229		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.8274	0.8243	0.8202	0.8154	0.8111	0.8075	0.8027	0.7963	0.7978	0.7977	0.7789	0.7730	0.7404	0.7279	0.7050

15 Year Average	2009-2023
Quantity Standard	0.7884
Quality Standard	\$884
Service Standard	\$697

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$697
Eligible Amount	\$3,817,469



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Print Material (Adult)	35,896	39,750	44,630	49,696	55,213	48,529	49,746	48,951	52,850	52,711	50,169	52,237	52,954	51,045	50,016	\$50
Print Material (Youth)	57,125	57,468	65,176	73,981	84,153	59,313	60,800	59,828	64,595	65,567	61,316	63,845	68,547	69,601	69,458	\$40
CDs/Sound Recordings	1,721	2,169	2,364	2,394	2,477	1,369	1,595	1,558	1,476	1,098	1,074	-	-	-	-	\$40
DVD	2,594	4,332	5,259	6,219	7,312	11,076	12,904	12,609	11,943	8,427	11,106	11,509	12,722	12,533	13,115	\$50
Audio Books	1,168	3,245	3,561	3,958	4,432	4,316	4,359	4,298	4,231	4,073	4,154	4,220	4,478	4,632	4,825	\$90
eBooks	-	-	703	2,915	3,160	7,711	23,526	8,706	5,927	10,423	8,843	9,195	9,412	9,519	10,562	\$90
eSubscriptions (Value)	20,000	20,000	35,808	40,270	63,100	35,000	35,000	35,000	35,000	35,000	40,000	68,059	85,345	84,356	78,000	\$1
Tech Kits	-	-	-	25	25	25	51	52	27	29	34	41	49	63	72	\$280
Maker Kits	-	-	-	-	-	-	-	39	56	57	57	62	71	92	132	\$90
Tablets (Launchpads)	-	-	-	-	-	-	-	71	89	99	101	84	67	43	31	\$230
Non-Print (Gear & Gadgets)	-	-	-	-	-	-	-	-	-	40	360	432	662	827	965	\$70
Kiosk	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$75,000
3D Printer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$2,400
Total	118,504	126,964	157,501	179,458	219,872	167,339	187,981	171,112	176,194	177,525	177,215	209,685	234,309	232,713	227,178	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	3.35	3.58	4.42	5.01	6.10	4.62	5.16	4.66	4.81	4.85	4.72	5.55	5.94	5.80	5.48

15 Year Average	2009-2023
Quantity Standard	4.9362
Quality Standard	\$37
Service Standard	\$180

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$180
Eligible Amount	\$988,215



**County of Brant
Service Standard Calculation Sheet**

Service: Library Services - Vehicles
Unit Measure: No. of library vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Van	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,000
Total	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	-	-	-	-	-	-	-	-	0.00003	0.00003	0.00003	0.00003	0.00003	0.00002	0.00002

15 Year Average	2009-2023
Quantity Standard	0.000012
Quality Standard	\$74,985
Service Standard	\$0.91

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$0.91
Eligible Amount	\$4,984



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Henry Street Brantford (Leased)	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	\$600	\$702
Alexander Street (Leased)	776	776	776	776	776	776	776	776	776	776	776	776	776	776	776	\$600	\$697
Colbourne Street (Leased)	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	\$600	\$748
Francis Street (Leased)	885	885	885	885	885	885	885	885	885	885	885	885	885	885	885	\$600	\$699
353 Elgin Street (Leased)	-	-	-	-	-	-	-	-	776	776	776	776	776	-	-	\$600	\$791
12 Garnet (Cainsville) (Leased)	-	-	-	-	-	-	-	-	-	-	-	1,306	1,306	1,306	1,306	\$600	\$739
355 Henry St (Community Paramedicine) (Leased)	-	-	-	-	-	-	-	-	-	-	-	2,216	2,216	2,216	2,216	\$600	\$745
Total	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,996	4,996	4,996	8,518	8,518	7,742	7,742		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.1195	0.1190	0.1184	0.1177	0.1171	0.1166	0.1159	0.1150	0.1364	0.1364	0.1331	0.2253	0.2158	0.1928	0.1867

15 Year Average	2009-2023
Quantity Standard	0.1444
Quality Standard	\$722
Service Standard	\$104

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$104
Eligible Amount	\$570,703



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Type 3 Modular (with Autoload)	1.94	1.94	1.94	1.94	1.94	2.22	2.22	2.22	3.05	3.05	3.05	3.60	3.60	4.16	4.16	\$450,000
Emergency Response Vehicle	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.55	0.55	1.66	1.66	1.66	\$325,000
Logistics - Ambulance	-	-	-	-	-	-	-	-	0.55	0.28	0.28	0.28	0.28	0.28	0.28	\$450,000
Logistics - Dodge Caravan - Community Paramedicine Expanded Services (Leased)	-	-	-	-	-	-	-	-	-	0.28	0.28	0.28	0.28	0.28	0.28	\$47,000
Community Paramedicine Admin - Equinox (Leased)	-	-	-	-	-	-	-	-	-	-	-	-	0.28	0.28	0.28	\$40,000
Support/Admin - 4 Rav4s (Leased)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.11	\$40,000
Total	2.22	2.22	2.22	2.22	2.22	2.50	2.50	2.50	3.88	3.88	4.15	4.70	6.09	6.65	7.76	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0002	0.0002	0.0002

15 Year Average	2009-2023
Quantity Standard	0.0001
Quality Standard	\$397,700
Service Standard	\$40

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$40
Eligible Amount	\$217,820



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
John Noble Home	172,352	172,352	172,352	172,352	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	\$560	\$658
Total	172,352	172,352	172,352	172,352	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587	194,587		
County of Brant's Percentage Share	28.3%	28.3%	28.3%	28.3%	28.3%	28.7%	28.7%	28.7%	27.3%	27.0%	27.0%	27.3%	27.5%	27.9%	28.0%		
Total County of Brant	48,776	48,776	48,776	48,776	55,068	55,846	55,846	55,846	53,122	52,538	52,538	53,164	53,527	54,365	54,512		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	1.3807	1.3755	1.3686	1.3607	1.5282	1.5429	1.5337	1.5214	1.4499	1.4339	1.4001	1.4061	1.3560	1.3539	1.3148

15 Year Average	2009-2023
Quantity Standard	1.4218
Quality Standard	\$658
Service Standard	\$936

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$936
Eligible Amount	\$5,123,843



**County of Brant
Service Standard Calculation Sheet**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/space)	Value/space with land, site works, etc.
Infant	56	58	62	66	88	88	99	99	105	127	117	117	117	127	127	\$45,000	\$45,000
Toddler	180	215	205	270	335	320	323	328	335	330	360	385	370	390	390	\$45,000	\$45,000
Preschool	724	758	699	720	741	789	763	779	742	781	826	890	978	1,034	1,034	\$45,000	\$45,000
JK/SK	250	234	214	314	494	809	911	973	1,127	1,086	1,092	1,092	1,092	1,094	1,094	\$45,000	\$45,000
School Age	406	623	783	943	1,085	1,242	1,323	1,329	1,510	1,514	1,549	1,549	1,489	1,557	1,577	\$45,000	\$45,000
Total	1,616	1,888	1,963	2,313	2,743	3,248	3,419	3,508	3,819	3,838	3,944	4,033	4,046	4,202	4,222		
County of Brant's Percentage Share	28.3%	28.3%	28.3%	28.3%	28.3%	28.7%	28.7%	28.7%	27.3%	27.0%	27.0%	27.3%	27.5%	27.9%	28.0%		
Total County of Brant	457	534	556	655	776	932	981	1,007	1,043	1,036	1,065	1,102	1,113	1,174	1,183		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0129	0.0151	0.0156	0.0183	0.0215	0.0258	0.0269	0.0274	0.0285	0.0283	0.0284	0.0291	0.0282	0.0292	0.0285

15 Year Average	2009-2023
Quantity Standard	0.0243
Quality Standard	\$44,907
Service Standard	\$1,091

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$1,091
Eligible Amount	\$5,976,776



County of Brant
Service Standard Calculation Sheet

Service: Waste Diversion - Facilities - Stations/Depots
Unit Measure: sq.m of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.m)	Value/sq.ft. with land, site works, etc.
Facility 1 - Paris Transfer Station																	
Diversion-Related Land (80% of 18,600 sq.m)	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	\$50	\$50
Facility 2 - Biggars Lane Landfill																	
Diversion Area Land Value (6,200 sq.m)	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$50	\$50
Joint Use Area Lane Value (1,250 sq.m - 50% Diversion)	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	\$50	\$50
Facility 3 - Emterra Burlington MRF																	
Facility Value (Max yr capacity 90K MT, Brant = 2K MT)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$790,000	\$790,000
Facility 4 - HGC Cainsville MRF																	
Facility Value (Max yr capacity 30K MT, Brant = 2K MT)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$860,000	\$860,000
Total	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706		
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Total Eligible Portion of Facilities	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706	21,706		

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.6144	0.6121	0.6091	0.6056	0.6024	0.5997	0.5961	0.5913	0.5924	0.5924	0.5784	0.5741	0.5499	0.5406	0.5236

15 Year Average	2009-2023
Quantity Standard	0.5855
Quality Standard	\$87
Service Standard	\$51

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$51
Eligible Amount	\$279,601



**County of Brant
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Biggars Lane Landfill Diversion																
Contractor Equipment																
40 Yard Bins	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$9,000
20 Yard Bins	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$7,000
Excavator (50% Diversion Activities)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$400,000
Roll Off Truck (30% Diversion Activities, 2 sites)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$290,000
Bulldozer (30% Diversion Activities)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	-	-	-	-	-	\$300,000
County Owned Equipment																
Scale House Trailer (15% Diversion based on weigh)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$60,000
Scale - 1 (15% Diversion based on weigh)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$180,000
Paris Transfer Station																
Contractor Equipment																
40 Yard Bins	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$9,000
Roll Off Truck (200K - 60% Diversion Activities, 2 sites)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$290,000
County Owned Equipment																
Loader (250K - 50% Diversion)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	-	-	-	-	-	-	\$250,000
Telehandler Loader (175K - 50% Diversion)	-	-	-	-	-	-	-	-	-	0.5	0.5	0.50	0.50	0.50	0.50	\$185,000
Pick Up Truck (30K - 25% Diversion Use)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$90,000
Scale House Trailer (35K 2012 tender - 57% Diversion based on weigh)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$60,000
Scale - 1 (125K 2018 Tender - 57% diversion)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$180,000
Kiosk (30K 2018 tender - 57% diversion)	-	-	-	-	-	-	-	-	-	-	0.57	0.57	0.57	0.57	0.57	\$40,000
Scale - 2 (125K 2018 Tender - 57% diversion)	-	-	-	-	-	-	-	-	-	-	0.57	0.57	0.57	0.57	0.57	\$190,000
Curbside Collection (Contractor Owned)																
Recycling Trucks	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	-	-	-	-	-	-	\$400,000
5 Co Collection Trucks (200K - 40% capacity for diversion material)	-	-	-	-	-	-	-	-	-	2.0	2.00	2.00	2.00	2.00	2.00	\$400,000
Total	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	18.9	19.7	19.7	19.7	19.7	19.7	
Percentage attributable to Eligible Portion	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total Eligible Portion of Facilities	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	18.9	19.7	19.7	19.7	19.7	19.7	

Population	35,326	35,460	35,638	35,845	36,035	36,195	36,413	36,708	36,639	36,641	37,525	37,811	39,475	40,155	41,459
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

15 Year Average	2009-2023
Quantity Standard	0.0005
Quality Standard	\$109,600
Service Standard	\$55

D.C. Amount (before deductions)	10 year
Forecast Population	5,477
\$ per Capita	\$55
Eligible Amount	\$300,140



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

County of Brant Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the County's approved 2022 Financial Information Return (F.I.R.).

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



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

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	75	0.005855083
Facilities	50	0.01182321
Services Related to a Highway	50	0.01182321
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

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



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

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	2,744,610	135,354	242,182	377,536
2. Wastewater Services				
2.1 Treatment plants & Sewers	245,895,148	13,436,500	1,112,337	14,548,837
3. Water Services				
3.1 Treatment, storage and distribution systems	95,757,646	4,274,650	2,251,722	6,526,372
4. Services Related to a Highway				
4.1 Roads and Related	133,953,958	6,528,485	5,406,641	11,935,126
4.2 Public Works (Facilities and Fleet)	3,170,500	285,083	3,333,745	3,618,828
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	22,324,730	1,401,816	1,637,621	3,039,437
6. Policing Services				
6.1 Facilities, vehicles and equipment, small equipment and gear	5,052,531	155,496	2,564,999	2,720,495
7. Parks and Recreation Services				
7.1 Park development, amenities, vehicles, equipment and recreation facilities	129,847,024	9,415,777	1,355,401	10,771,178
8. Library Services				
8.1 Library facilities, materials and vehicles	35,914,527	1,815,004	333,997	2,149,001
9. Long-term Care Services				
9.1 Facilities, vehicles and equipment	27,870,000	1,214,550	571,971	1,786,521
10. Ambulance				
10.1 Ambulance facilities, vehicles and equipment	22,693,409	1,481,306	2,357,973	3,839,279
11. Waste Diversion				
11.1 Waste diversion facilities, vehicles, equipment and other	1,348,156	67,591	164,253	231,844
Total	726,572,239	40,211,612	21,332,842	61,544,454



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

Additionally, as per subsection 35(3) of the D.C.A.:

35(3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

- a) Include a schedule are part of the annual treasurer’s statement; or
- b) Incorporate the information into the annual budgeting process.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

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

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

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



Figure D-1
County of Brant
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates												Total
	Services Related to a Highway	Water Services	Wastewater Services	Stormwater Drainage and Control Services	Policing Services	Fire Protection Services	Parks and Recreation Services	Library Services	Long-term Care Services	Child Care and Early Years Programs	Ambulance	Waste Diversion	
Opening Balance, January 1, _____													0
Plus:													
Development Charge Collections													0
Accrued Interest													0
Repayment of Monies Borrowed from Fund and Associated Interest ¹													0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Less:													
Amount Transferred to Capital (or Other) Funds ²													0
Amounts Refunded													0
Amounts Loaned to Other D.C. Service Category for Interim Financing													0
Credits ³													0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



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

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



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

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



Figure D-3
County of Brant
Attachment 2
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

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



Figure D-4
County of Brant
Attachment 3
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		\$0	\$0	\$0



Appendix E

Local Service Policy



Appendix E: Local Service Policy

County of Brant

General Policy Guidelines on Development Charges 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 emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59 (2) of the Development Charges Act, 1997 (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 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).
- b. The developer will be required to pay for any road or intersection improvements deemed necessary through the TIS completed for their development. This may involve cost sharing from the County or others. If the project is not identified in the County's capital plan or DC Background study, it may be necessary for the developer to front-end finance the project(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:

- d. 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. Cost sharing may include a combination of Development Charges, developer contributions, and benefit to existing users. This may involve cost sharing from the County or others. If the project is not identified in the County's capital plan or DC Background study, it may be necessary for the developer to front-end finance the project.

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

- f. 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.
- g. Water treatment, storage facilities, re-chlorination/sampling stations and wells not required for an individual development.
- h. Wastewater treatment plants.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

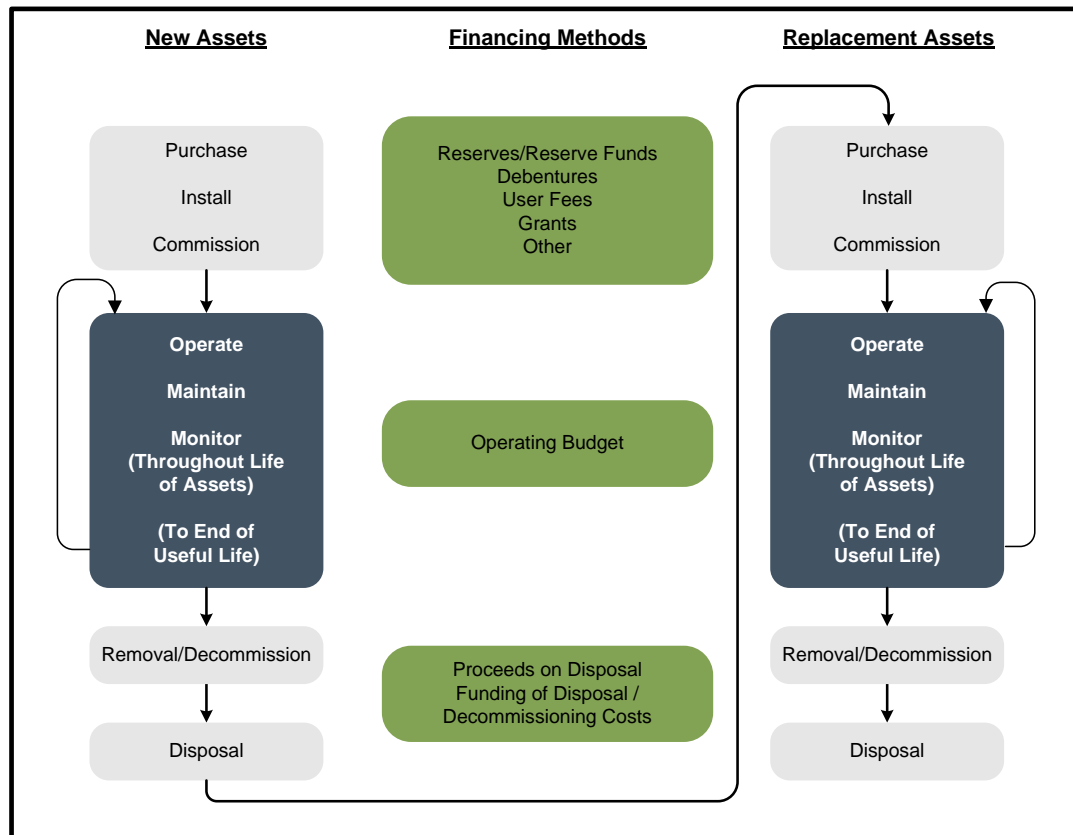
“The asset management plan shall,

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

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

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

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



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

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

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

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

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



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

Commensurate with the above, the County prepared an A.M.P. in 2023 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the County's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$98.90 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$38.79 million. This amount, totalled with the existing operating revenues of approximately \$139.88 million, provides annual revenues of approximately \$178.67 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
2024\$

Asset Management - Future Expenditures and Associated Revenues	20 Year
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$14,695,276
Annual Debt Payment on Post Period Capital ²	\$15,426,245
Annual Lifecycle	\$47,462,021
Incremental Operating Costs (for D.C. Services)	\$21,332,842
Total Expenditures	\$98,916,384
Revenue (Annualized)	
Total Existing Revenue ³	\$139,878,317
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$38,786,708
Total Revenues	\$178,665,025

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-Law



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 June 25, 2024, approved a report dated May 24, 2024 entitled "County of Brant, 2024 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, 2024;

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;

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) "affordable residential unit" means a Dwelling Unit that meets the criteria set out in subsection 4.1 (2) or 4.1(3) of the Act.
- (4) "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;
- (5) "attainable residential unit" means a Dwelling Unit that meets the criteria set out in subsection 4.1(4) of the Act.
- (6) "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;
- (7) "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- (8) "board of education" means a board defined in s.s.1(1) of the *Education Act*;
- (9) "Building Code Act" means the *Building Code Act*, S.O. 1992, ch.23, amended;
- (10) "cannabis" Shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include, but are not limited to, marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels);
- (11) "cannabis production and processing" Shall mean lands, buildings, or structures used for the production, processing, testing, destroying, packaging, storage and/or shipping of cannabis authorized by an issued



license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, and the Cannabis Act, S.C. 2018, c. 16, as amended from time to time, or any successors thereto;

- (12) "capital cost" shall have the same meaning as described in Section 5 of the *Development Charges Act, 1997*, as amended;
- (13) "class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Act;
- (14) "council" means the Council of the Corporation of the County of Brant;
- (15) "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;
- (16) "development charge" means a charge imposed against land in the municipality under this by-law;
- (17) "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;
- (18) "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;
- (19) "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;
- (20) "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;



- (21) "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.
- (22) "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;
- (23) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (24) "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;
- (25) "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.
- (26) "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) cannabis production and processing;
 - (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;
- (27) “Institutional development” means development of a building or structure that meets the criteria set out in section 11.1(2) of O.Reg. 82/98 to the Act;
- (28) "Interest rate" means the annual rate of interest calculated at the County’s D.C. Interest Policy;
- (29) "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;
- (30) "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*;
- (31) "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.
- (32) "municipality" means the Corporation of the County of Brant;
- (33) “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;
- (34) “non-profit housing development” means Development of a building or structure that meets the criteria set out in section 4.2 of the Act.



- (35) "non-residential use" means a building or structure used for other than a residential use and includes a long-term care facility;
- (36) "Official Plan" means the Official Plan of the Corporation of the County of Brant and any amendments thereto;
- (37) "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;
- (38) "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;
- (39) "Planning Act" means the *Planning Act, 1990*, c.P.-13, as amended;
- (40) "regulation" means any regulation made pursuant to the Act;
- (41) "rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (42) "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;
- (43) "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;
- (44) "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;



- (45) "services" (or "service") means those services set out in Schedule A to this by-law;
- (46) "services in lieu" means those services specified in an agreement made under section 7 of this by-law;
- (47) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (48) "single detached dwelling" means a residential building consisting of one dwelling unit and not attached to another structure;
- (49) "Special care facilities" means lands, buildings or structures used or designed or intended for uses for the purpose of providing supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general statute, and excludes the special care/special dwelling portions of the building.
- (50) "Special care/special dwelling" means a residential portion of a special care facilities building containing two or more dwelling units, which units have a common entrance from street level:
- (a) Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;
 - (b) Which may or may not have exclusive sanitary and/or culinary facilities;
 - (c) That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements;
 - (d) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels; and



- (e) Includes, but is not limited to, retirement homes, assisted living facilities, nursing homes, group homes and hospices.
- (51) “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;
- (52) "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 Schedule B, 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 Schedule B, 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.

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;
 - (e) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of



post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;

- (f) Non-profit Residential Development;
- (g) Affordable Residential Units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning).
- (h) As of the date on which section 4.1 of the Act is proclaimed into force, the following shall be exempt from Development Charges:
 - i. Affordable Residential Units; and
 - ii. Attainable Residential Units
- (i) Notwithstanding any other provision of this By-law, the Development Charges payable for Residential Developments, where the Dwelling Units are intended as Rental Housing, will be reduced based on the number of bedrooms in each Dwelling Unit in accordance with section 26.2(1.1) of the Development Charges Act, as follows:
 - i. Three (3) or more Bedrooms – 25% reduction;
 - ii. (ii) Two (2) Bedrooms – 20% reduction; and
 - iii. (iii) Fewer than two (2) Bedrooms – 15% reduction.

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

- (3) Notwithstanding any other provision of this By-law, Development Charges shall not be imposed with respect to:
 - (a) an enlargement to an existing Dwelling Unit;
 - (b) the creation of additional Dwelling Units equal to the greater of one (1) or 1% of the existing Dwelling Units in an existing Residential



rental building containing four (4) or more Dwelling Units or prescribed ancillary structure to the existing Residential building;

- (4) Notwithstanding any other provision of this By-law, Development Charges shall not be imposed with respect to the creation of any of the following within existing Single Detached Dwellings, Semi-Detached Dwellings, Back-to-back Townhouse Dwellings or Stacked Townhouse Dwellings:
- (a) A second Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all buildings and structures ancillary to the existing Residential structure cumulatively contain no more than one (1) Dwelling Unit.
 - (b) A third Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no building or structure ancillary to the existing Residential structure contains any Dwelling Units.
 - (c) One Dwelling Unit on a parcel of urban Residential land, if the existing structure contains no more than two (2) Dwelling Units and no other building or structure ancillary to the existing Residential structure contains any Dwelling Units.
- (5) Notwithstanding any other provision of this By-law, Development Charges shall not be imposed with respect to the creation of any of the following in new Single Detached Dwellings, Semi-Detached Dwellings, Back-to-back Townhouse Dwellings or Stacked Townhouse Dwellings:
- (a) A second Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all buildings and structures ancillary to the new Residential structure cumulatively will contain no more than one (1) Dwelling Unit.
 - (b) A third Dwelling Unit on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no building or structure ancillary to the new Residential structure contains any Dwelling Units.



- (c) One (1) Dwelling Unit in a building or structure ancillary to a new Residential structure on a parcel of urban Residential land, if the new Residential structure contains no more than two (2) Dwelling Units and no other building or structure ancillary to the new Residential structure contains any Dwelling Units.

Rules with Respect to an Industrial Expansion Exemptions

- (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.
- (4) Notwithstanding subsections 9(1) and 9(2), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest (calculated in accordance with section 26.3 of the Act), payable on the anniversary date each year thereafter.
- (5) Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under section 4 of this by-law shall be calculated on the rates set out in Schedule "B" on the date of the receipt of a complete planning application, including interest. Where both planning applications apply development charges under section 4 of this by-law shall be calculated on the rates payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest (calculated in accordance with section 26.3 of the Act).

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 Schedule B shall be adjusted annually, without amendment to this by-law, commencing September 1, 2025, 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/Classes of Services

Schedule B – Schedule of Development Charges

16. DATE BY-LAW EFFECTIVE

This by-law shall come into force and effect on _____, 2024.

17. DATE BY-LAW EXPIRES

This by-law will expire on _____, 2034 which is ten years from the passage of By-law _____.

18. EXISTING DEVELOPMENT CHARGE BY-LAW REPEAL



By-law 100-19, as amended is repealed effective _____, 2024.

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, 2024.

READ a third time and finally passed in Council, this 23rd day of July, 2024.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Alysha Dyjach, Clerk



BY-LAW NUMBER _____

SCHEDULE "A"

DESIGNATED MUNICIPAL SERVICE UNDER THIS BY-LAW

County-wide Services

1. Services Related to a Highway:
 - Roads and Related
 - Public Works (Facilities and Fleet)
2. Fire Protection Services:
 - Facilities
 - Vehicles and Equipment
 - Small Equipment and Gear
3. Policing Services:
 - Facilities
4. Parks and Recreation Services:
 - Parkland Development
 - Parkland Amenities
 - Parkland Trails
 - Recreation Facilities
 - Parks and Recreation Vehicles and Equipment
5. Library Services:
 - Facilities
 - Collection Materials
 - Vehicles
6. Ambulance Services:
 - Ambulance Facilities
 - Ambulance Vehicles
7. Long-Term Care:
 - Facilities
8. Waste Diversion:



Facilities – Stations/Depots
Vehicles and Equipment

Urban Area Services

9. Stormwater Drainage and Control Services
10. Wastewater Services:
 - Treatment
 - Collection
11. Water Services
 - Treatment
 - Distribution

DRAFT



SCHEDULE "B"

TO BY-LAW ____ OF BRANT COUNTY

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	
County-Wide Services:						
Services Related to a Highway	14,521	9,497	9,991	6,573	5,179	4.62
Fire Protection Services	2,645	1,730	1,820	1,197	943	0.84
Policing Services	297	194	204	134	106	0.09
Parks and Recreation Services	16,022	10,479	11,024	7,253	5,715	0.70
Library Services	2,570	1,681	1,768	1,163	917	0.12
Long-term Care Services	1,008	659	694	456	360	0.10
Ambulance	318	208	219	144	113	0.03
Waste Diversion	255	167	175	115	91	0.01
Total County-Wide Services	37,636	24,615	25,895	17,035	13,424	6.51
Urban Services:						
Stormwater Drainage and Control Services	445	291	306	201	159	0.13
Wastewater Services	23,601	15,436	16,239	10,683	8,418	7.12
Water Services	14,001	9,157	9,634	6,338	4,994	4.17
Total Urban Services	38,047	24,884	26,179	17,222	13,571	11.42
Total County-Wide and Urban Services	75,683	49,499	52,074	34,257	26,995	17.93