



Addendum #2 to 2024 Development Charges Background Study

Township of Stirling-Rawdon

For Public Circulation and Comment

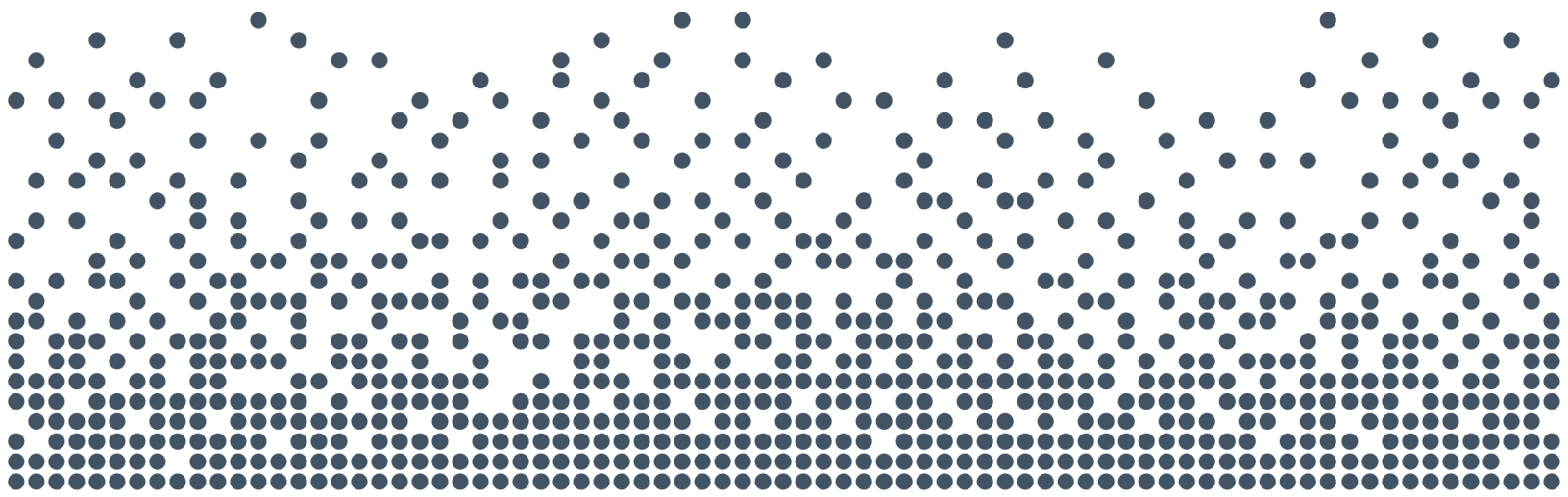
November 11, 2024

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Report



Chapter 1

Summary of Revisions to the August 20, 2024 Development Charges Background Study



1. Summary of Revisions to the August 20, 2024 Development Charges Background Study

Commensurate with the provisions of the *Development Charges Act* (D.C.A.), 1997, the Township of Stirling-Rawdon (Township) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- July 17, 2024 – Release D.C.B.S. and draft By-law
- August 20, 2024 – Addendum #1 to D.C. Background Study
- September 3, 2024 – Public Meeting of Council
- October 2, 2024 – Memorandum from Keleher Planning & Economic Consulting Inc. (KPEC) on behalf of Quinte Home Builders' Association (QHBA)
- October 9, 2024 – Watson response to the above memorandum
- October 10 – Stakeholder consultation session
- November 11, 2024 – Addendum #2 to D.C. Background Study
- November 18, 2024 – Anticipated Council adoption of revised D.C. Background Study

The purpose of the addendum to the July 17, 2024 D.C.B.S. is to provide refinements to the capital needs that have included in the D.C. calculation for Water Services, and Library Services, as well as the historical level of service for Services Related to a Highway, Library Services, and Fire Protection Services. Policy changes have also been made to the proposed by-law with respect to the application of redevelopment credits and D.C.s applicable to brownfield redevelopment sites.

The refinements to the calculation of the charge are detailed in this report and will form part of the D.C.B.S., as amended, for Council's consideration and approval prior to adoption of the D.C. By-law.



Chapter 2

Addendum



2. Addendum

2.1 Fire Protection Services

The correct size for the Stirling Fire Hall is 6,000 sq.ft. The historical level of service has been updated to reflect the corrected facility size. This change has no impact on the calculation of the charge.

2.2 Library Services

Print titles were included in the inventory incorrectly. The historical level of service has been updated to reflect the corrected inventory numbers. This update to the historical level of service for library materials reduces the per capita service level related to library materials from \$377 to \$198. Within the future growth-related capital needs, the library collections provision, based on the per capita service level related to library materials, is reduced by \$178,000.

2.3 Water Services

Staff have advised that their preferred approach to meet the water storage capacity needs of new development is to build a new standpipe to provide for growth and redundancy. Based on staff's experience and prior quotes received, staff are anticipating that this will cost \$4.5 million in 2019\$ values plus \$150,000 for the required EA study. This cost has been inflated to \$6.7 million for inclusion in the background study. 68% of the costs have been deducted as a benefit to existing development to account for providing redundancy for the capacity within the current standpipe. This change results in \$2.1 million being included in the calculation of the charge, compared with \$4.8 million in the August 20, 2024 D.C. Background Study.

2.4 Services Related to a Highway

The replacement costs for Urban Asphalt Roads have been updated in historical level of service to remove cost components that would not be required for the construction of this road type. This change has no impact on the calculation of the charge.



2.5 D.C. By-Law Policies

The draft D.C. by-law includes the redevelopment credit policies where development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another. Redevelopment credits are allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit. It is proposed that this policy be revised to state that the redevelopment credit time frame can be extended at Council's discretion.

The draft by-law will also be updated to identify that D.C.s payable on Brownfield lands will be exempt up to the maximum costs of environmental remediation as approved by the Township. The exemption cannot exceed the costs of D.C.s that would be otherwise payable.

2.6 D.C. Impacts

In aggregate the changes identified in Sections 2.1 to 2.4 decrease the D.C. recoverable costs by \$2.8 million. This decrease results in the calculated charge per single and semi-detached dwelling unit decreasing by \$2,004 compared to the charge in the July 17, 2024 D.C.B.S., from \$33,186 to \$31,172. The updated schedule of charges is presented in Table 2 below.



Table 2
Amended Schedule of D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,111	3,387	3,609	2,051	2.55
Fire Protection Services	1,650	1,093	1,165	662	0.82
Parks and Recreation Services	2,695	1,786	1,903	1,082	0.52
Library Services	971	643	686	390	0.19
Growth-Related Studies	192	127	136	77	0.08
Total Municipal Wide Services	10,619	7,036	7,499	4,262	4.16
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	5,813	3,852	4,105	2,333	3.60
Total Urban Services	20,553	13,620	14,513	8,249	12.73
GRAND TOTAL RURAL AREA	10,619	7,036	7,499	4,262	4.16
GRAND TOTAL URBAN AREA	31,172	20,656	22,012	12,511	16.89



Chapter 3

Changes to the D.C.B.S., as amended



3. Changes to the D.C.B.S., as amended

Based on the foregoing, the following revisions are made to the August 20, 2024 D.C.B.S. Accordingly, the amended pages are appended to this report:

- Table of Contents – Updated to reflect page numbering changes
- Pages ES vii to ix – Updated to reflect changes discussed herein
- Page 1-2 to 1-3 – Reissued to reflect this addendum
- Pages 5-1 and B-6 – Updated to reflect the changes identified in Section 2.1
- Pages 5-2 and B-2 – Updated to reflect the changes identified in Section 2.4
- Pages 5-3, 5-8, 5-9, and B-13 – Updated to reflect the changes identified in Section 2.2
- Pages 5-4, 5-9, and 7-3 – Updated to reflect changes in the allocation of growth-related studies costs to the different service areas
- Pages 5-10 and 5-11 – Updated to reflect the changes identified in Section 2.3
- Chapter 6 – Reissued to reflect the changes identified herein
- Pages 7-3 to 7-7 – Reissued to reflect the changes identified in Section 2.5, the issuance of this addendum and page numbering updates
- Pages 8-3 to 8-4 and C-3 – Updated to reflect impacts of the changes discussed herein on the asset management plan and operating cost calculations
- Appendix E – Updated by-law to reflect the changes discussed above



Chapter 4

Process for Adoption of the D.C. By-law

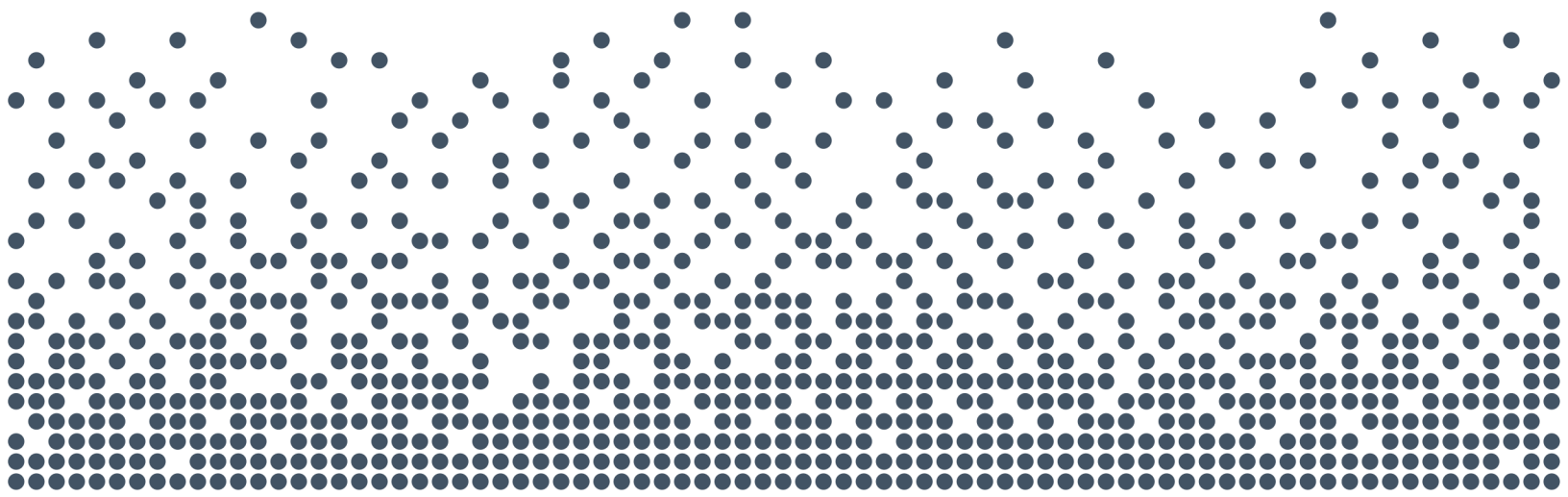


4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S., as amended, to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S., as amended, and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendices



Appendix A

Amended Pages



Amended Pages

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in the calculation of the charge. The following Township-wide services are calculated based on a 10-year forecast:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and recreation services;
- Library services; and
- Growth-Related Studies.

The following urban area-specific services are calculated based on a buildout period forecast:

- Water services; and
- Wastewater services.

A summary of the total growth-related costs is provided below in Table ES-2.

Table ES-2
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-laws	Expenditure Amount
Total Gross Capital Costs	\$64,422,000
Less: Benefit to Existing Development	\$22,540,000
Less: Existing D.C. Reserve Funds	\$2,083,000
Net Costs to be Recovered from Development Charges	\$39,798,000

Based on the above table, the Township plans to spend \$64.4 million over the various planning periods of which \$39.8 million (62%) is recoverable from D.C.s. Of the net \$39.8 million included in the calculation, \$36.2 million is recoverable from residential development and \$3.6 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast period will total \$22.5 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs presented in Table ES-2. Charges have been provided on a Township-wide



basis and area specific basis. The corresponding single detached unit charge in the serviced area is \$31,172. The non-residential charge in the serviced area is \$16.89 per square foot of building area. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,111	3,387	3,609	2,051	2.55
Fire Protection Services	1,650	1,093	1,165	662	0.82
Parks and Recreation Services	2,695	1,786	1,903	1,082	0.52
Library Services	971	643	686	390	0.19
Growth-Related Studies	192	127	136	77	0.08
Total Municipal Wide Services	10,619	7,036	7,499	4,262	4.16
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	5,813	3,852	4,105	2,333	3.60
Total Urban Services	20,553	13,620	14,513	8,249	12.73
GRAND TOTAL RURAL AREA	10,619	7,036	7,499	4,262	4.16
GRAND TOTAL URBAN AREA	31,172	20,656	22,012	12,511	16.89



1.2 Summary of the Process

A public meeting required under Section 12 of the D.C.A. has been scheduled for September 3, 2024 at least two weeks after the posting of the D.C. background study and draft D.C. by-laws on the Township's website. Its purpose is to present the background study and draft D.C. by-laws to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws for the Township.

In accordance with the legislation, the background study and proposed D.C. by-laws will be available for public review at least 60 days prior to by-law passage.

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.

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

Table 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Project initiation meeting with staff	October 2023
2. Data collection and staff interviews	October 2023 to June 2024
3. Presentation of draft findings and D.C. policy discussion with municipal Staff	July 11 2024
4. D.C. Background Study and draft D.C. by-law available to public	July 17, 2024
5. Addendum #1 to the Background Study	August 20, 2024



Process Steps	Dates
6. Public Meeting of Council	September 3, 2024
7. Addendum #2 to the Background Study	November 11, 2024
8. D.C. By-law passage (anticipated)	November 18, 2024
9. D.C. By-Law effective date (anticipated)	TBD
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since the Township last updated their D.C. by-law, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *More Homes, More Choices Act, 2019* (Bill 108);
- *Plan to Build Ontario Together Act, 2019*, (Bill 138);
- *Covid-19 Economic Recovery Act, 2020* (Bill 197);
- *Better for People, Smarter for Business Act, 2020* (Bill 213);
- *More Homes for Everyone Act, 2022* (Bill 109);
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97);
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).



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

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

This section evaluates the development-related capital requirements for select services over the 10-year planning period (2024-2034). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Fire Protection Services

The Township currently provides Fire Protection services through the use of two facilities (9,000 sq.ft.), 8 vehicles, 38 equipped fire fighters and various pieces of equipment. This level of investment over the 15-year historical period results in a total per capita level of service of \$2,039. When this per capita level of investment is applied to the anticipated 10-year growth of 944 population, a maximum D.C.-eligible cost of \$2.0 million is calculated.

To service growth in the next ten years the Township requires an additional apparatus, equipment for two additional fire fighters and to undertake a fire master plan. These capital projects have a gross capital cost of \$1.1 million. After deducting \$10,000 to account for the benefits that existing development will receive from these capital



**Table B-5
Service Standard Calculation – Fire Protection Services – Facilities**

**Township of Stirling-Rawdon
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 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Springbrook Fire Station (Fire Share)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$546	\$634
Stirling Fire Station	-	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$546	\$634
Total	3,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000		

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.6230	1.8551	1.8443	1.8541	1.8699	1.8750	1.8852	1.8805	1.8785	1.8742	1.8785	1.8734	1.8182	1.7685	1.7520

15 Year Average	2009 to 2023
Quantity Standard	1.7687
Quality Standard	\$634
Service Standard	\$1,121

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$1,121
Eligible Amount	\$1,114,632



projects and reserve fund balances of \$355,400, a total of \$694,500 is included in the calculation of the charge.

These D.C. eligible costs are then attributed 88% to residential development and 12% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 994 population and 142 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Services Related to a Highway

The Township currently maintains a road network of 277 km of roadways, 32 bridges and culverts and six facilities (25,312 sq.ft.). To do so, the Township employs a fleet of 25.6 vehicles (some of which are shared with parks and recreation services). This results in a per capita level of investment of \$55,200 or a maximum D.C.-eligible amount of \$52.1 million available to be recovered from future development.

To service the growth in the next ten years, the Township would be required to provide various road reconstruction projects, additional facility space, a sidewalk plow, a pickup truck, and a roads needs study. These capital projects have a total gross capital cost of \$18.9 million of which \$15.9 million is deducted for the benefits existing development will receive (primarily related to the road reconstruction projects). Once the existing reserve fund balance of \$770,500 is deducted, a total of \$2.2 million is included in the calculation of the charge.

These D.C. eligible costs are then attributed 88% to residential development and 12% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 994 population and 142 employment). These growth-related projects and costs are detailed in Table 5-2.

5.2.3 Parks and Recreation Services

The Township currently provides Parks and Recreation Services through the utilization of various parkland amenities, shared vehicles with public works (Parks and Recreation Services is responsible for a total of 5.5 vehicles) and 11,701 sq.ft of facility space. The arena is shared with the City of Quinte West, City of Belleville and the Municipality of Centre Hastings and only the Township's portion of the facility has been included in the historical level of service calculations. This total historical level of investment results in an average level of service of \$1,706 per capita over the past 15-years.



Table B-1
Service Standard Calculation – Services Related to a Highway – Roads

Township of Stirling-Rawdon
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)
Asphalt Roads - Urban	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.4	16.9	16.9	16.9	16.9	16.9	16.9	16.9	\$1,929,700
Asphalt Roads - Rural	34.5	34.5	34.5	34.5	34.5	34.5	34.5	34.5	34.0	34.0	34.0	34.0	34.0	34.0	34.0	\$813,500
Gravel Roads	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	142.3	\$536,900
Surface Treated	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	\$813,500
																\$0
Total	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	276.6	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	0.0574	0.0570	0.0567	0.0570	0.0575	0.0576	0.0579	0.0578	0.0577	0.0576	0.0577	0.0576	0.0559	0.0544	0.0538

15 Year Average	2009 to 2023
Quantity Standard	0.0569
Quality Standard	\$738,497
Service Standard	\$42,020

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$42,020
Eligible Amount	\$41,768,347



To provide service to new development over the 10-year forecast period, \$1.7 in gross capital costs of growth-related projects have been identified including additional recreation facility space, improvements to the Canteen at Stirling Park and additional costs for parkland development. \$50,300 has been deducted to recognize the share of the capital costs that relate to existing development. After deducting \$552,400 to account for the current D.C. reserve fund balance, \$1.1 million has been included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary users of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Library Services

The Township provides Library Services utilizing a 2,250 sq.ft. facility. The collection materials that the Township is responsible for equates to approximately 26,690 collection items and subscriptions to Overdrive, Ancestry and Vita Toolkit. These assets produce an average per capita level of investment of \$412 which, when applied to the anticipated 10-year population growth of 994, results in a maximum of \$409,000 that could be included in the calculation of the charge.

To service growth in the next 10-year period, a provision for new facility space, collection materials and a library strategic plan update have been identified. The gross capital costs of these projects are \$449,000 from which the following deductions have been made:

- \$10,000 for the benefit to existing development; and
- \$60,700 to account for the current reserve fund balances.

This results in \$378,400 being included in the calculation of the charge.

These D.C. eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-4.

5.2.5 Growth-Related Studies

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



Table 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 to 2034								95%	5%
1	Collection Materials	2024-2033	196,901	-	196,901	-		196,901	187,056	9,845
2	Provision for Additional Facility Space	2024-2033	212,139	-	212,139	-		212,139	201,533	10,607
3	Library Strategic Plan Update	2024-2033	40,000	-	40,000	10,000		30,000	28,500	1,500
			-	-	-	-		-	-	-
	Reserve Fund Adjustment		-	-	-	-		(60,671)	(57,637)	(3,034)
			-	-	-	-		-	-	-
	Total		449,041	-	449,041	10,000	-	378,370	359,451	18,918



Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	D.C. Background Study	2029	40,000	-	40,000	-		40,000
2	D.C. Background Study	2034	40,000	-	40,000	-		40,000
			-	-	-	-		-
	Reserve Fund Adjustment		-	-	-	-		(1,421)
			-	-	-	-		-
	Total		80,000	-	80,000	-	-	78,579

Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Res Share	Non-Res Share
Services Related to a Highway	39,541	34,797	4,745
Fire Protection Services	12,768	11,236	1,532
Parks and Recreation Services	19,313	18,348	966
Library Services	6,956	6,608	348
Total	78,579	70,989	7,591
Residential/Non-Residential Share		90%	10%



Table B-12
Service Standard Calculation – Library Services – Library Materials

Township of Stirling-Rawdon
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 Volumes	26,629	26,287	25,945	25,603	25,261	24,919	24,577	24,236	23,894	23,552	23,210	22,868	22,526	22,184	21,842	36
CDs	27	25	23	21	19	17	15	14	12	10	8	6	4	2	-	36
DVDs	-	330	660	991	1,321	1,651	1,981	2,312	2,642	2,972	3,302	3,632	3,963	4,293	4,623	36
Periodicals	-	16	32	48	64	80	96	113	129	145	161	177	193	209	225	36
Overdrive Subscription	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2,359
Ancestry Subscription	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	160
Vita Toolkit Subscription	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	755
																-
Total	26,656	26,660	26,663	26,665	26,668	26,670	26,673	26,675	26,677	26,680	26,682	26,686	26,688	26,691	26,693	

Population	4,815	4,851	4,880	4,854	4,813	4,800	4,774	4,786	4,791	4,802	4,791	4,804	4,950	5,089	5,137
Per Capita Standard	5.5358	5.4954	5.4637	5.4935	5.5408	5.5563	5.5870	5.5735	5.5682	5.5560	5.5693	5.5549	5.3915	5.2448	5.1962

15 Year Average	2009 to 2023
Quantity Standard	5.4885
Quality Standard	\$36
Service Standard	\$198

D.C. Amount (before deductions)	10 Year
Forecast Population	994
\$ per Capita	\$198
Eligible Amount	\$196,901



composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7 (3) of the D.C.A. states that:

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

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

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services; and
- Library Services;

The following provides a list of the studies that have been identified for the 2024 to 2034 forecast period:

- D.C. Background Studies (2029 & 2034).

Future D.C. background studies have been allocated to the municipal-wide services in the following manner:

- Services Related to a Highway – 50%
- Fire Protection Services – 16%
- Parks and Recreation Services – 25%
- Library Services – 9%

The total cost of these studies is \$80,000. After deducting \$1,420 to account for the current D.C. reserve fund balance, \$78,600 of D.C.-eligible costs are included in the calculation of the charge as presented in Table 5-5.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-6 below.



Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	D.C. Background Study	2029	40,000	-	40,000	-		40,000
2	D.C. Background Study	2034	40,000	-	40,000	-		40,000
			-	-	-	-		-
	Reserve Fund Adjustment		-	-	-	-		(1,421)
			-	-	-	-		-
	Total		80,000	-	80,000	-	-	78,579

Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Res Share	Non-Res Share
Services Related to a Highway	39,541	34,797	4,745
Fire Protection Services	12,768	11,236	1,532
Parks and Recreation Services	19,313	18,348	966
Library Services	6,956	6,608	348
Total	78,579	70,989	7,591
Residential/Non-Residential Share		90%	10%



previous 25-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, 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, as follows:

- 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 Fire Protection Services, and Services Related to a Highway an 88% residential and 12% non-residential attribution has been made based on a population vs. employment growth ratio over the Township-wide 10-year forecast period;
- For Water Services and Wastewater Services a 91% residential and 9% non-residential attribution has been made based on a population vs. employment growth ratio over the Township-wide buildout forecast period; and
- For Growth-Related Studies, a 90% residential and 10% non-residential attribution has been made based on the allocations summarized in Table 5-6.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit. Notwithstanding the foregoing, Council, at its discretion, may extend the redevelopment credit period.



5.3 Buildout Capital Costs for Urban Services D.C. Calculation

This D.C. Background Study provides for the uniform application of water and wastewater services within the municipally serviced urban area. The anticipated development-related capital requirements for these services have been considered over the build-out forecast period and have been informed by the Township's Infrastructure Capacity Assessment prepared by J.L. Richards.

5.3.1 Water Services

Capital needs forecast for Water Services include water storage and capacity upgrades, various watermain upgrades and a servicing study update. The capital costs for these projects total \$15.7 million. After deducting \$5.6 million to recognize the benefit to existing development for watermain upgrades and deducting existing reserve fund balances of \$43,100, the growth-related costs included in the calculation amounts to \$10.0 million.

The allocation of this cost to residential and non-residential development is 91% and 9% respectively, based on the relationship of population to employment growth anticipated over the build out forecast period (i.e., 4,202 population and 423 employment). These growth-related projects and costs are detailed in Table 5-7.

5.3.2 Wastewater Services

The forecast needs for Wastewater services include capacity upgrades, sewer main upgrades, inflow and infiltration repairs and a servicing study update. In total, the gross capital cost estimate amounts to \$25.6 million. After applying deductions in recognition of the benefits to existing development (\$861,500) and existing reserve fund balances (\$299,800), the net capital costs identified for inclusion in the calculation of the charge total \$25.4 million.

The allocation of this cost to residential and non-residential development is 91% and 9% respectively, based on the relationship of population to employment growth anticipated over the build out forecast period. These growth-related projects and costs are detailed in Table 5-8.



**Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Water Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	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 to Urban Buildout								91%	9%
1	Water Storage Upgrades & Class 'B' MCEA	2024-2034	6,701,400	-	6,701,400	4,579,900		2,121,500	1,930,565	190,935
2	Elizabeth & Henry St. Watermain Upgrades	2024-2034	977,100	-	977,100	217,500		759,600	691,236	68,364
3	Campbellford Rd. Watermain Upgrades	2024-2034	618,000	-	618,000	256,500		361,500	328,965	32,535
4	WTP Capacity Upgrades & Class 'C' MCEA	2034-2044	5,768,000	-	5,768,000	-		5,768,000	5,248,880	519,120
5	North St. Watermain Upgrades	2034-2044	721,000	-	721,000	191,600		529,400	481,754	47,646
6	Frankford Rd. Watermain Upgrades	Buildout	824,000	-	824,000	370,800		453,200	412,412	40,788
			-	-	-	-		-	-	-
7	Servicing Study Updates	2024-2044	100,000	-	100,000	25,000		75,000	68,250	6,750
	Reserve Fund Adjustment		-	-	-	-		(43,097)	(39,218)	(3,879)
			-	-	-	-		-	-	-
	Total		15,709,500	-	15,709,500	5,641,300	-	10,025,103	9,122,844	902,259



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for Water and Wastewater Services in the municipally serviced area. Table 6-2 shows the proposed D.C.s for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Library Services and Growth-Related Studies to be imposed on development in the Township over the municipal wide 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis.

Table 6-3 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft. of G.F.A. for non-residential development.

Table 6-4 compares the Township's existing charges to the charges proposed herein (Table 6-3), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development.

The calculated charges for developments in the urban serviced area are \$31,172 for a single detached residential dwelling unit and \$16.89 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent a 152% increase (+\$18,825) over the current charges of \$12,347. The non-residential charges per sq.ft. of G.F.A. represent a 229% increase (+\$11.75) from the current charges of \$5.14 per sq.ft. of G.F.A.



Table 6-1
Urban Area Services D.C. Calculation
2024 to Buildout (Urban)

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 23,132,217	\$ 2,287,802	\$ 14,740	\$ 9.13
2. Water Services	9,122,844	902,259	5,813	3.60
TOTAL	\$32,255,061	\$3,190,061	\$20,553	12.73
D.C.-Eligible Capital Cost	\$32,255,061	\$3,190,061		
Buildout Gross Population/GFA Growth (sq.ft.)	4,666	250,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$6,912.79	\$12.73		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.973	\$20,553		
Other Multiples	1.970	\$13,620		
Apartments - 2 Bedrooms +	2.099	\$14,512		
Apartments - Bachelor and 1 Bedroom	1.193	\$8,249		

Table 6-2
Municipal-wide Services D.C. Calculation
2024 to 2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Services Related to a Highway	\$ 1,892,707	\$ 258,096	\$ 5,111	\$ 2.55
4. Fire Protection Services	611,176	83,342	1,650	0.82
5. Parks and Recreation Services	997,991	52,526	2,695	0.52
6. Library Services	359,451	18,918	971	0.19
7. Growth-Related Studies	70,989	7,591	192	0.08
TOTAL	\$3,932,314	\$420,474	\$10,619	\$4.16
D.C.-Eligible Capital Cost	\$3,932,314	\$420,474		
10-Year Gross Population/GFA Growth (sq.ft.)	1,101	101,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,571.58	\$4.16		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.973	\$10,619		
Other Multiples	1.970	\$7,037		
Apartments - 2 Bedrooms +	2.099	\$7,498		
Apartments - Bachelor and 1 Bedroom	1.193	\$4,262		



Table 6-3
Schedule of Calculated D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,111	3,387	3,609	2,051	2.55
Fire Protection Services	1,650	1,093	1,165	662	0.82
Parks and Recreation Services	2,695	1,786	1,903	1,082	0.52
Library Services	971	643	686	390	0.19
Growth-Related Studies	192	127	136	77	0.08
Total Municipal Wide Services	10,619	7,036	7,499	4,262	4.16
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	5,813	3,852	4,105	2,333	3.60
Total Urban Services	20,553	13,620	14,513	8,249	12.73
GRAND TOTAL RURAL AREA	10,619	7,036	7,499	4,262	4.16
GRAND TOTAL URBAN AREA	31,172	20,656	22,012	12,511	16.89



**Table 6-4
Comparison of Current and Calculated D.C.s**

Service/Class of Service	Current	Calculated	Difference (\$)	Difference (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	4,445	5,111	666	15%
Fire Protection Services	1,279	1,650	371	29%
Parks and Recreation Services	1,976	2,695	719	36%
Library Services	123	971	848	689%
Growth-Related Studies	-	192	192	n/a
Total Municipal Wide Services/Classes	7,823	10,619	2,796	36%
Area Specific Services:				
Wastewater Services	3,873	14,740	10,867	281%
Water Services	651	5,813	5,162	793%
Total Area Specific Services	4,524	20,553	16,029	354%
Grand Total - Urban Area	12,347	31,172	18,825	152%

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated	Difference (\$)	Difference (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	2.21	2.55	0.34	15%
Fire Protection Services	1.13	0.82	(0.31)	-27%
Parks and Recreation Services	-	0.52	0.52	n/a
Library Services	-	0.19	0.19	n/a
Growth-Related Studies	-	0.08	0.08	n/a
Total Municipal Wide Services/Classes	3.34	4.16	0.82	25%
Area Specific Services:				
Wastewater Services	1.59	9.13	7.54	474%
Water Services	0.21	3.60	3.39	1614%
Total Area Specific Services	1.80	12.73	10.93	607%
Grand Total - Urban Area	5.14	16.89	11.75	229%



previous 25-year period. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, 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, as follows:

- 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 Fire Protection Services, and Services Related to a Highway an 88% residential and 12% non-residential attribution has been made based on a population vs. employment growth ratio over the Township-wide 10-year forecast period;
- For Water Services and Wastewater Services a 91% residential and 9% non-residential attribution has been made based on a population vs. employment growth ratio over the Township-wide buildout forecast period; and
- For Growth-Related Studies, a 90% residential and 10% non-residential attribution has been made based on the allocations summarized in Table 5-6.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit. Notwithstanding the foregoing, Council, at its discretion, may extend the redevelopment credit period.



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

7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s after the passage of this by-law.
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable Units, Attainable Units, and Inclusionary Zoning Units;
- Non-Profit Housing; and
- Universities.

Non-Statutory

- Places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended.
- D.C.s for the development of Brownfield lands (up to the maximum of the environmental remediation costs as approved by the Township).

7.3.5 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 Township and an owner under s. 27 of the D.C.A.



Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Township can impose is the average prime rate plus 1% as defined in s.s. 26.3(1) of the Act.

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period commencing in 2026.

7.3.7 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

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-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



Based on the foregoing and discussions with Township staff, area-specific D.C.s are suitable for urban (water and wastewater) services. The recommendations are:

- to continue to apply municipal-wide D.C.s for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, and Library Services; and.
- to continue to apply area-specific D.C.s for Water and Wastewater Services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into seven (7) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Water Services;
- Wastewater Services; and
- Growth-Related Studies.

7.4.2 By-law In-force Date

The by-law will come into force on September 17, 2024.

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

The minimum interest rate is the Bank of Canada rate on the day on which the by-laws come into force (as per s.11 of O. Reg. 82/98).



7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated July 17, 2024, as amended, subject to further annual review during the capital budget process”.

“Approve the D.C. Background Study dated July 17, 2024, as amended.”

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

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



The asset management requirement for this D.C. Background Study has been undertaken independently of any Township A.M.P.s.

8.2 Asset Management Plan

In recognition to the schematic in Section 8.1, 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. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Township financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 25-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 \$5.3 million. Of this total, \$1.6 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
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 \$3.9 million. This amount, totalled with the existing operating revenues of \$12.3 million, provides annual revenues of \$16.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2024\$)

Description	2034 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	1,590,790
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	216,763
Annual Lifecycle - Area-specific Services ¹	832,286
Sub-Total - Annual Lifecycle	1,049,049
Incremental Operating Costs (for D.C. Services)	2,614,526
Total Expenditures	5,262,113
Revenue (Annualized)	
Total Existing Revenue ²	12,305,379
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	3,890,076
Total Revenues	16,195,455

¹ All infrastructure costs included in Area Specific by-laws have been

² As per Sch. 10 of FIR



Table C-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads and Related	74,522	33,465	107,987
2. Fire Protection Services	75,918	100,328	176,246
3. Parks and Recreation Services	40,401	298,450	338,851
4. Library Services	25,921	96,313	122,234
5. Water Services	231,764	1,207,313	1,439,077
6. Wastewater Services	600,522	878,658	1,479,180
Total	1,049,049	2,614,526	3,663,575



Appendix E

Proposed Development Charge By-law

THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON

BY-LAW NO. XXX-24

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Township of Stirling-Rawdon will experience growth through development and re-development;

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

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

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

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

AND WHEREAS the Council of The Corporation of the Township of Stirling-Rawdon has given notice of and held a public meeting on the 18th day of November, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON ENACTS AS FOLLOWS:

1. DEFINITIONS

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

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

"accessory use" means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in

purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

"apartment unit" means any residential unit within a building containing four or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Notwithstanding the foregoing an apartment unit includes a Stacked Townhouse Dwelling Unit;

"back-to-back townhouse dwelling" means a building containing four (4) or more Dwelling Units separated vertically by a common wall, including a rear common wall, that does not have a rear yard with amenity area;

"bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

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

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

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

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (a) furniture and equipment other than computer equipment, and
 - (b) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and

- (c) rolling stock with an estimated useful life of seven years or more,
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (4) above, including the development charge background study,

required for the provision of services designated in this by-law within or outside the Township, including interest on borrowing for those expenditures under clauses (1) to (4) above that are growth-related;

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

"Council" means the Council of the Township;

"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 the effect of increasing the size of usability thereof, and includes redevelopment;

"development charge" means a charge imposed with respect to growth-related net capital costs against land in the Township under this by-law;

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

"existing" means the number, use and size that existed as of the date this by-law was passed;

"existing industrial building" means an industrial building or structure existing on a site as of the date this by-law comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;

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

"gross floor area" means:

- (1) in the case of a residential building or structure, the total area of all floors above the average level of finished ground of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (2) 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) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (b) loading facilities above or below grade; and
 - (c) 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;

"industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities.

"institutional" means development of a building or structure intended for use:

- (1) as a long-term care home within the meaning of Subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (2) as a retirement home within the meaning of Subsection 2 (1) of the Retirement Homes Act, 2010.

- (3) By any institution of the following post-secondary institutions for the objects of the institution:
- (a) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (b) a college or university federated or affiliated with a university described in subclause (a); or
 - (c) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (4) As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (5) As a hospice to provide end of life care;

"Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the Township of Stirling-Rawdon or any part or parts thereof;

"local services" means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

"multiple dwellings" means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

"non-profit housing development" means development of a building or structure intended for use as residential premises by:

- (1) a corporation to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,

- (2) a corporation without share capital to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing, or
- (3) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*;

"non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

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

"owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed'

"Park Model Trailer" means a trailer conforming to National Standard of Canada CAN CSA-Z241.0-92 or similar standard that is up to a maximum size of 50 square metres

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

"Planning Act" means the Planning Act, 1990, as amended;

"regulation" means any regulation made pursuant to the Act;

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

"residential dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"residential use" means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

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

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

"service" means a service designed in Schedule "A" to this by-law, and "services" shall have a corresponding meaning;

"servicing agreement" means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

"single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;

"stacked townhouse dwelling" means a building, other than a row townhouse or back to back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade

"Township" means the area within the geographic limits of the Township of Stirling-Rawdon; and "Township" also means the Corporation of the Township of Stirling-Rawdon.

2. DESIGNATION OF SERVICES

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

- (1) Services Related to a Highway;
- (2) Fire Protection Services;
- (3) Parks and Recreation Services;
- (4) Library Services;

- (5) Wastewater Services (within the Urban Serviced Area only);
- (6) Water Services (within the Urban Serviced Area only); and
- (7) Growth-Related Studies.

3. APPLICATION OF BY-LAW RULES

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

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

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

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

- (1) the Township or a local board thereof;
- (2) a board of education; or
- (3) the Corporation of the County of Hastings or a local board thereof;

Approvals for Development

3.4 Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:

- (1) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (2) the approval of a minor variance under section 45 of the *Planning Act*;
- (3) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

- (4) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (5) a consent under section 53 of the *Planning Act*;
- (6) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- (7) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4 are required before the lands, buildings or structures can be developed.

Exemptions

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

- (1) The enlargement of an existing dwelling unit;
- (2) a second residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling 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 or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling cumulatively contain no more than one residential dwelling unit;
- (3) a third residential dwelling unit in an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units;
- (4) one residential dwelling unit in a building or structure ancillary to an existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling on a parcel of land, if the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling

contains no more than two residential dwelling units and no other building or structure ancillary to the existing or new single detached dwelling, semi-detached dwelling, or row-townhouse dwelling contains any residential dwelling units; or

- (5) in an existing rental residential building, which contains four or more residential dwelling units, the creation of the greater of one residential dwelling unit or one per cent of the existing residential dwelling units.

3.6 Exemption for Industrial Development:

- (1) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (2) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection 3.6 (2) (a) by the amount of the enlargement;
- (3) that for greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged areas for persons, goods, and equipment, and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other

passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility;

3.7 Other Exemptions:

- (1) Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - (a) 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 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
 - (b) places of worship including lands associated with church yards, cemeteries and burial grounds, exempt under section 3 of the Assessment Act, R.S.O. 1990, c. A31, as amended.
 - (c) Affordable residential units required pursuant to section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
 - (d) Affordable and attainable residential units as follows:
 - (i) As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from development charges
 - (ii) As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from development charges
 - (e) For the development of Brownfield lands, development charges will be exempt up to a maximum of the environmental remediation costs as approved by the Township. The exemption cannot exceed the costs of D.C.s that would be otherwise payable

Amount of Charges

Residential

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

(1) Park Model Trailers shall be charged at the Other Multiple rate as set out in schedule B of this by-law.

Non-Residential

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

Reduction of Development Charges for Redevelopment

3.10 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (2) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable

development charges under subsection 3.9, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. Notwithstanding the foregoing, Council, at its discretion, may extend the redevelopment credit period beyond 60 months.

Time of Payment of Development Charges

- 3.11 Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.
- 3.12 Notwithstanding subsection 3.11, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.13 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the issuance of the building permit occurred within the prescribed amount of time since the application was approved, the development charges under subsections 3.11 and 3.12 shall be calculated based on the rates set out in Schedule B on the date the planning application was made, including interest. Where both planning applications apply development charges under subsections 3.11 and 3.12 shall be calculated on the rates, including interest, set out in Schedule B on the date of the later planning application.
- 3.14 Interest for the purposes of Sections 3.12 and 3.13 shall be determined as the base rate plus 1%
- (1) The base rate shall be equal to the average prime rate on:
1. October 15 of the previous year, if the adjustment date is January 1,
 2. January 15 of the same year, if the adjustment date is April 1,
 3. April 15 of the same year, if the adjustment date is July 1, and

4. July 15 of the same year, if the adjustment date is October 1.
- 3.15 The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.
- 3.16 Despite subsections 3.11, 3.12, and 3.13, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

Discounts for Rental Housing

- 3.17 The development charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (1) Three or more bedrooms – 25% reduction;
 - (2) Two bedrooms – 20% reduction; and
 - (3) All other bedroom quantities – 15% reduction.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.8 and 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on January 1st of each year, beginning on January 1st, 2026, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule A - Services Designated in section 2.1

Schedule B - Residential and Non-Residential Development Charges

7. **CONFLICTS**

7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this by-law applies, and a conflict exists between the provisions of this by-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4, an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this by-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. **SEVERABILITY**

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

9. **By-law Amendment or Repeal**

9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by 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.

9.2 Refunds that are required to be paid under Subsection 9.1 shall be paid to the registered owner of the land on the date on which the refund is paid.

9.3 Refunds that are required to be paid under Subsection 9.1 shall be paid with interest to be calculated as follows:

- i. interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- ii. the refund shall include the interest owed under this Section;
- iii. interest shall be paid at the Bank of Canada rate in effect on the later of:
 - 1. the date of enactment of this by-law, or
 - 2. the date of the last quarterly adjustment, in accordance with the provisions of Subsection 9.3 iv.
- iv. The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarter-yearly thereafter in January, April, July and October to the rate established by the Bank of Canada on the day of adjustment.

10. DATE BY-LAW IN FORCE

10.1 This by-law shall come into effect at 12:01 AM on September 17, 2024.

11. DATE BY-LAW EXPIRES

11.1 This by-law will expire at 12:01 AM on September 17, 2034 unless it is repealed by Council at an earlier date.

12. EXISTING BY-LAW REPEALED

12.1 By-law No. 1200-18, as amended, is hereby repealed as of the date and time of this by-law coming into effect.

ENACTED AND PASSED this 16th day of September, 2024.

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON
SCHEDULE "A" TO BY-LAW NO. XXXX-24

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2(4)

TOWNSHIP-WIDE SERVICES

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

URBAN SERVICED AREA SERVICES

Water Services

Wastewater Services

CLASSES OF SERVICE

Growth-Related Studies

THE CORPORATION OF THE TOWNSHIP OF STIRLING-RAWDON
 SCHEDULE "B" TO BY-LAW NO. XXXX-24
 SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	5,111	3,387	3,609	2,051	2.55
Fire Protection Services	1,650	1,093	1,165	662	0.82
Parks and Recreation Services	2,695	1,786	1,903	1,082	0.52
Library Services	971	643	686	390	0.19
Growth-Related Studies	192	127	136	77	0.08
Total Municipal Wide Services	10,619	7,036	7,499	4,262	4.16
Urban Services					
Wastewater Services	14,740	9,768	10,408	5,916	9.13
Water Services	5,813	3,852	4,105	2,333	3.60
Total Urban Services	20,553	13,620	14,513	8,249	12.73
GRAND TOTAL RURAL AREA	10,619	7,036	7,499	4,262	4.16
GRAND TOTAL URBAN AREA	31,172	20,656	22,012	12,511	16.89