



 Watson
& Associates
ECONOMISTS LTD.

Development Charges Background Study

Town of Parry Sound

December 23, 2022

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

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
ERASE	Environmental, Remediation, and Site Enhancement
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m.	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Parry Sound (Town) 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 D.C.A.;

Chapter 2 – Summary of the residential and non-residential growth forecasts for the Town;

Chapter 3 – Approach to calculating the D.C.;

Chapter 4 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;

Chapter 5 – Calculation of the D.C.s;

Chapter 6 – D.C. policy recommendations and rules; and

Chapter 7 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. A simplified summary of the methodology 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;
 - D.C. reserve funds (where applicable);
- 5) Net costs are then allocated between residential and non-residential benefit.
- 6) Net costs divided by growth to provide the D.C.

3. There have been a number of amendments to the D.C.A. since its passage in 1997. These amendments effect the determination of the increase in need for service, capital costs, calculation of the charge, and the imposition and reporting



of the D.C. These amendments are reflected in the *Smart Growth for Our Communities Act, 2015*, *More Homes, More Choice Act, 2019*, *Plan to Build Ontario Together Act, 2019*, *COVID-19 Economic Recovery Act, 2020*, *Better for People, Smarter for Business Act, 2020*, *More Homes for Everyone Act, 2022*, and the *More Homes Built Faster Act, 2022*. The changes to the D.C.A. from each of these Acts are further discussed in Section 1.3 of this report and the D.C. Background Study and By-law are compliant with these amendments.

4. The growth forecast (Chapter 2) on which the Town-wide and urban serviced area (related to water and wastewater services) D.C.s are based, projects the following population, housing, and non-residential floor area for the 20-year (2022 to 2041) and buildout periods.

Table ES-1
Summary of Growth Forecast by Area and Planning Period

Measure Incremental Growth	Town-wide 20 Year (2022-2041)	Town-wide Buildout (2022-Buildout)	Urban Service Area Buildout (2022-Buildout)
(Net) Population Increase	1,937	2,611	2,570
Residential Unit Increase	1,121	1,605	1,590
Non-Residential Employment	942	1,249	1,156
Non-Residential Gross Floor Area Increase (sq.ft.)	716,500	965,600	837,000

Source: Watson & Associates Economists Ltd. Forecast 2022

5. The D.C.A. requires that the increase in need for service arising from the anticipated development summarized in Table ES-1 be estimated. The increase in need for service must reflect Council’s intent and be measured relative to average historic levels of service provided. The capital costs to fulfil the increase in need for service must be estimates and statutory deductions made to determine the D.C. recoverable capital costs. These calculations are provided in Chapter 4 herein and summarized in Table ES-2.



Table ES-2
Summary of D.C. Recoverable Capital Costs by Service

Proj. No.	Service	Gross Capital Cost Estimate (2022\$)	Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	Potential D.C. Recoverable Cost		
			Other Deductions	Benefit to Existing Development	Grants, Subsidies and Other Contributions		Total	Residential	Non-Residential
1	Services Related to a Highway	22,923,882	-	3,874,500	-	-	19,049,382	12,953,580	6,095,802
2	Fire Protection Services	401,000	-	-	-	-	401,000	268,670	132,330
3	Parks and Recreation Services	33,196,709	6,333,120	1,438,900	23,399,937	393,500	1,631,251	1,549,689	81,563
4	Ambulance Services	413,000	-	-	379,960	-	33,040	22,137	10,903
5	P.O.A. including By-law Enforcement	10,000	-	7,900	-	-	2,100	1,407	693
6	Library Services	1,552,900	-	125,057	-	-	1,427,843	1,356,451	71,392
7	Wastewater Services	53,430,583	-	9,820,000	-	-	43,610,583	30,091,302	13,519,281
8	Water Services	15,730,700	-	1,888,100	-	-	13,842,600	9,551,394	4,291,206
	Total	127,658,774	6,333,120	17,154,457	23,779,897	393,500	79,997,799	55,794,629	24,203,170



- The D.C.A. requires that the capital costs incurred during the 10-year term of the by-law be summarized by source of funding. These calculations are provided in Table ES-3.

Table ES-3
Summary of Expenditures Anticipated Over the Life of the D.C. By-Law

Description	Expenditures
Total gross expenditures planned over the next five years	\$64,905,776
Less: Benefit to existing development	\$6,560,779
Less: Post planning period benefit	\$196,750
Less: Share from Other Local Municipalities	\$6,333,120
Less: Grants, subsidies and other contributions	\$23,743,954
Net costs to be recovered from development charges	\$28,071,174

This suggests that for the non-D.C. cost over the ten-year D.C. by-laws (benefit to existing development, along with grants, subsidies and other contributions), \$36.64 million (or an annual amount of \$3.66 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$23.74 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 Town plans to spend \$64.91 million over the next ten years, of which \$28.07 million (43%) is recoverable from D.C.s. Of this net amount, \$19.84 million is recoverable from residential development and \$8.23 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

- This background study has undertaken a calculation of charges based on future identified needs, as presented in Table ES-2. The D.C.s have been provided on a Town-wide basis for all services, except water and wastewater services which are calculated on an area-specific basis for development within the urban serviced area. The detailed calculation of the charges is provided in Chapter 6. Table ES-4 summarizes the calculated schedule of D.C.s by service and development type. For development within the urban serviced area, the corresponding single detached dwelling unit charge is \$45,120. The non-



residential charge, in the urban serviced area, is \$27.99 per sq.ft. of building gross floor area. These rates are submitted to Council for its consideration.

8. The Town is undertaking a D.C. public process and anticipates passing a D.C. by-law in 2023. The mandatory public meeting has been set for February 21, 2023 with adoption of the by-law proposed for March 7, 2023.
9. Considerations by Council – The D.C. Background Study represents the increase in need for service arising from the anticipated residential and non-residential development over the forecast periods.

The following services are calculated based on the urban service area build-out forecast:

- Wastewater Services; and
- Water Services.

All other services considered herein, and summarized below, are calculated based on a Town-wide basis. Services Related to a Highway is calculated over the Town-wide buildout forecast period, while all other service are calculated based on the Town-wide 20-year forecast.

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Provincial Offences Act, including By-law Enforcement;
- Ambulance Services; and
- Library Services.

Council will consider the findings and recommendations provided in the D.C. Background Study, in conjunction with public input, and approve such policies and charges that it deems appropriate. These directions will refine the draft D.C. by-laws which are appended in Appendices G through N. These decisions may include:

- Adopting the charges and policies recommended herein;
- Considering additional discretionary exemptions to the by-laws; and/or



- 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-4
Summary of Calculated Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwellings	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Service:						
Services Related to a Highway	10,114	7,833	7,543	4,484	4,554	6.31
Fire Protection Services	305	237	228	135	138	0.17
Parks and Recreation Services	1,766	1,368	1,317	783	795	0.11
Provincial Offences Act including By-law Enforcement Services	2	2	1	1	1	-
Ambulance Services	25	19	19	11	11	0.02
Library Services	1,546	1,197	1,153	685	696	0.10
Total Town-Wide Services	13,758	10,656	10,261	6,099	6,195	6.71
Urban Services						
Wastewater Services	23,806	18,437	17,755	10,553	10,719	16.15
Water Services	7,556	5,852	5,635	3,350	3,402	5.13
Total Urban Services	31,362	24,289	23,390	13,903	14,121	21.28
GRAND TOTAL RURAL AREA	13,758	10,656	10,261	6,099	6,195	6.71
GRAND TOTAL URBAN AREA	45,120	34,945	33,651	20,002	20,316	27.99



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

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

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout with completion anticipated in 2023. Watson worked with Town 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 Town's D.C. background study, as summarized in Chapter 3. The forecast amount, type, and location of development is summarized in Chapter 2, with technical details provided appendix. Chapters 4 and 5 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 6. The proposed D.C. by-laws, to be made available to the public, as part of the approval process are included as Appendices G through N.

The background study is designed to set out sufficient background on the legislation and the policies underlying the proposed by-laws, to make the exercise understandable to those who are involved. The D.C. background study addresses post-adoption implementation requirements (Chapter 7) which are critical to the successful application of the new policy. The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge.

1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. will be scheduled for February 21, 2023. Its purpose is to present the background study and draft D.C. by-



law 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 policies contained within the draft D.C. by-laws. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-laws will be available for public review on December 23, 2022. This timing of release also complies with the legislative requirement that the background study will be available for public review at least 60 days prior to by-law passage. The Town anticipates Council consideration of the D.C. By-law for adoption on March 7, 2023.

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

- Town consideration of responses received prior to, at or immediately following the public meeting;
- Finalization of the D.C. Background Study and By-Law to address any required changes; and
- Council consideration of the D.C. By-laws, anticipated to occur on March 7, 2023.

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. Data collection, staff review, D.C. calculations and policy work	Throughout 2021 and 2022
2. Public release of final D.C. Background study and proposed by-law	December 23, 2022
3. Public meeting advertisement placed in newspaper(s)	Prior to January 30, 2023
4. Public meeting of Council	February 21, 2023
5. Council considers adoption of background study and passage of by-laws	March 7, 2023
6. Newspaper notice given of by-law(s) passage	By 20 days after passage
7. Last day for by-law(s) appeal	40 days after passage
8. Town makes pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Over the past four years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *Smart Growth for Our Communities Act, 2015;*
- *More Homes, More Choice Act, 2019;*
- *Plan to Build Ontario Together Act, 2019;*
- *COVID-19 Economic Recovery Act, 2020;*
- *Better for People, Smarter for Business Act, 2020;*
- *More Homes for Everyone Act, 2022;* and
- *More Homes Built Fast Act, 2022.*



The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

1.3.1 *Smart Growth for Our Communities Act, 2015*

With the amendment of the D.C.A., and O. Reg. 428/15, there are a number of areas that must be addressed to ensure that the Town is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the D.C.A. that affect the Town's D.C. background study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1.1 *Area Rating*

The *Smart Growth for Our Communities Act* introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated.
- 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 that must be area-rated. The second item requires Council to consider the use of area rating.

1.3.1.2 *Asset Management Plan for New Infrastructure*

The amended legislation requires that a D.C. background study must include an asset management plan (A.M.P.). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the 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 asset management planning. This examination may include both qualitative and quantitative measures such as examining



the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

1.3.1.3 60-Day Circulation of D.C. Background Study

Prior to the amendment, the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on December 23, 2022 to ensure this requirement for release of the study is met.

1.3.1.4 Timing of Collection of D.C.s

The amendments require that D.C.s are collected at the time of the first building permit. There may be instances where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Town may enter into a delayed payment agreement in order to capture the full development.

1.3.1.5 Other Changes

Additional amendments, include changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion as an eligible service, and limitations on the ability for collection of additional levies. These amendments do not impact the Town's D.C. Background Study.

1.3.2 More Homes, More Choice Act, 2019

The Province introduced Bill 108, *More Homes, More Choice Act*, which proposed changes to the D.C.A. as part of the province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan.*" The *More Homes, More Choice Act* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:



- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act*, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not effect developments approved under other planning application types (e.g. plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e. services limited to a 10-year forecast period.

1.3.3 Plan to Build Ontario Together Act, 2019

The *Plan to Build Ontario Together Act, 2019* provided further amendments to the D.C.A. and *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act*.

1.3.4 COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statues, including the D.C.A. and *Planning Act*. The *COVID-19 Economic Recovery Act* further revised some of the proposed changes identified in the *More Homes, More Choice Act* and *Plan to Build Ontario Together Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:



1.3.4.1 List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- 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, as defined in subsection 5.1 (1);
 - Transit services other than the Toronto-York subway extension;
 - Waste diversion services;
 - Policing services;
 - Fire protection services;
 - Ambulance services;
 - Library Services;
 - Long-term care services;
 - Parks and recreation services (excluding the acquisition of land for parks);
 - Public health services;
 - Childcare and early years services;
 - Housing services (Note that as per Bill 23, housing services are no longer eligible);
 - *Provincial Offences Act* services;
 - Services related to emergency preparedness;
 - Services related to airports, but only in the Regional Municipality of Waterloo; and
 - Additional services as prescribed.

1.3.4.2 Classes of D.C. Services

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e. 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:



- 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 as 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 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.

1.3.4.3 Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional residential units have been made under the *More Homes Built Faster Act*, summarized below.

1.3.5 Better for People, Smarter for Business Act, 2020

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the developments of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Town's draft D.C. by-laws.

1.3.6 More Homes for Everyone Act, 2022

On April 14, 2022, the *More Homes for Everyone Act, 2022* received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:



- a) 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;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

1.3.7 More Homes Built Fast Act, 2022

The *More Homes Built Fast Act, 2022*, received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:

1.3.7.1 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 greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings
 - The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one 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.

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

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

1.3.7.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.3.7.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent, 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.



1.3.7.5 Revised Definition of Capital Costs

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

1.3.7.6 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.

1.3.7.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

1.3.7.8 Installment Payments

Non-profit housing development has been removed from the instalment payment section of the D.C.A. under Section 26.1, as these units are now exempt from the payment of a D.C.

1.3.7.9 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.



1.3.7.10 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, which allowed municipalities to choose the interest rate to impose. 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.

1.3.7.11 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 services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.



Chapter 2

Anticipated Development in the Town of Parry Sound



2. Anticipated Development in the Town of Parry Sound

2.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services, over a 20-year (mid-2022 to mid-2042) and longer-term (mid-2022 to buildout) time horizon.

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

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

- Town of Parry Sound Official Plan;
- Town of Parry Sound Zoning By-Law Data;
- 2006, 2011, 2016, 2021 population, household, and 2006, 2011, and 2016 employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2021 period;
- Development applications data; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town.

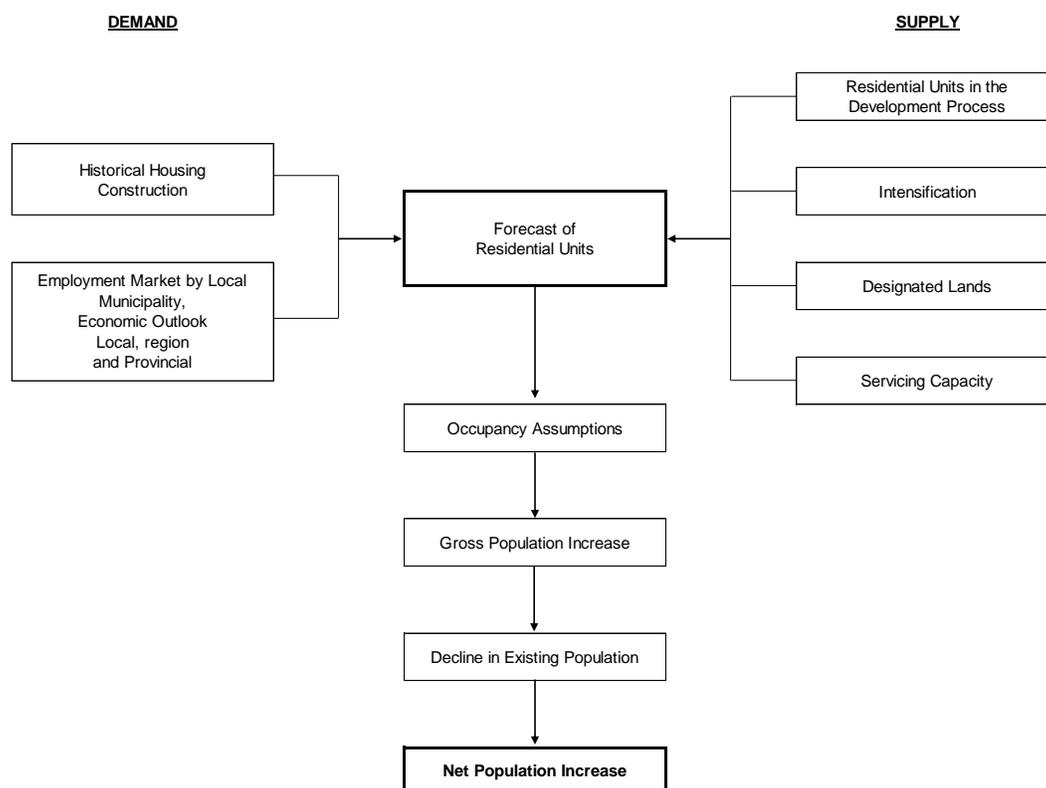


2.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 2-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 2-1 below, and Schedule 1 in Appendix A.

As identified in Table 2-1 and Appendix A, Schedule 1, permanent and seasonal population in the Town is anticipated to reach approximately 9,515 by mid-2042, and 10,189 at buildout, resulting in an increase of approximately 1,937 and 2,611, respectively. ^[1]

Figure 2-1
Household Formation-based Population and Household Projection Model



^[1] The population figures used in the calculation of the 2021 D.C. exclude the net Census undercount, which is estimated at approximately 2.4%.



**Table 2-1
Town of Parry Sound
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)		
		Permanent Population ¹	Institutional Population	Permanent Population Excluding Institutional ¹	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Total Households (Permanent)	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal			Equivalent Institutional Households	
Historical	Mid 2006	5,959	5,818	253	5,565	415	6,233	1,700	205	555	2,515	2,515	170	2,685	230	2.31	2.32
	Mid 2011	6,341	6,191	211	5,980	481	6,672	1,816	210	750	2,840	2,840	197	3,037	192	2.18	2.20
	Mid 2016	6,563	6,408	303	6,105	547	6,955	1,760	210	880	2,930	2,930	224	3,154	275	2.19	2.21
	Mid 2021	7,046	6,880	325	6,555	608	7,488	1,845	220	1,055	3,200	3,200	249	3,449	297	2.15	2.17
Forecast	Mid 2022	7,125	6,957	327	6,630	621	7,578	1,847	220	1,087	3,234	3,234	254	3,488	297	2.15	2.17
	Mid 2032	7,943	7,755	368	7,387	743	8,498	1,983	264	1,343	3,670	3,670	304	3,974	335	2.11	2.14
	Mid 2042	8,859	8,650	414	8,236	865	9,515	2,125	313	1,659	4,177	4,177	354	4,531	375	2.07	2.10
	Buildout	9,442	9,219	448	8,771	970	10,189	2,319	374	1,813	4,586	4,586	397	4,983	407	2.01	2.04
Incremental	Mid 2006 - Mid 2011	382	373	-42	415	66	439	116	5	195	325	325	27	352	-38		
	Mid 2011 - Mid 2016	222	217	92	125	66	283	-56	0	130	90	90	27	117	83		
	Mid 2016 - Mid 2022	562	549	24	525	74	623	87	10	207	304	304	30	334	22		
	Mid 2022 - Mid 2032	817	798	41	757	122	920	136	44	256	436	436	50	486	38		
	Mid 2022 - Mid 2042	1,734	1,693	87	1,606	244	1,937	278	93	572	943	943	100	1,043	78		
Mid 2022 - Buildout	2,317	2,262	121	2,141	349	2,611	472	154	726	1,352	1,352	143	1,495	110			

Source: Watson & Associates Economists Ltd., 2022.

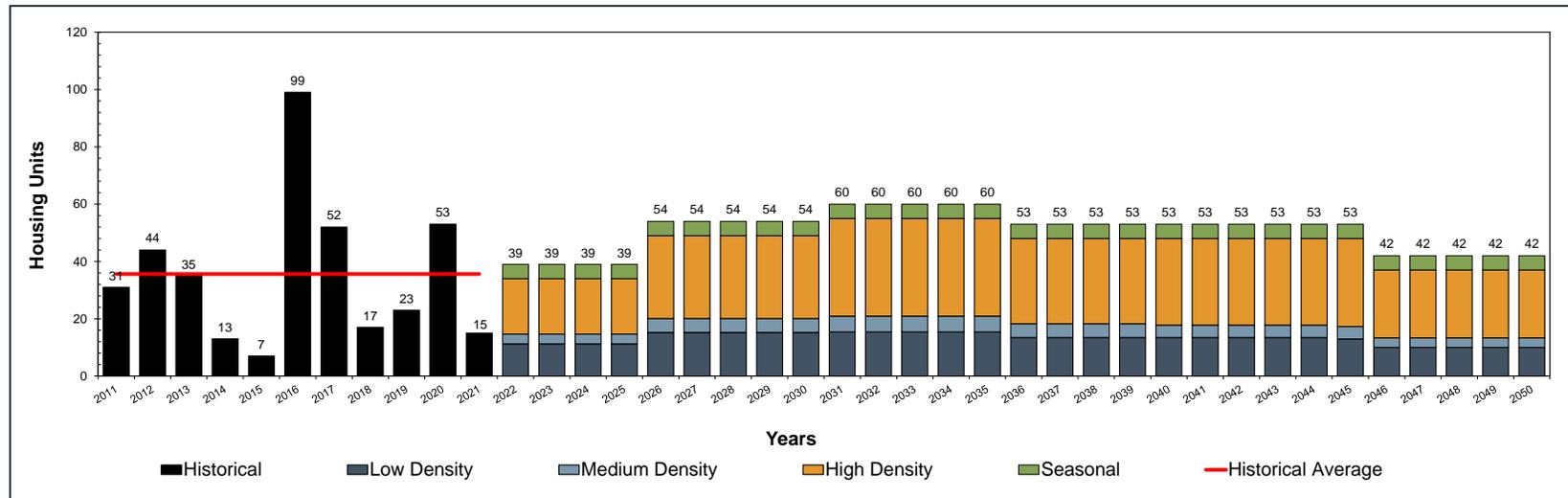
¹Population excludes net Census Undercount of approximately 2.4%.

²Includes townhouses and apartments in duplexes.

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



Figure 2-1
Town of Parry Sound
Annual Housing Forecast¹



Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Parry Sound, 2011-2021.

¹Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Town’s D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), as well as discussions with Town staff regarding anticipated development trends for the Town.
- Based on the above indicators, the 2022 to Buildout household growth forecast for the Town is comprised of a unit mix of 35% low density units (single detached and semi-detached), 11% medium density (multiples except apartments) and 54% high density (bachelor, 1-bedroom and 2-bedroom apartments).
- Net seasonal housing growth is anticipated at 50, 100 units, 143 units over the 10-year, 20-year and long-term (buildout) period, respectively.

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Town.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent and seasonal housing growth between 2022 and buildout by development location is summarized in Table 2-2.

Table 2-2
Town of Parry Sound
Residential Growth Forecast by Housing Type
2022 to Buildout

Development Location	Amount of Housing Growth, 2022 to Buildout ¹	Percentage of Housing Growth, 2022 to Buildout
Urban Service Area	1,590	99%
Rural Area	15	1%
Total	1,605	100%

¹ Units include permanent, seasonal and institutional units



3. Planning Period

- Short-term 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 Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed to 2051 in the Town over the forecast period is presented in Figure 2.2. Over the 2022 to Buildout forecast period, the Town is anticipated to average 47 new housing units per year, based on a buildout year of 2052.¹
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Town. The total calculated 25-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 2.443
 - Medium density: 1.892
 - High density²: 1.673

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

- Existing households for mid-2022 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 and late-2021, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast

¹ This figure excludes seasonal housing units.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



period. The forecast population decline in existing households over the 2022 to Buildout forecast period is approximately 518.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town 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 data¹ (place of work) for the Town is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 70 primary (2%);
 - 165 work at home employment (4%);
 - 640 industrial (14%);
 - 1,945 commercial/population related (42%); and
 - 1,820 institutional (38%).
- The 2016 employment by usual place of work, including work at home, is 4,640. An additional 143 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 5,720 by mid -2032; 6,270 by Mid-2042; and 6,630 by Buildout time period. This represents an employment increase of approximately 545 for the 10-year, 1,100 for the 20-year forecast period and 1,455 for the buildout forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The

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

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



need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

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:
 - 3,000 sq.ft per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 670 sq.ft. per employee for institutional employment.
- The Town-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by about 351,900 sq.ft. over the 10-year forecast period and 962,600 sq.ft. over the buildout forecast period.
- In terms of percentage growth, the 2022 to buildout incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 6%
 - Industrial – 33%;
 - Commercial/population-related – 34%; and
 - Institutional – 27%.

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

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Town by area.
- The amount and percentage of forecast total non-residential growth between 2022 and buildout forecast period by development location is summarized in Table 2-3.



Table 2-3
Town of Parry Sound
Non-Residential Growth Forecast by G.F.A.
2022 to Buildout

Development Location	Amount of Non-Residential G.F.A., 2022 to Buildout	Percentage of Non-Residential G.F.A., 2022 to Buildout
Urban Service Area	837,000	87%
Rural Area	128,600	13%
Total	965,600	100%



Chapter 3

The Approach to the Calculation of the Charge



3. The Approach to the Calculation of the Charge

3.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 3-1.

3.2 Services Potentially Involved

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

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 3-1B. 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 which are potentially eligible for inclusion in the Town’s D.C. are indicated with a “Yes.”

3.3 Increase in the Need for Service

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



Figure 3-1
The Process of Calculating a Development Charge under the Act
that must be followed

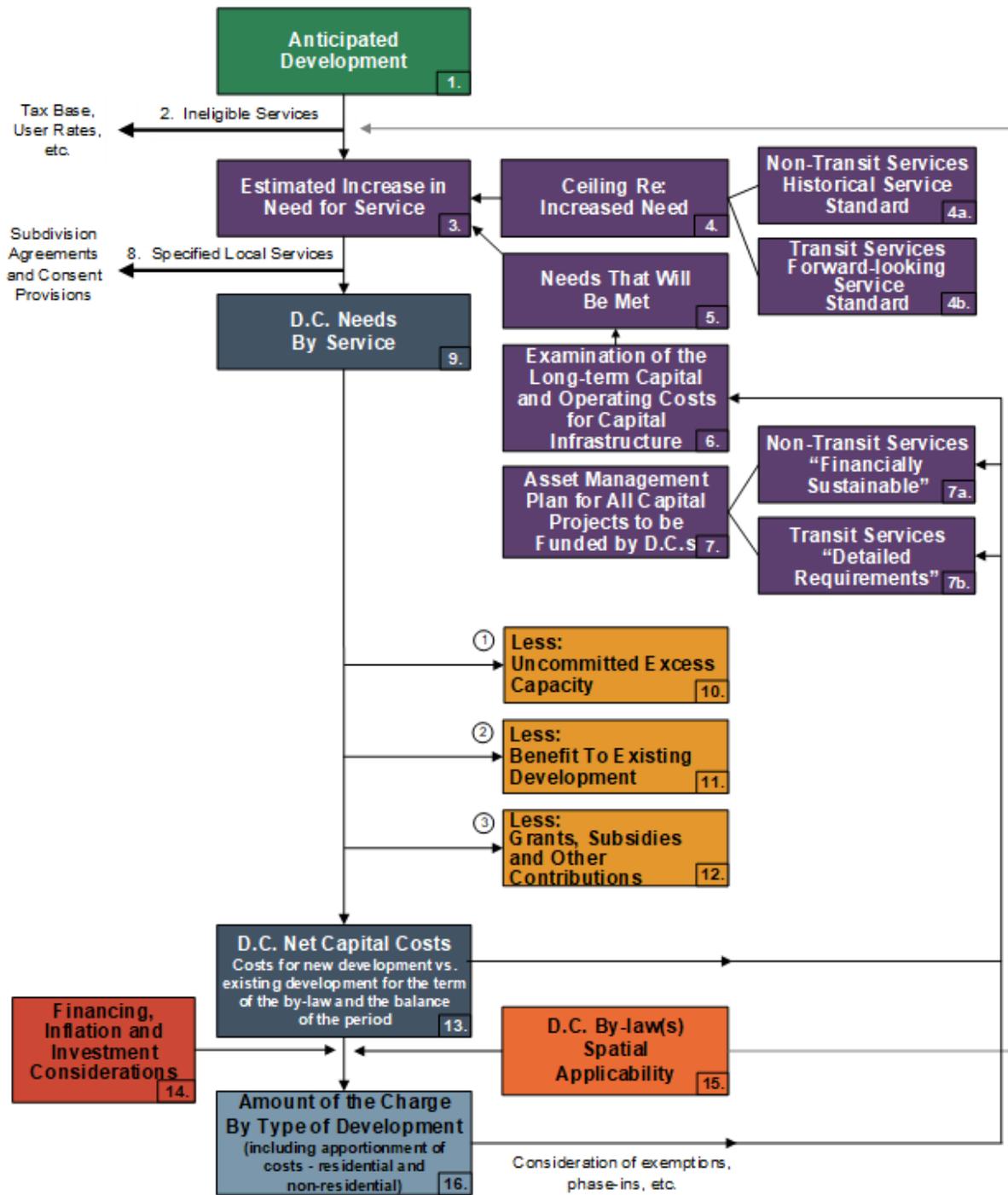




Table 3-1A
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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.

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

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants
	Yes	1.2 Distribution systems
	No	1.3 Local systems
	No	1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	No	2.3 Local systems
	No	2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ¹
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a n/a n/a	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	Yes Yes	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	Yes Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	Yes	19.1 Interest on money borrowed to pay for growth-related capital

¹ with a 7+ year useful life



3.4 Local Service Policy

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

3.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes; 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, municipal 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 Town's approved and proposed capital budgets and master servicing/needs studies.



3.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. As the Town does not currently impose D.C.s there are no outstanding credits to be included in the D.C. calculations.

3.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible 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 do not include a class of service.

3.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act.

In this regard, the D.C. capital program contained in Chapter 4 includes debt payments for capital growth needs where financing will be required to cashflow all or a portion of



the costs. These financing costs have been included on a net present value basis to reflect anticipated indexing of the D.C. The annual interest rate for net present value calculation purposes is 2%.

3.9 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 as follows:

3.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 3.3 does “...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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



3.9.2 Reduction for Uncommitted Excess Capacity

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

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

3.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development 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 3.10.1 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 limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-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 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.

3.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

3.10 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 6.3.8



3.11 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.

3.12 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (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 asset management planning. This examination has been included in Appendix F.

3.13 Mandatory Phase-in of a D.C.

For 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.

3.14 Mandatory Discount for Rental Housing Development

For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development



relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependant on the number of bedrooms in each unit, as follows:

- Residential units intended for use as a rented residential premises with three (3) or more bedrooms – 25% discount.
- Residential units intended for use as a rented residential premises with two (2) bedrooms – 20% discount.
- Residential units intended for use as a rented residential premises not referred to 1) or 2) above – 15% discount.



Chapter 4

Development Charge

Eligible Cost Analysis

by Service



4. D.C. Eligible Cost Analysis by Service

4.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 3 was followed in determining D.C. eligible costs.

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

4.2 Service Levels and 20-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the Town-wide services assessed over a 20-year planning period.

4.2.1 Fire Protection Services

The Town currently has a single fire station (4 Church St), which provides 26,179 square feet of floor space. The fire department also has a current inventory of 6 vehicles and provides 60 items of small equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$1,638 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$3.2 million.

Based on the department's capital plan and discussions with staff, the Town will require funds for a new fire boat and 5 additional volunteers. In total, the gross capital costs for fire services over the long-term period are \$0.4 million. No further deductions were made regarding benefit to existing development, the benefit to growth beyond the forecast period, or Grants, Subsidies and Other Contributions Attributable to New



Development. Therefore, the total of \$0.4 million in growth-related Fire Protection Services needs have been included in the calculation of the D.C.

These costs are shared between residential and non-residential based on the ratio of incremental growth in population to employment over the forecast period, resulting in 67% being allocated to residential development and 33% being allocated to non-residential development

4.2.2 Parks and Recreation Services

The Town currently has approximately 69.23 acres of developed parkland with 157 of parkland amenities within its jurisdiction. This consists of various sized pars, storage sheds, fencing, bleachers, gazebos, playgrounds, and other amenities. The Town currently has a single recreation facility (Bobby Orr Community Centre) which provides 48,653 square feet of floor space. In addition, the Town also has a current inventory of 53 parks and recreation vehicles and equipment. The Town also provides 7 segments of fitness trails. Including parkland amenities, recreation facility, vehicles and equipment, and park trails, the level of service provided is approximately \$5,419 per capita. When applied over the forecast period, this average level of service translates into a D.C. eligible amount of approximately \$10.5 million.

Based on the department's capital plan and discussions with staff, the Town will require funds for a new joint recreation centre along with additional extensions to the trail system.

- The joint recreation centre is anticipated to cost a total of \$32.0 million. Of this cost, \$23.4 million (73%) is anticipated to be funded from grant proceeds with the net of \$8.6 million (27%) being shared between a number of municipalities including the Town. The Town's share of the net costs equates to approximately \$2.3 million, which has been allocated 50% to growth and 50% to benefit the existing development in Town, resulting in a growth cost of approximately \$1.2 million. It is noted that the Town anticipates the need to debenture finance the growth-share of the project, therefore, financing costs have been added to the D.C. calculations based on an assumed 20-year debt term at 4.5% financing. The financing costs included in the calculations are discounted to recognize the present value of the future interest payments as the D.C.s will be indexed



annually to reflect inflationary factors. The financing costs are required to be needed as of 2030 to coincide with the anticipated timing of the project, therefore, an additional \$54,709 of discounted financing costs have been included in the D.C. calculations.

- The Town anticipates that the Parry Sound Drive Trail will require an extension to service growth over the forecast period at a cost of \$1.1 million. A deduction of \$285,500 (25%) has been made to recognize the benefit to existing development as well as a post period deduction of \$393,500 to recognize the benefit to growth anticipated between 2042 and the buildout growth forecast. Therefore, a net cost of \$0.5 million representing the benefit to growth over the 20-year forecast period, has been included in the D.C. calculations.

In total for parks and recreation services, a total of \$1.6 million is being included in the D.C. calculations related to the projects identified above. As the predominant users of outdoor recreation tend to be residents of the Town, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

4.2.3 Provincial Offences Act Space (P.O.A.)

The Town currently provides facility space totalling 11,511 sq.ft. for P.O.A. services. In addition, the Town also has a current inventory of 4 vehicles and equipment items, including pooled courtroom equipment. In total, these assets provide a historical average level of service of \$1,337 per capita. This level of investment provides the Town with approximately \$2.6 million for eligible future D.C. funding over the 20-year forecast period.

Review of the Town's P.O.A needs for the growth forecast period identified \$10,000 in gross capital costs. These capital needs include the Ministry of Attorney General requirement to offer hybrid court options. Out of the total gross capital costs, \$7,900 were deducted to reflect the benefit to existing development. No further deductions were made regarding the benefit to growth beyond the forecast period for grants, subsidies and other contributions attributable to new development. A total of \$2,100 in growth-related P.O.A Services needs have been included in the calculation of the D.C.



The growth-related costs for P.O.A. have been allocated based on the incremental growth in population to employment, for the 20-year forecast period, at 67% residential and 33% non-residential.

4.2.4 Ambulance Services

The Town currently shares in the provision of ambulance services with a number of local municipalities in the area. Currently the total facility space for the service includes 22,800 sq.ft. As the service is shared amongst the municipalities based on weighted assessment, the Town's proportionate share of the service varies each year. Currently for 2022, the Town's current share of the service is approximately 6.1%, however, this share has varied over the past 15 years from approximately 6.1% to 6.7%. Over the past fifteen years, the historical average level of service related to the Town's share equated to \$89 per capita. Based on this service standard, the Town would be eligible to collect \$0.2 million from D.C.s for ambulance facility space (over the 20-year period).

In addition to facility space, the inventory of 264 vehicles and equipment are also shared amongst municipalities on the same basis (i.e. weighted assessment). Over the past fifteen years, this historical average level of service equates to \$68 per capita (for the Town's share) providing approximately an additional \$0.2 million in eligible costs related to future growth, based on the 20-year forecast period.

In total, the 15-year historic service standard provides for a maximum of \$0.3 million that can be included in the D.C. calculation for growth infrastructure.

Ambulance Services have identified the need for an additional ambulance to service future growth needs as well as two addition paramedic response units resulting in a gross capital cost of \$413,000. As these vehicles are required to service future growth, no deductions have been made regarding benefit to existing development, the benefit to growth beyond the forecast period and grants, subsidies and other contributions attributable to new development. As the Town anticipates growing at a faster pace than other local municipalities in the area that share in the cost of ambulance services, it is estimated that 8% of the expansion costs will be the responsibility for the Town. As such, a deduction of \$379,960, related to the other local municipality's shares, have been deducted resulting in a net growth-related amount of \$33,040 to be included in the calculation of the D.C.



The Town's share of the growth costs have been allocated 67% residential and 33% non-residential, based on the incremental growth in population to employment for the 20-year forecast period.

4.2.5 Library Services

The Town currently provides a total of 7,717 sq.ft. of library facility space. Over the past fifteen years, the historical average level of service was \$651 per capita. Based on this service standard, the Town would be eligible to collect approximately \$1.2 million from D.C.s for future library expansion needs (over the 20-year period).

In addition, the currently has 147,862 collection material items. These collection items include various materials including books, electronic resources, special mix multi-media items, etc., all of which have a total current replacement value of approximately \$8.99 million. Over the historical 15-year period (2007-2021), the average level of service has equated to \$1,126 per capita. This provides a D.C. eligible amount of \$2.2 million for the 20-year forecast period.

In total, the service standard provides for a maximum D.C. eligible amount of approximately \$3.4 million.

Library staff have identified the need to upgrade the facility to enhance accessibility which will allow for expanded use of the lower level of the facility. With expanded use of the lower level, additional furniture and equipment will also be required. Undertaking the necessary upgrades to better utilize the lower level of the library, including the additional furniture and equipment, is anticipated to cost \$158,300. As these upgrades will benefit both existing and future development, a deduction of \$125,057 (or 79%) has been made to recognize the benefit to existing. The net amount of \$33,243 has been included in the D.C. calculations. Additionally, to ensure that the library can continue to expand their collection as the municipality grows, a provision, in the amount of \$1.4 million has been identified for inclusion in the D.C. calculations.

Based on the capital growth costs identified above, a total of approximately \$1.4 million for Library Services have been included in the calculation of the D.C.



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



Table 4-1
Infrastructure Costs covered in the D.C Calculation – Fire Protection Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
										67%	33%
1	Fire Boat	2030	286,000	-	-	286,000	-	-	286,000	191,620	94,380
2	Increased Volunteers (5)	2030	115,000	-	-	115,000	-	-	115,000	77,050	37,950
	Total		401,000	-	-	401,000	-	-	401,000	268,670	132,330

Table 4-2
Infrastructure Costs covered in the D.C Calculation – Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
										95%	5%
	Recreation:										
1	Joint Recreation Centre	2030	32,000,000	-	6,333,120	25,666,880	1,153,400	23,360,000	1,153,480	1,095,806	57,674
2	Financing Cost for Growth Share of Joint Recreation Centre	2030	54,709	-	-	54,709	-	39,937	14,771	14,033	739
	Multi-Use Trail Extension:										
3	Parry Sound Drive Trail Extension (500m)	2022-2041	1,142,000	393,500	-	748,500	285,500	-	463,000	439,850	23,150
	Total		33,196,709	393,500	6,333,120	26,470,089	1,438,900	23,399,937	1,631,251	1,549,689	81,563



Table 4-3
Infrastructure Costs covered in the D.C Calculation – Provincial Offences Act Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
1	Eventual Ministry of Attorney General requirement to offer hybrid court options.	2023-2024	10,000	-	-	10,000	7,900	-	2,100	1,407	693
	Total		10,000	-	-	10,000	7,900	-	2,100	1,407	693

Table 4-4
Infrastructure Costs covered in the D.C Calculation – Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 67%	Non-Residential Share 33%
1	Additional Ambulance to fleet	2028	195,000	-	-	195,000	-	179,400	15,600	10,452	5,148
2	Additional Paramedic response unit	2024	109,000	-	-	109,000	-	100,280	8,720	5,842	2,878
3	Additional Paramedic response unit	2024	109,000	-	-	109,000	-	100,280	8,720	5,842	2,878
	Total		413,000	-	-	413,000	-	379,960	33,040	22,137	10,903



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

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Upgrades to Facility for Accessibility to Expand Use of Lower Level	2022-2041	138,000	-	-	138,000	109,020	-	28,980	27,531	1,449
2	Additional Furniture and Equipment - Lower Level	2022-2041	20,300	-	-	20,300	16,037	-	4,263	4,050	213
3	Provision for Additional Collection	2022-2041	1,394,600	-	-	1,394,600	-	-	1,394,600	1,324,870	69,730
	Total		1,552,900	-	-	1,552,900	125,057	-	1,427,843	1,356,451	71,392



4.3 Service Levels and Build-out Capital Costs for the D.C. Calculation

This section evaluates the development-related capital requirements for those services with build-out capital costs.

4.3.1 Services Related to a Highway

The Town owns and maintains approximately 22 km of arterial and collector roads. This provides a historical average level of service of \$13,613 per capita, resulting in a D.C. eligible recovery amount of \$35.5 million over the build-out forecast period. The Town's road network also includes 6 bridges and 8 culverts which equates to \$5,382 per capita and a D.C. recoverable amount of approximately \$14.05 million over the build-out forecast period. In addition, the Town owns and maintains 152 km of sidewalks resulting in a historical average level of service of \$7,424 per capita and a D.C. eligible recovery amount of \$19.4 million. Further, the Town provides 1,270 streetlights, along with 18 traffic signals, which equates to an average level of investment of \$334 per capita and a D.C. recoverable amount of \$871,735 over the build-out forecast period. In total, the D.C. recoverable amount for services related to a highway equals approximately \$69.9 million.

In addition to roads, The Town operates their public works service out of a number of facilities. The facilities currently provide 28,753 sq.ft. of building area, resulting in a historical average level of service of \$282 per capita. This level of service provides the Town with a maximum D.C. eligible amount for recovery over the build-out forecast period of \$0.7 million. Furthermore, the public works department has a current inventory of 44 vehicles and major equipment valued at approximately \$4.26 million. The inventory provides a historical average level of service of \$351 per capita. Over the forecast period, the D.C. eligible amount for vehicles and equipment is \$0.9 million.

Review of the Town's roads needs for the forecast period, undertaken by Tatham Engineering, identified \$22.9 million in gross capital costs. These capital needs include road reconstruction with urbanization, widenings and intersection improvements, new bike lanes, and sidewalk extensions. Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$3.9 million has been deducted. In addition, Town staff have



identified the need for an additional vehicle at a cost of \$50,700 to service growth. In total, approximately \$19.1 million in growth-related needs have been included in the calculation of the D.C. for services related to a highway.

The net growth-related costs for services related to a highway have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the build-out forecast period (i.e. 68% residential and 32% non-residential).



**Table 4-6
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Deduction	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2022-Buildout						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	Location										
	Roads										
	Reconstruct and Urbanize										
1	Isabella Street: Winnifred Avenuet to Wood Street	2022-Buildout	981,800	-	-	981,800	98,200	-	883,600	600,848	282,752
2	Growth-Related Financing Costs - Isabella Street: Winnifred Avenuet to Wood Street (Discounted)	2022-Buildout	179,518	-	-	179,518	-	-	179,518	122,073	57,446
3	Wood Street: Isabella Street to Waubeek Street	2022-Buildout	532,000	-	-	532,000	53,200	-	478,800	325,584	153,216
4	William Street: Annie Street to Rosetta Street	2022-Buildout	4,968,500	-	-	4,968,500	496,900	-	4,471,600	3,040,688	1,430,912
5	Parry Sound Road: Emily Street to Forest Street	2022-Buildout	1,643,200	-	-	1,643,200	164,300	-	1,478,900	1,005,652	473,248
6	Growth-Related Financing Costs - Parry Sound Road: Emily Street to Forest Street (Discounted)	2022-Buildout	300,464	-	-	300,464	-	-	300,464	204,315	96,148
	Intersections										
7	Parry Sound Drive/Joseph Street (Lengthen Northbound Left Turn Lane)	2022-Buildout	304,600	-	-	304,600	30,500	-	274,100	186,388	87,712
8	Joeseeph Street/Isabella Street (Add Left Turn Lanes on all Legs)	2022-Buildout	1,207,400	-	-	1,207,400	120,700	-	1,086,700	738,956	347,744
9	Rosetta Street/James Street/William Street (Signalization and Lane Improvements)	2022-Buildout	843,100	-	-	843,100	84,300	-	758,800	515,984	242,816
10	Wood Street/Waubeek Street (Add Pedestrain Crossing)	2022-Buildout	139,500	-	-	139,500	14,000	-	125,500	85,340	40,160
11	Church Street/Waubeek Street (Add Signal on Waubeek Street Approach)	2022-Buildout	457,600	-	-	457,600	45,800	-	411,800	280,024	131,776
12	Bowes Street/Forest Street (Left Turn Lane on Eastbound Approach)	2022-Buildout	418,700	-	-	418,700	41,900	-	376,800	256,224	120,576
	Bike Lanes										
13	Isabella Street: William Street to Wood Street	2022-Buildout	936,900	-	-	936,900	234,200	-	702,700	477,836	224,864
14	Cascade Street: William Street to River Street	2022-Buildout	125,000	-	-	125,000	31,300	-	93,700	63,716	29,984
15	Wood Street: Isabella Street to Marion Avenue	2022-Buildout	69,900	-	-	69,900	17,500	-	52,400	35,632	16,768
16	Joseph Street: Parry Sound Drive to Isabella Street	2022-Buildout	407,200	-	-	407,200	101,800	-	305,400	207,672	97,728
17	River Street: Water Street to Seguin	2022-Buildout	382,200	-	-	382,200	95,600	-	286,600	194,888	91,712
18	Parry Sound Road: Emily Street to Forest Street	2022-Buildout	204,800	-	-	204,800	51,200	-	153,600	104,448	49,152



Table 4-6 (continued)
 Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Deduction	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2022-Buildout						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	Location										
19	Emily Street: Great North Road to Wellington Street	2022-Buildout	349,900	-	-	349,900	87,500	-	262,400	178,432	83,968
20	Forest Street: Bowes Street to Parry Sound Road	2022-Buildout	379,700	-	-	379,700	94,900	-	284,800	193,664	91,136
21	William Street: Parry Sound Drive to Rosetta Street	2022-Buildout	824,600	-	-	824,600	206,200	-	618,400	420,512	197,888
22	Bowes Street: River Street to Louisa Street	2022-Buildout	924,400	-	-	924,400	231,100	-	693,300	471,444	221,856
23	Parry Sound Drive: Highway 400 to North Urban Limit	2022-Buildout	1,096,800	-	-	1,096,800	274,200	-	822,600	559,368	263,232
24	Marion Avenue: Wood Street to Salt Dock Road	2022-Buildout	165,000	-	-	165,000	41,300	-	123,700	84,116	39,584
25	Beatty Street: Hanna Road to Isabella Street	2022-Buildout	77,900	-	-	77,900	19,500	-	58,400	39,712	18,688
26	Tudhope Street / Dennis Street	2022-Buildout	137,500	-	-	137,500	34,400	-	103,100	70,108	32,992
27	Great North Road: Bowes Street to Parry Sound Road	2022-Buildout	489,700	-	-	489,700	122,400	-	367,300	249,764	117,536
	Sidewalks										
28	Isabella Street: William Street to Wood Street (extend sidewalks to full length on both sides of road)	2022-Buildout	781,300	-	-	781,300	195,300	-	586,000	398,480	187,520
29	Hillcrest Avenue: Isabella Street to William Street (extend sidewalks to full length on both sides of road)	2022-Buildout	119,000	-	-	119,000	29,800	-	89,200	60,656	28,544
30	Wood Street: Isabella Street to Waubeek Street (extend sidewalks to full length on both sides of road)	2022-Buildout	319,900	-	-	319,900	80,000	-	239,900	163,132	76,768
31	Cascade Street: Church Street to Water Street (extend sidewalks to full length on both sides of road)	2022-Buildout	234,400	-	-	234,400	58,600	-	175,800	119,544	56,256
32	Waubeek Street: Wood Street to Church Street (extend sidewalks to full length on both sides of road)	2022-Buildout	221,400	-	-	221,400	55,400	-	166,000	112,880	53,120
33	Rosetta Street: Church Street to Miller Street (extend sidewalks to full length on both sides of road)	2022-Buildout	104,200	-	-	104,200	26,100	-	78,100	53,108	24,992
34	Miller Street: Rosetta Street to Seguin Street (extend sidewalks to full length on both sides of road)	2022-Buildout	178,700	-	-	178,700	44,700	-	134,000	91,120	42,880
35	William Street: Mill Lake Road to Hillcrest Avenue (extend sidewalks to full length on both sides of road)	2022-Buildout	584,200	-	-	584,200	146,100	-	438,100	297,908	140,192



Table 4-6 (continued)
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Deduction	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2022-Buildout						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	Location										
36	River Street: Water Street to Seguin (extend sidewalks to full length on both sides of road)	2022-Buildout	297,600	-	-	297,600	74,400	-	223,200	151,776	71,424
37	Parry Sound Road: Emily Street to Forest Street (extend sidewalks to full length on both sides of road)	2022-Buildout	74,500	-	-	74,500	18,600	-	55,900	38,012	17,888
38	Emily Street: Great North Road to Wellington Street (extend sidewalks to full length on both sides of road)	2022-Buildout	193,400	-	-	193,400	48,400	-	145,000	98,600	46,400
39	Forest Street: Bowes Street to Parry Sound Road (extend sidewalks to full length on both sides of road)	2022-Buildout	282,800	-	-	282,800	70,700	-	212,100	144,228	67,872
40	Joseph Street: Parry Sound Drive to Isabella Street (extend sidewalks to full length on both sides of road)	2022-Buildout	297,600	-	-	297,600	74,400	-	223,200	151,776	71,424
41	Church Street: Rosetta Street to Seguin Street (extend sidewalks to full length on both sides of road)	2022-Buildout	186,000	-	-	186,000	46,500	-	139,500	94,860	44,640
42	Bowes Street: Pine Drive to Oastler Park Drive (extend sidewalks to full length on both sides of road)	2022-Buildout	93,100	-	-	93,100	23,300	-	69,800	47,464	22,336
43	Great North Road: Bowes Street to Emily Street (extend sidewalks to full length on both sides of road)	2022-Buildout	357,200	-	-	357,200	89,300	-	267,900	182,172	85,728
	Fleet										
44	Pickup Truck	2024-2029	50,700	-	-	50,700	-	-	50,700	34,476	16,224
	Total		22,923,882	-	-	22,923,882	3,874,500	-	19,049,382	12,953,580	6,095,802



4.4 Service Levels and Buildout Capital Costs for Urban Specific D.C. Calculation

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

4.4.1 Water Services

Tatham Engineering undertook an assessment of the needs for water services within the serviced areas of the Town including a detailed assessment of projects require to service growth and the allocation of works between existing benefit and growth. In total, gross cost of \$15.7 million have been identified related to works required to service growth. The works include watermain extensions and upgrades to larger sized mains, looping of the system, a new pumping station and upgrades to an existing pumping station. Of the total gross cost, \$1.9 million has been identified as benefiting existing development within the Town, resulting in a net amount of \$13.8 million attributable to growth over the urban buildout forecast period. This amount has been included in the D.C. calculation.

The growth-related costs have been allocated between residential and non-residential development based on flow requirements, which results in a 69% allocation to residential and a 31% allocation to non-residential.

4.4.2 Wastewater Services

Similar to water services, Tatham Engineering undertook a detailed review of the wastewater infrastructure required to service growth over the forecast period to the urban buildout forecast which is based on the available capacity at the wastewater treatment plant. As part of Tatham Engineering's review allocations between growth and existing benefit were provided for each project. The total gross cost of \$52.3 million identified includes upgrades to existing sewage pumping stations and forcemains, new sewage pumping stations and upgrades, new gravity sewers and sanitary system infiltration reductions works. The benefit to existing related to these projects equates to \$9.8 million, this amount has been deducted from the gross costs. In addition to the capital works identified, it is anticipated that two of the projects will need to move forward within the first couple years of the forecast period, therefore, Town staff



anticipate having to issue growth-related debt to finance the projects. As such, additional financing costs have been included in the D.C. calculations equating to approximately \$1.1 million. The future financing costs have been discounted to 2022 values to recognize that the D.C.s will index annually over the forecast period.

In total, \$43.6 million has been included in the D.C. calculations for wastewater services. The growth-related costs have been allocated between residential and non-residential development based on flow requirements, which results in a 69% allocation to residential and a 31% allocation to non-residential.



**Table 4-7
Infrastructure Costs covered in the D.C Calculation – Water Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
	2022-Urban Buildout		Timing (year)					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%	
	Location	Project Length (m)											
	Watermain Extension												
1	Mary Street to River Street Watermain Extension (Connect Mary Street W/M to River Street M/W - 400 mm Dia.)		150	2022-Buildout	344,500	-	-	344,500	34,500	-	310,000	213,900	96,100
2	Louisa Street Watermain Extension (Connect W/M on Katherine Court to Louisa Street W/M - 400mm Dia.)		820	2022-Buildout	1,853,600	-	-	1,853,600	185,400	-	1,668,200	1,151,058	517,142
	Increase Watermain Size - 75mm to 400mm Dia.												
3	Katherine Court: Addie Street to Dead End (Increase W/M size from 75 mm to 400 mm Dia.)		100	2022-Buildout	319,400	-	-	319,400	31,900	-	287,500	198,375	89,125
	Increase Watermain Size - 200mm to 300mm Dia.												
4	William Street: Silver Brich Court to Isabella Street (Increase W/M size from 200 mm to 300 mm Dia.)		230	2022-Buildout	715,300	-	-	715,300	71,500	-	643,800	444,222	199,578
	Increase Watermain Size - 150mm to 250mm Dia.												
5	Isabella Street: Wood Street to Kirsten Heights (Increase W/M size from 150 mm to 250 mm Dia.)		215	2022-Buildout	657,700	-	-	657,700	65,800	-	591,900	408,411	183,489
	Increase Watermain Size - 200mm to 300mm Dia.												
6	Bay Street: South end to Oak Avenue (Increase W/M size from 200 mm to 300 mm Dia.)		420	2022-Buildout	1,259,400	-	-	1,259,400	125,900	-	1,133,500	782,115	351,385
7	Gibson Street: Oak Avenue to Belvedere Avenue (Increase W/M size from 200 mm to 300 mm Dia.)		200	2022-Buildout	609,100	-	-	609,100	60,900	-	548,200	378,258	169,942
8	Bowes Street Water Tower to Pine Drive (Increase W/M size from 200 mm to 300 mm Dia.)		500	2022-Buildout	1,818,100	-	-	1,818,100	181,800	-	1,636,300	1,129,047	507,253
	Other												
9	Emily Street Future Loop - 300 mm Dia.		740	2022-Buildout	1,053,600	-	-	1,053,600	105,400	-	948,200	654,258	293,942
10	Provision for Salt Dock Road Watermain Upgrades			2022-Buildout	1,000,000	-	-	1,000,000	100,000	-	900,000	621,000	279,000
	Pumping Stations												
11	Church Street Booster Pumping Station Upgrades		n/a	2022-Buildout	2,100,000	-	-	2,100,000	525,000	-	1,575,000	1,086,750	488,250
12	Bowes Street Booster Pumping Station (New)		n/a	2022-Buildout	4,000,000	-	-	4,000,000	400,000	-	3,600,000	2,484,000	1,116,000
	Total												
					15,730,700	-	-	15,730,700	1,888,100	-	13,842,600	9,551,394	4,291,206



**Table 4-7
Infrastructure Costs covered in the D.C Calculation – Wastewater Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development		Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2022-Urban Buildout							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
	Project	Length (m)										
	Upgrade sewage pumping station and forcemain upgrade											
1	SPS No. 2	580	2022-Buildout	3,318,000	-	-	3,318,000	829,500	-	2,488,500	1,717,065	771,435
2	Growth-Related Financing Costs SPS No. 2 (Discounted)		2022-Buildout	505,581	-	-	505,581	-	-	505,581	348,851	156,730
3	SPS No.9	1,200	2022-Buildout	4,166,000	-	-	4,166,000	1,041,500	-	3,124,500	2,155,905	968,595
4	SPS No. 11	980	2022-Buildout	3,694,100	-	-	3,694,100	923,500	-	2,770,600	1,911,714	858,886
5	SPS No. 12	350	2022-Buildout	3,003,400	-	-	3,003,400	750,900	-	2,252,500	1,554,225	698,275
	Pump redundancy upgrade											
6	SPS No. 4	n/a	2022-Buildout	1,067,900	-	-	1,067,900	427,200	-	640,700	442,083	198,617
7	SPS No. 8	n/a	2022-Buildout	1,067,900	-	-	1,067,900	427,200	-	640,700	442,083	198,617
8	SPS No. 10	n/a	2022-Buildout	1,067,900	-	-	1,067,900	427,200	-	640,700	442,083	198,617
	New sewage pumping station and forcemain											
9	SPS Fut. 16	2,250	2022-Buildout	5,130,300	-	-	5,130,300	513,000	-	4,617,300	3,185,937	1,431,363
10	SPS Fut. 17	600	2022-Buildout	2,964,000	-	-	2,964,000	296,400	-	2,667,600	1,840,644	826,956
	New sewage pumping station, forcemain and gravity trunk sewer											
11	SPS Fut. 18	1,500	2022-Buildout	5,836,000	-	-	5,836,000	583,600	-	5,252,400	3,624,156	1,628,244
12	Provision for Salt Dock Road Wastewater SPS and Forcemain		2026-2029	16,000,000	-	-	16,000,000	1,600,000	-	14,400,000	9,936,000	4,464,000
	Infiltration Reduction Program											
13	Sanitary System Infiltration Reduction Works		2022-Buildout	5,000,000	-	-	5,000,000	2,000,000	-	3,000,000	2,070,000	930,000
14	Growth-Related Financing Costs - Sanitary System Infiltration Reduction Works (Discounted)		2022-Buildout	609,501	-	-	609,501	-	-	609,501	420,556	188,945
	Total			53,430,583	-	-	53,430,583	9,820,000	-	43,610,583	30,091,302	13,519,281



Chapter 5

D.C. Calculation



5. D.C. Calculation

Table 5-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban buildout horizon (i.e., for water and wastewater services). Table 5-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town over a build-out planning horizon for Services Relate to a Highway. Table 5-3 calculates the proposed uniform D.C. to be imposed on anticipated development in the Town over a 20-year planning horizon for Town-wide services (i.e., Fire Protection Services, Parks and Recreation Services, Library Services, P.O.A. Services, and Ambulance Services).

The calculation for residential development is generated on a per capita basis, and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, special care/special dwelling units, and all other multiples). The non-residential D.C.s have been calculated on a per square foot of gross floor area basis for commercial, industrial, primary, and institutional development.

The D.C. eligible costs for each service component are provided in Chapter 4 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 4 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 5-1, 5-2, and 5-3.

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

Table 5-4 provides the schedule of charges that is applicable for all services by type of development, and Table 5-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-laws.



**Table 5-1
Infrastructure Services D.C Calculation
2022-Urban Buildout**

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 30,091,302	\$ 13,519,281	\$ 23,806	\$ 16.15
2. Water Services	9,551,394	4,291,206	7,556	5.13
TOTAL	39,642,696	17,810,487	\$31,362	21.28
D.C.-Eligible Capital Cost	39,642,696	17,810,487		
Urban Buildout Gross Population/GFA Growth (sq.ft.)	3,088	837,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$12,837.66	\$21.28		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.443	\$31,362		
Other Multiples	1.892	\$24,289		
Apartments - 2 Bedrooms +	1.822	\$23,390		
Apartments - Bachelor and 1 Bedroom	1.083	\$13,903		
Special Care/Special Dwelling Units	1.100	\$14,121		

**Table 5-2
Town wide Services D.C Calculation
2022-Buildout**

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Services Related to a Highway	\$ 12,953,580	\$ 6,095,802	\$ 10,114	\$ 6.31
TOTAL	12,953,580	\$6,095,802	\$10,114	\$6.31
D.C.-Eligible Capital Cost	\$12,953,580	\$6,095,802		
Buildout Gross Population/GFA Growth (sq.ft.)	3,129	965,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,139.85	\$6.31		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.443	\$10,114		
Other Multiples	1.892	\$7,833		
Apartments - 2 Bedrooms +	1.822	\$7,543		
Apartments - Bachelor and 1 Bedroom	1.083	\$4,483		
Special Care/Special Dwelling Units	1.100	\$4,554		



Table 5-3
Town wide Services D.C Calculation
2022-2041

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. Fire Protection Services	\$ 268,670	\$ 132,330	\$ 305	\$ 0.17
5. Parks and Recreation Services	1,549,689	81,563	1,766	0.11
6. Provincial Offences Act including By-law Enforcement Services	1,407	693	2	-
7. Ambulance Services	22,137	10,903	25	0.02
8. Library Services	1,356,451	71,392	1,546	0.10
TOTAL	3,198,353	296,881	3,644	\$0.40
D.C.-Eligible Capital Cost	\$3,198,353	\$296,881		
20-Year Gross Population/GFA Growth (sq.ft.)	2,144	716,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,491.77	\$0.41		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.443	\$3,644		
Other Multiples	1.892	\$2,823		
Apartments - 2 Bedrooms +	1.822	\$2,718		
Apartments - Bachelor and 1 Bedroom	1.083	\$1,616		
Special Care/Special Dwelling Units	1.100	\$1,641		



Table 5-4
Development Charge Calculations
Schedule of Charges
2022-2041

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwellings	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Service:						
Services Related to a Highway	10,114	7,833	7,543	4,484	4,554	6.31
Fire Protection Services	305	237	228	135	138	0.17
Parks and Recreation Services	1,766	1,368	1,317	783	795	0.11
Provincial Offences Act including By-law Enforcement Services	2	2	1	1	1	-
Ambulance Services	25	19	19	11	11	0.02
Library Services	1,546	1,197	1,153	685	696	0.10
Total Town-Wide Services	13,758	10,656	10,261	6,099	6,195	6.71
Urban Services						
Wastewater Services	23,806	18,437	17,755	10,553	10,719	16.15
Water Services	7,556	5,852	5,635	3,350	3,402	5.13
Total Urban Services	31,362	24,289	23,390	13,903	14,121	21.28
GRAND TOTAL RURAL AREA	13,758	10,656	10,261	6,099	6,195	6.71
GRAND TOTAL URBAN AREA	45,120	34,945	33,651	20,002	20,316	27.99



Table 5-5
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the 10 Year Life of the By-laws

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. Wastewater Services	17,810,194	0	3,273,333	0	0	10,030,434	4,506,427
2. Water Services	5,243,567	0	629,367	0	0	3,183,798	1,430,402
3. Services Related to a Highway	7,675,094	0	1,291,500	0	0	4,340,844	2,042,750
4. Fire Protection Services	401,000	0	0	0	0	268,670	132,330
5. Parks and Recreation Services	32,576,471	6,333,120	1,296,150	23,363,994	196,750	1,317,134	69,323
6. Provincial Offences Act including By-law Enforcement Services	10,000	0	7,900	0	0	1,407	693
7. Ambulance Services	413,000	0	0	379,960	0	22,137	10,903
8. Library Services	776,450	0	62,529	0	0	678,225	35,696
Total Expenditures & Revenues	\$64,905,776	\$6,333,120	\$6,560,779	\$23,743,954	\$196,750	\$19,842,649	\$8,228,524



Chapter 6

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



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

6.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. 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 give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



6.2 D.C. By-law Structure

It is recommended that:

- The Town uses a uniform Town-wide D.C. calculation for all municipal services except water and wastewater services;
- The Town uses a uniform urban-wide D.C. calculation for water and wastewater services; and

The Town uses individual D.C. by-laws for each eligible services to be recovered through D.C.s for ease of future updates that may be required prior to the anticipated 10-year expiry date.

6.3 D.C. By-law Rules

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

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

6.3.1 Payment in any Particular Case

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

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



6.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e. 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 Library Services, and Parks and Recreation Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector, over the Town-wide 20-year forecast period;
 - For Fire Protection Services, Ambulance Services, and P.O.A. Services, a 67% residential/33% non-residential attribution has been made based on a population vs. employment growth ratio over the Town-wide 20-year forecast period; and
 - For Services Related to a Highway a 68% residential/32% non-residential attribution has been made based on a population vs. employment growth ratio over the Town-wide buildout forecast period;
 - For Water and Wastewater Services, the costs have been based on a population vs. employment ratio (69%/31%) growth over the urban buildout forecast period.

6.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;



- 2) 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/conversion 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.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

6.3.4 Exemptions (full or partial)

a) Statutory exemptions include the following:

- Partial exemption for 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.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units, attainable units, affordable inclusionary zoning units, and non-profit housing developments (once proclaimed); and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e. three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).



b) Non-statutory exemptions included for consideration in the draft by-laws include:

- The portion of a place of worship and land used in connection therewith, where used for worship, if exempt from taxation under section 3 of the *Assessment Act, R.S.O. 1990*, as amended;
- A public hospital receiving aid under the *Public Hospitals Act, R.S.O. 1990*, as amended, or any successor thereof;
- A non-residential farm building in connection with a bona fide agriculture use, but excluding a residential use and cannabis production facilities;
- A temporary residential unit or temporary non-residential unit where the owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit. Eligible developments will be required to pay the applicable D.C.s at the time of building permit and will receive a refund of the D.C.s paid after submitting proof of demolition to the Town;
- Seasonal structures that are intended for use during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- Buildings or structures owned by and used for the purposes of any conservation authority.

6.3.5 Phasing in

As required by the *More Homes Built Faster Act*, 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.

6.3.6 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Town 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 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 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 Town can impose is the average prime rate plus 1%.

6.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on April 1, 2023 and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

6.3.8 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 require 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.



The rationale for maintaining a municipal-wide D.C. approach is based, in part, on the following:

- 1) All Town services, with the exception of water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Town, 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 Town 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 Municipal-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 & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town 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).

Based on the foregoing and discussions with Town staff, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to apply Town-wide D.C.s for all services, except water and wastewater services. Water and wastewater services is recommended to be imposed on an urban service area basis.



6.4 Other D.C. By-law Provisions

It is recommended that:

6.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Town's D.C. collections be contributed into eight (8) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Ambulance Services;
- Parks and Recreation Services;
- P.O.A. Services, including By-law Enforcement;
- Library Services;
- Water Services; and
- Wastewater Services.

6.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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

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

6.5 Other Recommendations

It is recommended that Council:

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



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

“Adopt the D.C. approach to calculate the charges on a uniform Town-wide basis for all services (except for water and wastewater services).”

“Adopt the D.C. approach to calculate the water and wastewater charges on an area-specific basis, applicable within the urban service area only;”

“Approve the capital project listing set out in Chapter 4 of the D.C. Background Study dated December 23, 2022, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated December 23, 2022, as amended (if applicable);”

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

“Approve the D.C. By-laws as set out in Appendices G through N.”



Chapter 7

By-law Implementation



7. By-law Implementation

7.1 Public Consultation Process

7.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 7.1.2), as well as the optional, informal consultation process (section 7.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 7.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

7.1.2 Public Meeting of Council

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

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

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

7.1.3 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/primary 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, institutional buildings, and buildings on agricultural lands. 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, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

7.2 Anticipated Impact of the Charge on Development

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



7.3 Implementation Requirements

7.3.1 Introduction

Once the Town 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.

7.3.2 Notice of Passage

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

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

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

7.3.3 By-law Pamphlet

In addition to the “notice” information, the Town 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 O.L.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

7.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the Town 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 Town 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

7.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Town 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 Town Council to the O.L.T.



7.3.6 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.

7.3.7 Front-Ending Agreements

The Town 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 Town 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 Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

7.3.8 Severance and Subdivision Agreement Conditions

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

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



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

In this regard, if the 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 Town 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 Town of Parry Sound Residential Growth Forecast Summary

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)		
		Permanent Population ¹	Institutional Population	Permanent Population Excluding Institutional ¹	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Total Households (Permanent)	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal			Equivalent Institutional Households	
Historical	Mid 2006	5,959	5,818	253	5,565	415	6,233	1,700	205	555	2,515	2,515	170	2,685	230	2.31	2.32
	Mid 2011	6,341	6,191	211	5,980	481	6,672	1,816	210	750	2,840	2,840	197	3,037	192	2.18	2.20
	Mid 2016	6,563	6,408	303	6,105	547	6,955	1,760	210	880	2,930	2,930	224	3,154	275	2.19	2.21
	Mid 2021	7,046	6,880	325	6,555	608	7,488	1,845	220	1,055	3,200	3,200	249	3,449	297	2.15	2.17
Forecast	Mid 2022	7,125	6,957	327	6,630	621	7,578	1,847	220	1,087	3,234	3,234	254	3,488	297	2.15	2.17
	Mid 2032	7,943	7,755	368	7,387	743	8,498	1,983	264	1,343	3,670	3,670	304	3,974	335	2.11	2.14
	Mid 2042	8,859	8,650	414	8,236	865	9,515	2,125	313	1,659	4,177	4,177	354	4,531	375	2.07	2.10
	Buildout	9,442	9,219	448	8,771	970	10,189	2,319	374	1,813	4,586	4,586	397	4,983	407	2.01	2.04
Incremental	Mid 2006 - Mid 2011	382	373	-42	415	66	439	116	5	195	325	325	27	352	-38		
	Mid 2011 - Mid 2016	222	217	92	125	66	283	-56	0	130	90	90	27	117	83		
	Mid 2016 - Mid 2022	562	549	24	525	74	623	87	10	207	304	304	30	334	22		
	Mid 2022 - Mid 2032	817	798	41	757	122	920	136	44	256	436	436	50	486	38		
	Mid 2022 - Mid 2042	1,734	1,693	87	1,606	244	1,937	278	93	572	943	943	100	1,043	78		
Mid 2022 - Buildout	2,317	2,262	121	2,141	349	2,611	472	154	726	1,352	1,352	143	1,495	110			

Source: Watson & Associates Economists Ltd., 2022.

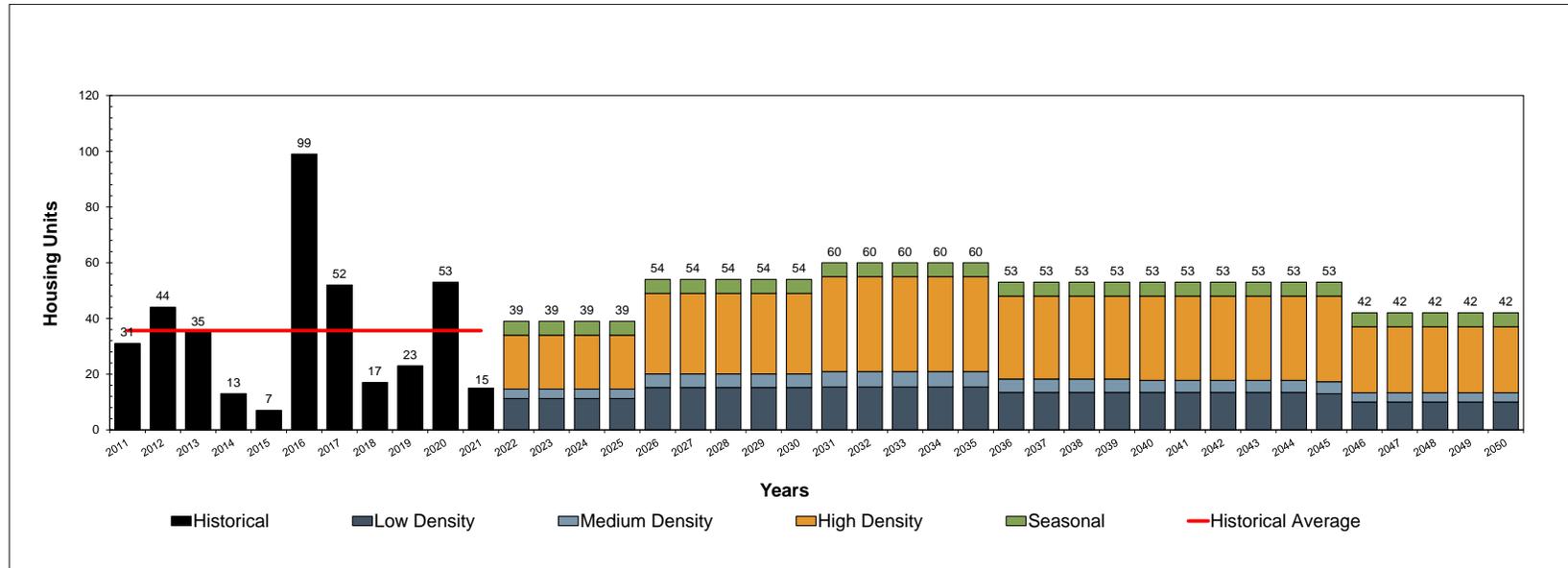
¹Population excludes net Census Undercount of approximately 2.4%.

²Includes townhouses and apartments in duplexes.

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



Figure A-1
Town of Parry Sound
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Parry Sound, 2011-2021.

¹Growth forecast represents calendar year.



Schedule 2
Town of Parry Sound
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units Unadjusted for Conversions	Seasonal Units	Total Units Including Seasonal	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase	Seasonal Population	Institutional Population	Net Population Increase (including Seasonal Population Equivalent and Institutional Population)
Urban	2022 - 2032	131	44	256	431	50	481	831	(88)	743	122	42	907
	2022 - 2042	268	93	572	933	100	1,033	1,788	(207)	1,581	244	86	1,911
	2022 - Buildout	457	154	726	1,337	143	1,480	2,618	(518)	2,100	349	121	2,570
Rural	2022 - 2032	5	-	-	5	-	5	13	-	13	-	-	13
	2022 - 2042	10	-	-	10	-	10	26	-	26	-	-	26
	2022 - Buildout	15	-	-	15	-	15	41	-	41	-	-	41
Town of Parry Sound	2022 - 2032	136	44	256	436	50	486	844	(88)	756	122	42	920
	2022 - 2042	278	93	572	943	100	1,043	1,814	(207)	1,607	244	86	1,937
	2022 - Buildout	472	154	726	1,352	143	1,495	2,659	(518)	2,141	349	121	2,611

Source: Watson & Associates Economists Ltd., 2022

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Town staff regarding future development prospects.

¹ Includes townhomes and apartments in duplexes.

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

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



**Schedule 3
Town of Parry Sound
Current Year Growth Forecast
Mid 2016 to Mid 2022**

		Population
Mid 2016 Population		6,955
Occupants of Permanent New Housing Units, Mid 2016 to Mid 2022	<i>Units (2)</i>	304
	<i>multiplied by P.P.U. (3)</i>	1.76
	<i>gross population increase</i>	535
		535
Occupants of New Seasonal Units Mid 2016 to Mid 2022	<i>Conversion Units (2)</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.76
	<i>gross population increase</i>	0
		0
Occupants of New Seasonal Units Mid 2016 to Mid 2022	<i>Net Seasonal Units (2)</i>	30
	<i>multiplied by P.P.U. (3)</i>	2.44
	<i>gross population increase</i>	73
		73
Total Units (Permanent and Seasonal)	<i>Total Units</i>	334
	<i>Total gross population increase</i>	632
Decline in Housing Unit Occupancy	<i>Units (4)</i>	2,930
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0031
	<i>total decline in population</i>	-9
		-9
Population Estimate to Mid 2022		7,578
Net Population Increase, Mid 2016 to Mid 2022		623

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, - to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.429	29%	0.70
<i>Multiples (6)</i>	1.900	3%	0.06
<i>Apartments (7)</i>	1.471	68%	1.00
Total		100%	1.76

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from StatsCan Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhomes and apartments in duplexes.
 (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 4a
Town of Parry Sound
Ten Year Growth Forecast
Mid 2022 to Mid 2032**

		Population
Mid 2022 Population		7,578
Occupants of Permanent New Housing Units, Mid 2022 to Mid 2032	<i>Units (2)</i>	436
	<i>multiplied by P.P.U. (3)</i>	1.94
	<i>gross population increase</i>	844
		844
Occupants of New Seasonal Units Mid 2022 to Mid 2032	<i>Conversion Units (2)</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.94
	<i>gross population increase</i>	0
		0
Occupants of New Seasonal Units Mid 2022 to Mid 2032	<i>Net Seasonal Units (2)</i>	50
	<i>multiplied by P.P.U. (3)</i>	2.44
	<i>gross population increase</i>	122
Occupants of New Equivalent Institutional Units, Institutional Population Growth Mid 2022 to Mid 2032	<i>Units</i>	38
	<i>multiplied by P.P.U. (3)</i>	1.1
	<i>gross population increase</i>	42
Total Units (Permanent and Seasonal)	<i>Total Units</i>	486
	<i>Total gross population increase</i>	1,008
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2032	<i>Units (4)</i>	3,234
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0272
	<i>total decline in population</i>	-88
Population Estimate to Mid 2032		8,498
<i>Net Population Increase, Mid 2022 to Mid 2032</i>		920

- (1) Mid 2022 Population based on:
2016 Population (6,955) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (304 x 1.76 = 535) + (2,930 x -0.0031 = -9) + Seasonal population (30 x 2.44 = 73)
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.443	31%	0.76
<i>Multiples (6)</i>	1.892	10%	0.19
<i>Apartments (7)</i>	1.673	59%	0.98
<i>one bedroom or less</i>	1.083		
<i>two bedrooms or more</i>	1.822		
Total		100%	1.94

Seasonal PPU - 2.44

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

- (4) Mid 2022 households based upon 2,930 (2016 Census) + 304 (Mid 2016 to Mid 2022 unit estimate) = 3,234
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 4b
Town of Parry Sound
Twenty Year Growth Forecast
Mid 2022 to Mid 2042**

Mid 2022 Population		7,578	
Occupants of Permanent New Housing Units, Mid 2022 to Mid 2042	Units (2)	944	
	multiplied by P.P.U. (3)	1.92	
	gross population increase	1,814	1,814
	Conversion Units (2)	0	
	multiplied by P.P.U. (3)	1.92	
	gross population increase	0	0
Occupants of New Seasonal Units Mid 2022 to Mid 2042	Net Seasonal Units (2)	100	
	multiplied by P.P.U. (3)	2.44	
	gross population increase	244	244
Occupants of New Equivalent Institutional Units, Institutional Population Growth 2022 to 2042	Units	78	
	multiplied by P.P.U. (3)	1.1	
	gross population increase	86	86
Total Units (Permanent and Seasonal)	Total Units	1,044	
	Total gross population increase		2,144
Decline in Housing Unit Occupancy, Mid 2022 to Mid 2042	Units (4)	3,234	
	multiplied by P.P.U. decline rate (5)	-0.0640	
	total decline in population	-207	-207
Population Estimate to Mid 2042		9,515	
Net Population Increase, Mid 2022 to Mid 2042		1,937	

- (1) Mid 2022 Population based on:
2016 Population (6,955) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (304 x 1.76 = 535) + (2,930 x -0.0031 = -9) + Seasonal population (30 x 2.44 = 73)
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.443	29%	0.72
<i>Multiples (6)</i>	1.892	10%	0.19
<i>Apartments (7)</i>	1.673	61%	1.01
<i>one bedroom or less</i>	1.083		
<i>two bedrooms or more</i>	1.822		
Total		100%	1.92

Seasonal PPU - 2.44

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

- (4) Mid 2022 households based upon 2,930 (2016 Census) + 304 (Mid 2016 to Mid 2022 unit estimate) = 3,234
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 5 Town of Parry Sound 2022 Growth Forecast Mid 2022 to Buildout

		Population
Mid 2022 Population		7,578
Occupants of Permanent New Housing Units, Mid 2022 to Buildout	<i>Units (2)</i>	1,352
	<i>multiplied by P.P.U. (3)</i>	1.97
	<i>gross population increase</i>	2,659
		2,659
Occupants of New Seasonal Units 2022 to Buildout	<i>Conversion Units (2)</i>	0
	<i>multiplied by P.P.U. (3)</i>	1.97
	<i>gross population increase</i>	0
		0
Occupants of New Seasonal Units 2022 to Buildout	<i>Net Seasonal Units (2)</i>	143
	<i>multiplied by P.P.U. (3)</i>	2.44
	<i>gross population increase</i>	349
		349
Occupants of New Equivalent Institutional Units, Institutional Population Growth 2022 to Buildout	<i>Units</i>	110
	<i>multiplied by P.P.U. (3)</i>	1.1
	<i>gross population increase</i>	121
		121
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,495
	<i>Total gross population increase</i>	
		3,129
Decline in Housing Unit Occupancy, Mid 2022 to Buildout	<i>Units (4)</i>	
	<i>multiplied by P.P.U. decline rate (5)</i>	3234
	<i>total decline in population</i>	-518
		-518
Population Estimate to Buildout		10,189
<i>Net Population Increase, Mid 2022 to Buildout</i>		2611

(1) Mid 2022 Population based on:

2016 Population (6,955) + Mid 2016 to Mid 2022 estimated housing units to beginning of forecast period (304 x 1.76 = 535) + (2,930 x -0.0031 = -9) + Seasonal population (30 x 2.44 = 73)

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.443	35%	0.85
<i>Multiples (6)</i>	1.892	11%	0.22
<i>Apartments (7)</i>	1.673	54%	0.90
<i>one bedroom or less</i>	1.083		
<i>two bedrooms or more</i>	1.822		
Total		100%	1.97

Seasonal PPU - 2.44

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2022 households based upon 2,930 (2016 Census) + 304 (Mid 2016 to Mid 2022 unit estimate) = 3,234

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 6
Town of Parry Sound
Summary Of Units in Development Process
Urban Service Area

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Approved and Registered	38	6	60	104
<i>% Breakdown</i>	<i>37%</i>	<i>6%</i>	<i>58%</i>	<i>100%</i>
Approved and not registered		14	10	24
<i>% Breakdown</i>	<i>0%</i>	<i>58%</i>	<i>42%</i>	<i>100%</i>
Potential Developable Parcels	433	100	626	1,159
Inquiry	192		100	292
Inquiry and Zoned		100	140	240
Zoned			241	241
Zoned and expect Applications			9	9
Pending Service Agreement	18			18
Salt Dock Lands	223		136	359
<i>% Breakdown</i>	<i>37%</i>	<i>9%</i>	<i>54%</i>	<i>100%</i>
Total	471	120	696	1,287
<i>% Breakdown</i>	<i>37%</i>	<i>9%</i>	<i>54%</i>	<i>100%</i>

Source: Data Provided by Town of Parry Sound

¹ Includes townhouses and apartments in duplexes.

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



Schedule 7
Town of Parry Sound
Historical Residential Building Permits
Years 2007 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	17	8	6	31
2008	19	0	0	19
2009	12	0	0	12
2010	8	8	61	77
2011	4	2	25	31
Sub-total	60	18	92	170
Average (2007 - 2011)	12	4	18	34
% Breakdown	35.3%	10.6%	54.1%	100.0%
2012	10	0	34	44
2013	4	6	25	35
2014	5	0	8	13
2015	6	1	0	7
2016	10	0	89	99
Sub-total	35	7	156	198
Average (2012 - 2016)	7	1	31	40
% Breakdown	17.7%	3.5%	78.8%	100.0%
2017	7	0	45	52
2018	8	0	9	17
2019	6	5	12	23
2020	11	2	49	62
2021	45	3	3	51
Sub-total	77	10	118	205
% Breakdown	37.6%	4.9%	57.6%	100.0%
2007 - 2021				
Total	172	35	366	573
Average	11	2	24	38
% Breakdown	30.0%	6.1%	63.9%	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 Statistics Canada building permit data (2007 to 2021), by Watson & Associates Economists Ltd



Schedule 8a
Town of Parry Sound
Persons Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.917	2.660	-	2.429		
6-10	-	-	1.857	2.715	3.160	2.519		
11-15	-	-	1.810	2.707	2.563	2.498		
16-20	-	-	1.742	2.475	3.455	2.409		
20-25	-	-	1.844	2.601	3.250	2.502	2.471	2.443
25-35	-	1.571	1.791	2.443	2.838	2.337		
35+	-	1.457	1.769	2.376	3.333	2.230		
Total	-	1.512	1.790	2.464	3.154	2.319		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.462	1.941	2.632	-	2.313
6-10	-	1.462	1.867	2.672	3.292	2.468
11-15	-	-	1.822	2.690	2.800	2.434
16-20	-	-	1.816	2.500	3.308	2.379
20-25	-	-	1.786	2.597	3.250	2.431
25-35	-	1.270	1.827	2.437	2.838	2.275
35+	-	1.278	1.768	2.374	3.235	2.145
Total	-	1.311	1.799	2.457	3.126	2.241

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 8b
District Municipality of Muskoka
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.222	-	1.900		
6-10	-	-	-	-	-	2.000		
11-15	-	-	-	-	-	1.833		
16-20	-	-	-	-	-	1.833		
20-25	-	-	-	-	-	2.233	1.960	1.892
25-35	-	-	1.944	2.750	-	2.239		
35+	-	1.200	1.700	3.357	-	2.168		
Total	-	1.140	1.681	2.841	3.538	2.120		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.171	1.188	1.733	-	-	1.471		
6-10	0.338	1.292	1.520	-	-	1.414		
11-15	1.257	-	1.688	-	-	1.906		
16-20	1.042	-	2.182	-	-	1.900		
20-25	-	1.333	1.941	-	-	1.848	1.708	1.673
25-35	-	1.171	1.744	-	-	1.523		
35+	-	1.148	1.814	2.667	-	1.588		
Total	1.500	1.192	1.782	2.422	-	1.599		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.042	1.154	1.737	2.664	3.167	2.314
6-10	0.206	1.367	1.737	2.502	3.655	2.325
11-15	0.809	1.615	1.722	2.477	3.133	2.298
16-20	0.560	1.353	1.783	2.544	2.905	2.313
20-25	-	1.417	1.827	2.513	4.030	2.441
25-35	-	1.288	1.839	2.650	3.400	2.454
35+	-	1.268	1.844	2.405	3.259	2.214
Total	-	1.294	1.816	2.488	3.352	2.293

¹ Includes townhouses and apartments in duplexes.

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

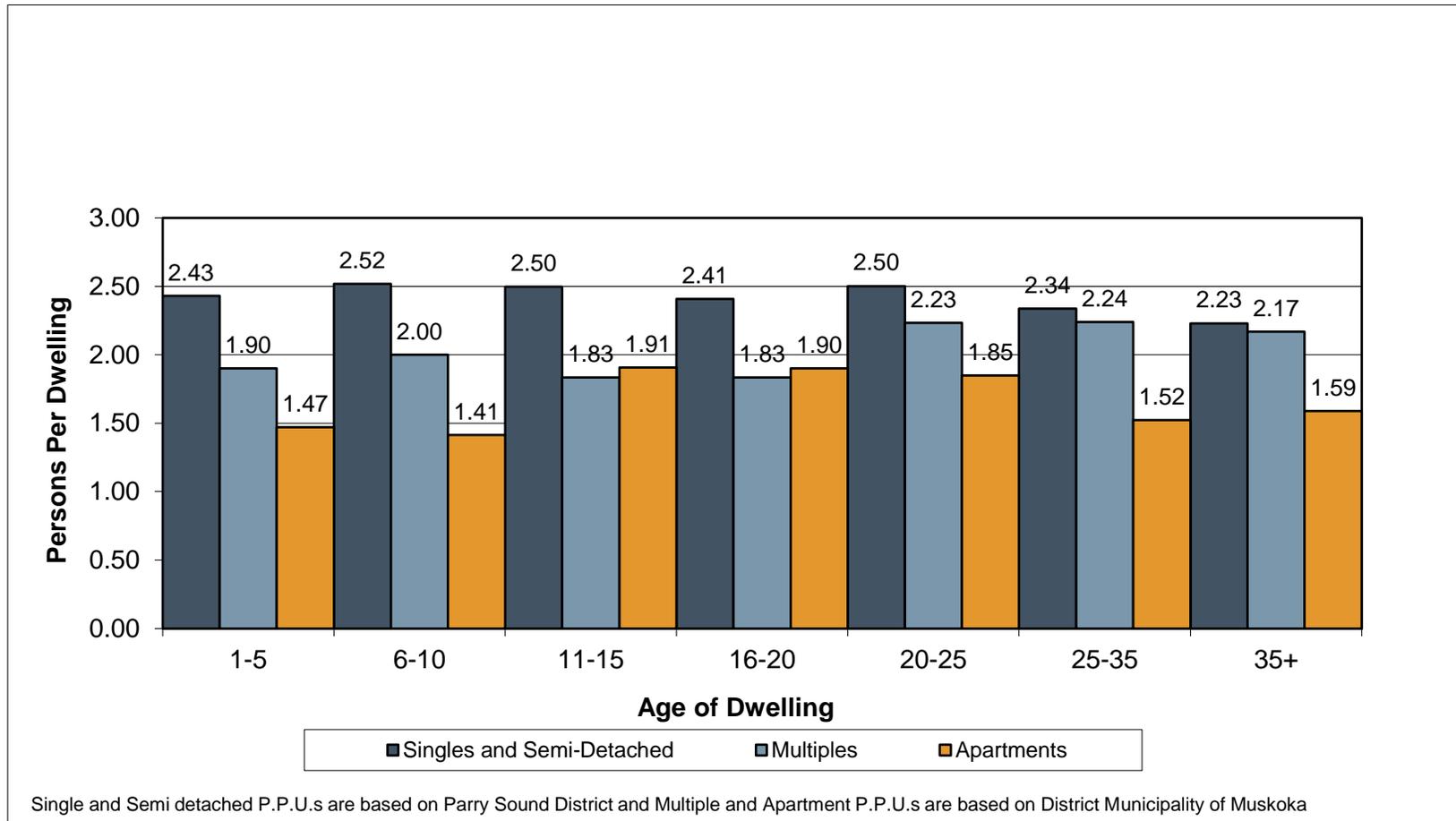
³ Adjusted based on 2001-2016 historical trends.

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

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



Schedule 9
Town of Parry Sound
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 10a
Town of Parry Sound
Employment Forecast, 2022 to Buildout

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 NFPOW	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 2006	5,818	0.006	0.028	0.181	0.369	0.280	0.864	0.023	0.887	35	160	1,053	2,148	1,630	5,025	136	5,161	4,865
Mid 2011	6,191	0.006	0.006	0.122	0.364	0.271	0.768	0.022	0.790	35	40	753	2,253	1,675	4,755	134	4,889	4,715
Mid 2016	6,408	0.011	0.026	0.100	0.304	0.284	0.724	0.022	0.746	70	165	640	1,945	1,820	4,640	143	4,783	4,475
Mid 2021	6,880	0.010	0.027	0.100	0.303	0.280	0.720	0.022	0.742	70	189	691	2,081	1,926	4,957	144	5,101	4,768
Mid 2022	6,957	0.010	0.027	0.100	0.304	0.280	0.721	0.023	0.744	73	184	698	2,111	1,948	5,014	159	5,173	4,830
Mid 2032	7,755	0.010	0.027	0.100	0.304	0.272	0.714	0.023	0.737	79	211	778	2,361	2,110	5,539	177	5,716	5,328
Mid 2042	8,650	0.010	0.028	0.101	0.300	0.262	0.701	0.023	0.725	87	244	874	2,595	2,266	6,066	203	6,269	5,822
Buildout	9,219	0.010	0.028	0.102	0.293	0.262	0.695	0.024	0.719	92	260	940	2,702	2,416	6,410	217	6,627	6,150
Incremental Change																		
Mid 2006 - Mid 2011	373	0.000	-0.021	-0.059	-0.005	-0.010	-0.096	-0.002	-0.097	0	-120	-300	105	45	-270	-2	-272	-150
Mid 2011 - Mid 2016	217	0.0053	0.0193	-0.0217	-0.0603	0.0135	-0.0440	0.0006	-0.0433	35	125	-113	-308	145	-115	9	-106	-240
Mid 2016 - Mid 2022	549	-0.0004	0.0008	0.0005	0.0000	-0.0040	-0.0032	0.0005	-0.0027	3	19	58	166	128	374	16	390	355
Mid 2022 - Mid 2032	798	-0.0004	0.0007	0.0000	0.0009	-0.0080	-0.0067	0.0000	-0.0067	6	27	80	250	162	525	18	543	498
Mid 2022 - Mid 2042	1,693	-0.0005	0.0017	0.0006	-0.0035	-0.0180	-0.0195	0.0006	-0.0189	14	60	176	484	318	1,052	44	1,096	992
Mid 2022 - Buildout	2,262	-0.0005	0.0017	0.0015	-0.0123	-0.0180	-0.0255	0.0007	-0.0248	19	76	242	591	468	1,396	58	1,454	1,320
Annual Average																		
Mid 2006 - Mid 2011	75	-0.00007	-0.00421	-0.01187	-0.00106	-0.00192	-0.01913	-0.00033	-0.01946	0	-24	-60	21	9	-54	0	-54	-30
Mid 2011 - Mid 2016	43	0.0011	0.0039	-0.0043	-0.0121	0.0027	-0.0088	0.0001	-0.0087	7	25	-23	-62	29	-23	2	-21	-48
Mid 2016 - Mid 2022	92	-0.0001	0.0001	0.0001	0.0000	-0.0007	-0.0005	0.0001	-0.0005	1	3	10	28	21	62	3	65	59
Mid 2022 - Mid 2032	80	-0.00004	0.00007	0.00000	0.00009	-0.00080	-0.00067	0.00000	-0.00067	1	3	8	25	16	53	2	54	50
Mid 2022 - Mid 2042	85	-0.00002	0.00009	0.00003	-0.00017	-0.00090	-0.00098	0.00003	-0.00094	1	3	9	24	16	53	2	55	50
Mid 2022 - Buildout	79	-0.00002	0.00006	0.00005	-0.00043	-0.00063	-0.00089	0.00002	-0.00087	1	3	8	21	16	49	2	51	46

Derived from forecast for the Town of Parry Sound and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2022
¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.
 Note - Activity Rates have been calculated on the basis of Permanent Population only



**Schedule 10b
Town of Parry Sound
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to Buildout**

Period	Population	Employment							Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional ³	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	5,818	35	1,053	2,148	1,630	4,865	136	5,001					
Mid 2011	6,191	35	753	2,253	1,675	4,715	134	4,849					
Mid 2016	6,408	70	640	1,945	1,820	4,475	143	4,618					
Mid 2022	6,957	73	698	2,111	1,934	4,816	159	4,975					
Mid 2032	7,755	79	778	2,361	2,072	5,290	177	5,467					
Mid 2042	8,650	87	874	2,595	2,202	5,758	203	5,961					
Buildout	9,219	92	940	2,702	2,331	6,065	217	6,282					
Incremental Change													
Mid 2006 - Mid 2011	373	0	-300	105	45	-150	-2	-152					
Mid 2011 - Mid 2016	217	35	-113	-308	145	-240	9	-231					
Mid 2016 - Mid 2022	549	3	58	166	114	341	16	357					
Mid 2022 - Mid 2032	798	6	80	250	138	474	18	492	18,000	104,000	137,500	92,400	351,900
Mid 2022 - Mid 2042	1,693	14	176	484	268	942	44	986	42,000	228,800	266,200	179,500	716,500
Mid 2022 - Buildout	2,262	19	242	591	397	1,249	58	1,307	57,000	314,600	325,000	266,000	962,600
Annual Average													
Mid 2006 - Mid 2011	75	0	-60	21	9	-30	0	-30					
Mid 2011 - Mid 2016	43	7	-23	-62	29	-48	2	-46					
Mid 2016 - Mid 2022	92	1	10	28	19	57	3	60					
Mid 2022 - Mid 2032	80	1	8	25	14	47	2	49	1,800	10,400	13,750	9,240	35,190
Mid 2022 - Mid 2042	85	1	9	24	13	47	2	49	2,100	11,440	13,310	8,975	35,825
Mid 2022 - Buildout	79	1	8	21	14	44	2	46	1,990	10,983	11,346	9,286	33,606

Derived from forecast for the Town of Parry Sound and discussions with municipal staff regarding servicing and land supply by Watson & Associates Economists Ltd., 2022

¹ Square Foot Per Employee Assumptions

Primary	3,000
Industrial	1,300
Commercial/ Population Related	550
Institutional	670

³Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

* Reflects Mid 2022 to Buildout forecast period

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



Schedule 10c
Town of Parry Sound
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ¹	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ^{1,3}	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Urban	2022 - 2032	-	88,400	130,900	90,500	309,800	441
	2022 - 2042	-	195,000	253,000	176,200	624,200	873
	2022 - Buildout	-	267,800	308,600	260,600	837,000	1,156
Rural	2022 - 2032	18,000	15,600	7,200	2,000	42,800	34
	2022 - 2042	42,000	33,800	13,200	3,400	92,400	69
	2022 - Buildout	57,000	46,800	16,500	5,400	125,700	93
Town of Parry Sound	2022 - 2032	18,000	104,000	137,500	92,400	351,900	474
	2022 - 2042	42,000	228,800	266,200	179,500	716,500	942
	2022 - Buildout	57,000	314,600	325,000	266,000	962,600	1,249

Source : Watson and Associates Economists Ltd, 2022

¹ Square feet per employee assumptions:

Primary	3,000
Industrial	1,300
Commercial	550
Institutional	670

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

³ Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

*Reflects Mid 2022 to Buildout forecast period

Figures may not add precisely due to rounding



Appendix B

Level of Service



Schedule B-1
Town of Parry Sound
Summary of the Level of Service Ceiling by Service Considered

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	Roads	\$13,613.47	0.0031	km of roadways	\$4,391,442	per km	\$35,544,770
	Bridges & Culverts	\$5,381.80	0.0020	Number of Bridges, Culverts & Structures	\$2,690,900	per item	\$14,051,880
	Sidewalks and Active Transportation	\$7,424.20	0.0193	km of sidewalks and active transportation	\$384,674	per km	\$19,384,586
	Traffic Signals & Streetlights	\$333.87	0.0791	No. of Traffic Signals and Streetlights	\$4,221	Per item	\$19,384,586
	Facilities	\$282.43	2.4839	sq.ft. of building area	\$114	per sq.ft.	\$737,425
	Vehicles & Equipment	\$350.87	0.0040	No. of vehicles and equipment	\$87,718	per vehicle	\$916,122
Fire Protection	Fire Protection Services - Facilities	\$1,090.81	3.7102	sq.ft. of building area	\$294	per sq.ft.	\$2,112,899
	Fire Protection Services - Vehicles & Equipment	\$444.48	0.0008	No. of vehicles	\$555,600	per vehicle	\$860,958
	Fire Protection Services - Small Equipment and Gear	\$103.09	0.0083	No. of equipment and gear	\$12,420	per item	\$199,685
Parks & Recreation	Parkland Development	\$1,185.69	0.0098	Number of Parks	\$120,989	per acre	\$2,296,682
	Parkland Amenities	\$1,715.03	0.0129	No. of parkland amenities	\$132,948	per amenity	\$3,322,013
	Parkland Trails	\$49.12	0.0010	Number of Trails	\$49,120	per item	\$95,145
	Recreation Facilities	\$2,366.84	6.7624	sq.ft. of building area	\$350	per sq.ft.	\$4,584,569
	Parks & Recreation Vehicles and Equipment	\$102.65	0.0036	No. of vehicles and equipment	\$28,514	per vehicle	\$198,833
Library	Library Services - Facilities	\$651.23	1.0746	sq.ft. of building area	\$606	per sq.ft.	\$1,261,433
	Library Services - Collection Materials	\$1,126.14	18.8530	No. of library collection items	\$60	per collection item	\$2,181,333
Ambulance	Ambulance Facilities	\$88.70	0.1872	sq.ft. of building area	\$474	per sq.ft.	\$171,812
	Ambulance Vehicles	\$67.98	0.0016	No. of vehicles and equipment	\$42,488	per vehicle	\$131,677
Provincial Offences Act including By-law Enforcement	Facilities	\$1,326.97	1.6030	sq.ft. of building area	\$828	per sq.ft.	\$2,570,341
	Vehicles & Equipment	\$10.28	0.0005	No. of Vehicles and Equipment	\$20,560	per vehicle	\$19,912



Schedule B-2 Town of Parry Sound Service Standard Calculation for Services Related to a Highway - Roads

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Arterial (2 lane width)	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	2.690	\$4,353,517
Arterial (3 lane width)	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	1.230	\$4,969,783
Arterial (4 lane width)	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	2.430	\$5,586,048
Arterial (5 lane width)	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	0.740	\$6,202,313
Collector (2 lane width)	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	14.800	\$3,996,013
Collector (4 lane width)	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	0.190	\$4,871,038
Total	22.080															

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0034	0.0033	0.0033	0.0033	0.0032	0.0031	0.0031	0.0031	0.0031	0.0031	0.0030	0.0030	0.0030	0.0030	0.0030

15 Year Average	2007-2021
Quantity Standard	0.0031
Quality Standard	\$4,391,442
Service Standard	\$13,613

D.C. Amount (before deductions)	Buildout
Forecast Population	2,611
\$ per Capita	\$13,613
Eligible Amount	\$35,544,770



Schedule B-3 Town of Parry Sound Service Standard Calculation for Services Related to a Highway – Bridges, Culverts & Structures

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Bridges:																
Cascade St. Bridge #1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,200,000
Cascade St Bridge #2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,500,000
Waubuno Bridge Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$670,000
Seguin River Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,100,000
Seguin Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000,000
Armstrong Tunnel (Bridge)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Culverts:																
Salt Dock Road - Culverts	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,000
2008 Bowes St. Intersection	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Smith Crescent Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,000
Parry Sound Drive - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
Parry Sound Drive - Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,000
William Street - culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$264,100
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$162,300
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,000
Total	14															

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0021	0.0021	0.0021	0.0021	0.0020	0.0020	0.0020	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019

15 Year Average	2007-2021
Quantity Standard	0.0020
Quality Standard	\$2,690,900
Service Standard	\$5,382

D.C. Amount (before deductions)	Buildout
Forecast Population	2,611
\$ per Capita	\$5,382
Eligible Amount	\$14,051,880



Schedule B-4
Town of Parry Sound
Service Standard Calculation for
Services Related to a Highway – Sidewalks and Active Transportation

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Sidewalks	128	128	128	128	128	128	133	135	135	135	145	145	151	152	152	\$384,000
Total	128	128	128	128	128	128	133	135	135	135	145	145	151	152	152	

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0196	0.0194	0.0191	0.0190	0.0185	0.0182	0.0187	0.0188	0.0187	0.0187	0.0197	0.0197	0.0206	0.0207	0.0205

15 Year Average	2007-2021
Quantity Standard	0.0193
Quality Standard	\$384,674
Service Standard	\$7,424

D.C. Amount (before deductions)	Buildout
Forecast Population	2,611
\$ per Capita	\$7,424
Eligible Amount	\$19,384,586



Schedule B-5
Town of Parry Sound
Service Standard Calculation for
Services Related to a Highway – Traffic Signals & Streetlights

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Street Lighting	207	207	207	207	207	207	215	215	215	215	1,258	1,258	1,267	1,270	1,270	\$1,720
Audible Pedestrian Crossing Signal	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$10,600
Audible Signals	-	-	-	-	-	-	-	-	4	4	4	4	6	6	6	\$10,600
Solar Portable Traffic Signals	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$19,300
Traffic Signals (Traditional)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$172,100
Total	215	215	215	215	215	215	223	223	227	227	1,270	1,272	1,285	1,288	1,288	

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0330	0.0325	0.0321	0.0319	0.0311	0.0305	0.0313	0.0310	0.0315	0.0314	0.1729	0.1731	0.1749	0.1757	0.1741

15 Year Average	2007-2021
Quantity Standard	0.0791
Quality Standard	\$4,221
Service Standard	\$334

D.C. Amount (before deductions)	Buildout
Forecast Population	2,611
\$ per Capita	\$334
Eligible Amount	\$871,735



Schedule B-6
Town of Parry Sound
Service Standard Calculation for
Services Related to a Highway – Public Works Facilities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
PW Storage Shed	-	-	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	1,912	\$126	\$156
PW Salt Storage Facility	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	2,688	\$100	\$127
PW Warehouse	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	5,860	\$148	\$180
Cold Mix Storage Shed	-	-	-	-	-	-	-	-	332	332	332	332	332	332	332	\$136	\$167
PW Shop Addition	-	-	-	-	-	-	-	-	8,994	8,994	8,994	8,994	8,994	8,994	8,994	\$40	\$61
PW Mezzanine	-	-	-	-	-	-	-	-	-	8,004	8,004	8,004	8,004	8,004	8,967	\$5	\$22
Total	8,548	8,548	10,460	10,460	10,460	10,460	10,460	10,460	19,786	27,790	27,790	27,790	27,790	27,790	28,753		

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	1.3120	1.2930	1.5640	1.5503	1.5135	1.4856	1.4689	1.4564	2.7446	3.8448	3.7830	3.7810	3.7830	3.7918	3.8871

15 Year Average	2007-2021
Quantity Standard	2.4839
Quality Standard	\$114
Service Standard	\$282

D.C. Amount (before deductions)	Buildout
Forecast Population	2,611
\$ per Capita	\$282
Eligible Amount	\$737,425



Schedule B-7
Town of Parry Sound
Service Standard Calculation for
Services Related to a Highway – Public Works Vehicles & Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
1995 Sweeper (Public Works)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$60,000
2005 Case 580 Loader/Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$149,000
Case Articulated Wheel Loader	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$177,000
2009 Trackless 60" Angling Sweeper	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,000
Thompson Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,600
Motorola TRBO Radio Repeater	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,900
2010 Trackless MT6 Municipal Tractor	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$191,000
Snowblower 51" Attachment	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$12,600
2012 Trackless MT6 with attachments	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$235,000
2005 Genie T250 Lift	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$45,100
Bucket & Hyd.Thumb Attachments to Loader	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-	\$10,600
3020 AMMAN Compactor	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$7,300
1994 Vacuum Truck (unlicensed) Used	-	-	-	-	-	-	-	1	1	1	1	1	1	-	-	\$25,600
Crossing Signals - Cascade St	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$131,000
Vehicle Hoist	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$19,000
4Wheel Drive Loader w Backhoe	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$170,000
Boom Flail Mower	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$46,400
(07-740) 2015 Elgin Pelican Sweeper	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$273,000
(07 640) - 2017 MADVAC LN50	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$76,600
(07 770) Bobcat Compact Excavator	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$71,900
Aluminum Chipper Box	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$6,400
Shouldering Blade	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$19,900
2018 Maclean's MV-4 Sidewalk Tractor	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$211,000
Storm Sewer Locator	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$8,100
Solar Portable Traffic Signals	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$18,000
2019 Caterpillar 918M Compact Wheel Loader	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$228,000
Heavy Equipment Scanner	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,700
2000 Ford Sterling - 7 Ton Plow	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$157,000
2002 Ford Sterling - 7 Ton Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$157,000
2004 Ford Sterling - 7 ton Plow	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$102,000
2005 Chev Colorado LS CRE	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$48,500
2005 Ford F150 1/2 Ton	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$48,500
2006 Ford Sterling L7501 - 5 Ton Plow	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$138,000
1999 Chev 1/2 ton	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$44,400
2000 Chev 1/2 ton	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$44,400
2007 Ford F150 1/2 ton	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$48,500
2007 Chev 1/2 Ton	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$44,400
2008 Chev 1/2 Ton	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$43,100
2008 Ford F450 Super Duty	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$76,100
2009 F250 Ford 4x4 Super Duty	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	\$56,100
9' Job Boss Heavy Duty Steel Dump Body	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,700
Snowplow & Sander attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000



Schedule B-7 Continued
Town of Parry Sound
Service Standard Calculation for
Services Related to a Highway – Public Works Vehicles & Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
2013 w/star Dump (Large Plow Truck)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$262,000
2010 Dodge 1500 OC 4x4	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	\$28,200
2013 Ford F150 XLT Supercrew	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$50,300
2014 Western Star 7-Ton	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$257,000
2016 Ford F-450 XL	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$126,000
2015 GMC Sierra WT	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$47,400
GMC Sierra 1500 4W1SA	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$43,300
2015 Honda CRV	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$29,900
(08-070) 2017 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$46,500
(08-270) 2016 GMC Sierra WT 4WD 350	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$73,100
(08-010) 2016 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$43,800
2016 7 ton Western Star	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$292,000
Tandem Trailer (08-440)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$12,600
Utility Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$2,200
2016 Dodge Promaster 2500	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$100,000
(08 120) 7 Ton Western Star	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$256,000
(08 435) Public Works Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$8,300
2014 Vactor 2100 Combo	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$429,000
Spreader 10ft, 9.6 Cu Yd	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$27,000
Total	16	18	21	21	21	18	22	26	28	31	35	39	44	44	44	

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0025	0.0027	0.0031	0.0031	0.0030	0.0026	0.0031	0.0036	0.0039	0.0043	0.0048	0.0053	0.0060	0.0060	0.0059

15 Year Average	
Quantity Standard	0.0040
Quality Standard	\$87,718
Service Standard	\$351

D.C. Amount (before deductions)	
Forecast Population	2,611
\$ per Capita	\$351
Eligible Amount	\$916,122



Schedule B-8 Town of Parry Sound Service Standard Calculation for Fire Protection Services – Facilities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Station (4 Church St)	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	26,179	\$240	\$294
Total	26,179																

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397		
Per Capita Standard	4.0183	3.9599	3.9143	3.8801	3.7880	3.7181	3.6763	3.6451	3.6314	3.6219	3.5637	3.5618	3.5637	3.5720	3.5391		

15 Year Average	2007-2021
Quantity Standard	3.7102
Quality Standard	\$294
Service Standard	\$1,091

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$1,091
Eligible Amount	\$2,112,899



Schedule B-9
Town of Parry Sound
Service Standard Calculation for
Fire Protection Services – Vehicles and Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
2006 E-One Typhoon Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$686,200
2000 Freightliner Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$686,200
Pumper 1	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$686,200
1998 GMC Support-van	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$187,000
Pumper Rescue	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$686,200
2012 GMC Sierra 1/2 Ton - red	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$62,000
1992 Telesquirt Ariel	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$1,382,000
2014 E-One Telesquirt	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,382,000
2007 GMC Sierra 1500	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$69,000
FPO Pickup	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$69,000
Total	6															

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

15 Year Average	2007-2021
Quantity Standard	0.0008
Quality Standard	\$555,600
Service Standard	\$444

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$444
Eligible Amount	\$860,958



Schedule B-10
Town of Parry Sound
Service Standard Calculation for
Fire Protection Services – Small Equipment & Gear

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Sea container	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$4,100
Schwink Premier STS Tube Heaters - 40'	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$7,700
Fire Fighter's Personal Equipment	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	\$10,600
Emergency Powered Generator (Firehall)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$59,000
Motorola 7000e Series Portable Radio	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,800
Motorola Mototrbo Analog/Digital Repeater	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
SCBA	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	\$14,000
Total	58	59	60	60												

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0089	0.0088	0.0087	0.0086	0.0084	0.0082	0.0081	0.0081	0.0080	0.0080	0.0079	0.0080	0.0082	0.0082	0.0081

15 Year Average	2007-2021
Quantity Standard	0.0083
Quality Standard	\$12,420
Service Standard	\$103

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$103
Eligible Amount	\$199,685



Schedule B-11
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Parkland Development

Service: Parkland Development
 Unit Measure: Number of Parks

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Kinsmen Park (incl. betterments to 2005)	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	22.460	\$150,000
Market Square Pk - 1-2-02000	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	0.838	\$70,000
Centennial Park (old beach) 1-1-01450, 1-1-04700, & 1-2-16100	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	0.430	\$70,000
Yvonne Wms Park 5-1-14600	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	2.770	\$70,000
Cherry St Park 2-3-0660	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	0.150	\$70,000
William St. Park 2-3-02120	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	1.460	\$70,000
Skate Bd Park 4-4-00300	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	1.550	\$70,000
Booth St Park 4-3-11500 & 4-3-10600	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	0.400	\$70,000
Mission Park 4-4-01600, 01700, 4-4-02750 access road, & 4-3-14500	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	\$70,000
Tower Hill 17 George St. 4-2-14100 & 4-3-02700	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	13.940	\$150,000
Waubuno (new beach) 1-4-07500	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	7.730	\$100,000
Seguin River Parkette & Shoppers Dock Property	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	0.330	\$70,000
Treetops	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	2.310	\$70,000
Big Sound Marina Property/Land	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	0.620	\$70,000
Big Sound Marina Water Lot	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	12.400	\$100,000
Total	69.288															

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0106	0.0105	0.0104	0.0103	0.0100	0.0098	0.0097	0.0096	0.0096	0.0096	0.0094	0.0094	0.0094	0.0095	0.0094

15 Year Average	2007-2021
Quantity Standard	0.0098
Quality Standard	\$120,989
Service Standard	\$1,186

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$1,186
Eligible Amount	\$2,296,682



Schedule B-12
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Parkland Amenities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Skateboard Park	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$24,900
Big Sound Marina Breakwater & Dock C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,678,000
Algonquin Regiment Flag Poles	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$23,505
Algonquin Regiment Stairs	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$625,754
Big Sound Marina	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$717,000
Dock B - Big Sound Marina	-	-	-	-	-	-	-	-	-	-	62	62	62	62	62	\$177,000
Town Dock Facilities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$410,000
Town Dock Parking Lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$297,000
Dock - Bandshell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,800
Town Dock Gazebo Bench	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$5,100
Town Dock Gazebo	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	\$32,600
Town Dock Washrooms - Roof	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$13,200
Town Dock-Electrical for Power Outlets	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$12,700
Kinsmen Park - Mtce Shed - Structural	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,300
Kinsmen Park - Mtce Shed - Roof	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,100
Kinsmen Park - Mtce Shed - Other	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,400
Kinsmen Park- Bldg Structural	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$822,000
Kinsmen Bldg - Roofing	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$63,600
Kinsmen Bldg - HVAC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$176,000
Kinsmen Bldg - Other services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$235,000
Kinsmen Bldg - Outdoor Arena	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$334,000
Lookout Tower 2006 Rebuild	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$277,000
Waubuno Beach Pavilion - structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$82,800
Waubuno Beach Pavilion - roof	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,200
Waubuno Beach Pavilion - other services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$165,000
Waubuno B Storage Shed - structure	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,500
Waubuno B Storage Shed - roof	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600
Fencing - Kinsmen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$134,000
Paved Parking Lot - Kinsmen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$98,000
Lights - Kinsmen Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$206,000
Bleachers - Kinsmen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,300
Yvonne Wms Park - Landscaping/gardens	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$34,200
Parking Lot - Yvonne Wms Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$51,300
Yvonne Williams Dog Park	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$18,000
Trail Construction & Site Prep	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$386,000
Wood Fence - 2 sections - Fitness Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,300
Retaining walls - Fitness Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$96,600
Lighting (incl. electric) - fitness trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$179,000
Lights - Fitness trail extension	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$156,000
Trail const & site prep - Fitness NorthE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$167,000
Lighting - Fitness trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,500
Trail Const & site prep - South East	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$333,000
Algonquin Regiment Monument	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$26,900
Parking Lot - Tower Hill	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$206,000



Schedule B-12 Continued
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Parkland Amenities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Paved side laneway - handicapped parking	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$48,300
Concrete Handi-cap ramp- Waubuno Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$57,800
Hand railing on handicap ramp	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,600
Breakwater - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Docks - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,700
Concrete beach wall - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,900
Irrigation system - Waubuno Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,700
Sand, fill, sod, trees - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$257,000
Lights - posts - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,400
Walkways - paving stones - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$145,000
Main parking area - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$489,000
Smaller Parking Lot - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,600
Access road to Bathrooms - Waubuno Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,900
Access road to boat launch - Waubuno B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,700
Playground equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,100
Fountain Market Square (G8 Project)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$57,300
Little Tikes Cherry St. Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,400
Little Tikes Booth St. Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,100
Misson Park - Little Tikes Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,400
Picnic Tables - Parks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,800
Cherry St - Little Tikes playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,600
Wm St. Park - Little Tikes playground eq	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,000
Booth St. Park - Little Tikes	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,100
Parkette & street furniture (G8 Project)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$34,200
Park/street furniture (Paris Equip)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$46,500
Mission Park Playground Equipment	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$21,700
Little Tikes Waubuno Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,300
Waubuno Beach - Little Tikes Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,600
Ranger Cabin - Structure	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$25,400
Ranger Cabin - Roof	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$1,800
Ranger Cabin - Other Services	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$3,200
Waubuno Beach Pavilion - Washrooms	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$53,100
Treetops	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$269,000
Community Garden Irrigation (Booth St)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$15,900
Tennis Courts - Finished Area BOCC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,600
Chain Link Fencing - BOCC Tennis Courts	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,100
Tennis Courts Lighting	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$4,300



Schedule B-12 Continued
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Parkland Amenities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Dog Park Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	12	12	\$1,100
Total	57	57	60	63	64	64	66	66	70	71	140	143	145	156	157	

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0087	0.0086	0.0090	0.0093	0.0093	0.0091	0.0093	0.0092	0.0097	0.0098	0.0191	0.0195	0.0197	0.0213	0.0212

15 Year Average	2007-2021
Quantity Standard	0.0129
Quality Standard	\$132,948
Service Standard	\$1,715

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$1,715
Eligible Amount	\$3,322,013



Schedule B-13
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Parkland Trails

Service: Parkland Trails
 Unit Measure: Number of Trails

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ Linear Metre)
Fitness Trail - CNR - 1-4-15100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,000
Fitness Trail - 2nd part from CNR #	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150
Fitness Trail via # 171522	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Fitness Trail - # 182225	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130
Fitness Trail # 149903 CNR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$139,700
Fitness Trail 4-4-12600	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$820
Fitness Trail - CPR 1-4-15100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,800
Total	7															

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009

15 Year Average	2007-2021
Quantity Standard	0.0010
Quality Standard	\$49,120
Service Standard	\$49

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$49
Eligible Amount	\$95,145



Schedule B-14
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Recreation Facilities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with site works, parking, etc.
Bobby Orr Community Centre	42,108	42,108	48,653	48,653	48,653	48,653	48,653	48,653	48,653	48,653	48,653	48,653	48,653	48,653	48,653	\$302	\$350
Total	42,108	42,108	48,653														

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	6.4633	6.3694	7.2746	7.2110	7.0399	6.9099	6.8323	6.7743	6.7489	6.7312	6.6230	6.6194	6.6230	6.6384	6.5774

15 Year Average	2007-2021
Quantity Standard	6.7624
Quality Standard	\$350
Service Standard	\$2,367

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$2,367
Eligible Amount	\$4,584,569



Schedule B-15
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Vehicles and Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
1995 Olympia Zamboni	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$91,400
BOCC - folding tables & stacking chairs	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$26,800
Arena - N6WA Compressor	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,400
2010 Kitchen appliances & dishes	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$155,000
Telephone system - 2010 Arena Rebuild	-	-	-	1	1	1	1	1	1	1	1	1	-	-	-	\$16,500
Sound System - BOCC 2010 rebuild	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$42,400
Folding tables and chairs	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$28,500
BOCC Awning	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$8,900
Olympia Millolympia Millennium	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$106,000
Skateboard Park	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$24,900
Power Sanitizer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,600
Power Sanitizer (BOCC)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$2,700
Mower (07-910)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$12,200
Floor Scrubber	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,000
Signage - Kinsmen Park	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,800
Well Pump to Pressure Tank	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,000
2003 Kubota -32 HP Tractor & Mower	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$35,300
2007 Kubota 28HP Outfront Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,900
2007 Kodiak w/Winch 4 wheeler ATV	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$11,000
2003 Kubota F2560E 23 HP Outfront Mower	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$22,400
Fitness Trail -signs	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,100
Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,500
2009 Chev Silverado	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	\$23,400
2009 CHEV SILVERADO W/T 1500	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	\$23,400
2005 FORD F250	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$37,000
2014 GMC Sierra Red	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$45,700
Mobi Mat	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$8,200
(07-940) 2016 Sportsman 450 EPS	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$11,000
(07-950) 2016 Sportsman 450 EPS	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$11,000
(07-925) Kubota ZD1211-60	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$25,100
(07-850) Kubota L3901 HST	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$39,700
Kinsmen Park Irrigation System	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$19,800
(08-040) 2016 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$21,900
(08-250) 2016 Chevrolet Silverado 2500HD	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$46,300
Freenotes Equipment	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$4,600
(08 422) Parks Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$11,100
Trail Head Signage	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$9,500



Schedule B-15 Continued
Town of Parry Sound
Service Standard Calculation for
Parks and Recreation Services – Vehicles and Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
LED Vapour Tight 120W	-	-	-	-	-	-	-	-	-	-	-	-	21	21	21	\$720
Mower (07-910)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$12,200
Total	10	12	15	18	20	20	20	21	24	24	26	28	49	53	53	

Population	7,041	7,041	7,041	7,041	7,041	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0014	0.0017	0.0021	0.0026	0.0028	0.0028	0.0028	0.0029	0.0033	0.0033	0.0035	0.0038	0.0067	0.0072	0.0072

15 Year Average	2007-2021
Quantity Standard	0.0036
Quality Standard	\$28,514
Service Standard	\$103

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$103
Eligible Amount	\$198,833



Schedule B-16
Town of Parry Sound
Service Standard Calculation for
Library Services – Facilities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Parry Sound Public Library	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	\$488	\$606
Total	7,717																

Population	7,041	7,041	7,041	7,041	7,041	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	1.0960	1.0960	1.0960	1.0960	1.0960	1.0960	1.0837	1.0745	1.0705	1.0677	1.0505	1.0499	1.0505	1.0529	1.0433

15 Year Average	2007-2021
Quantity Standard	1.0746
Quality Standard	\$606
Service Standard	\$651

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$651
Eligible Amount	\$1,261,433



Schedule B-17 Town of Parry Sound Service Standard Calculation for Library Services – Collection Materials

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Print Volumes	39,941	37,698	38,388	38,368	67,769	53,883	55,123	55,500	57,031	44,832	45,688	45,701	20,613	21,912	29,772	\$34
Reference Volumes	1,820	1,829	1,831	1,833	1,875	1,285	1,017	-	-	-	-	-	-	-	-	\$340
CD and DVD Copies	-	-	-	-	2,585	1,976	1,848	4,235	4,759	4,886	4,612	11,679	4,233	4,258	4,258	\$23
CD ROMs	42	42	647	716	716	-	-	-	-	-	-	-	-	-	-	\$57
Special Collections - Original Format	-	-	-	-	3	774	774	871	871	872	522	54	54	-	-	\$57
Special Collections - Digital Format	-	-	-	-	-	88	12	12	11	11	2	392	392	-	-	\$46
Print Periodical Titles	-	-	-	-	-	-	-	-	-	3,392	10	5	12	7	7	\$57
Databases and Database Subscriptions	17	7	27	27	13	13	18	18	18	1	2	4	5	4	4	\$400
Public Access Workstations	11	11	12	13	12	12	12	10	8	7	7	7	5	4	5	\$1,300
Number of lending laptops, netbooks, and tablets (e.g. iPads)	-	-	-	-	-	-	-	-	-	-	7	7	5	5	5	\$690
E-readers	-	-	-	-	-	2	2	2	7	-	-	-	-	-	-	\$230
E-Periodicals	16,697	18,498	18,483	18,483	23,543	45,223	46,090	51,940	49,129	-	-	-	-	-	-	\$80
E-Books	-	-	-	-	-	-	-	-	-	-	-	-	-	87,710	88,050	\$69
E-Audio Books	-	-	-	-	-	-	-	-	-	-	-	-	-	23,638	25,755	\$69
E-Books and E-Audio Books	-	-	-	-	1,644	46,250	52,511	74,372	78,915	107,915	127,641	147,950	149,858	-	-	\$69
Victor Daisy Readers	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$540
Early Literacy Stations (purchased December 2021)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	\$3,800
Total	58,528	58,085	59,388	59,440	98,160	149,506	157,407	186,960	190,749	161,918	178,493	205,801	175,179	137,540	147,862	

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	8.98	8.79	8.88	8.81	14.20	21.23	22.10	26.03	26.46	22.40	24.30	28.00	23.85	18.77	19.99

15 Year Average	2007-2021
Quantity Standard	18,8530
Quality Standard	\$60
Service Standard	\$1,126

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$1,126
Eligible Amount	\$2,181,333



Schedule B-18 Town of Parry Sound Service Standard Calculation for Ambulance Services – Facilities

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Powassan Ambulance Base	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	\$404	\$462
South River Ambulance Base (lease)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$425	\$485
Burks Falls Ambulance Base (lease)	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	\$420	\$480
Argyle Ambulance Base (lease)	-	-	-	-	-	-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	\$430	\$491
Argyle Garage (lease)	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$458	\$522
Pointe au Base (lease)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,000	2,000	2,000	2,000	\$430	\$491
Parry Sound Base (lease)	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	7,800	\$404	\$462
Seguin Base (lease)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,000	2,000	\$430	\$491
Total	19,800	20,800	20,800	21,800	21,800	22,800	22,800										
Town's Share	6.5869%	6.6606%	6.6600%	6.6550%	6.5187%	6.4964%	6.6001%	6.5458%	6.5153%	6.4354%	6.2144%	6.1821%	6.1531%	6.0705%	6.0766%		
Total Town's Share	1,304	1,319	1,319	1,318	1,291	1,286	1,307	1,296	1,290	1,339	1,293	1,348	1,341	1,384	1,385		

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.2002	0.1995	0.1972	0.1953	0.1868	0.1827	0.1835	0.1805	0.1789	0.1852	0.1760	0.1834	0.1826	0.1888	0.1873

15 Year Average	2007-2021
Quantity Standard	0.1872
Quality Standard	\$474
Service Standard	\$89

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$89
Eligible Amount	\$171,812



Schedule B-19
Town of Parry Sound
Service Standard Calculation for
Ambulance Services – Vehicles and Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
2007 Ford Gas Roland - Expedition	2	2	2	2	2	2	2	2	2	2	1	1	1	1	-	\$101,000
2003 Ford Diesel Demers 02 MOD	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$101,000
2003 Ford Diesel Demers 02 MOD	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$101,000
2002 Ford Diesel Demers 02 MOD	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$102,800
2001 Ford Diesel Memers 4x4	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$100,600
2003 Diesel Demers 02 MOD	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$96,200
2005 Ford Diesel Crestline 02 MOD	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$149,400
2006 Diesel Crestline 02 MOD	4	4	4	4	2	-	-	-	-	-	-	-	-	-	-	\$149,400
2007 Ford Diesel Crestline 02 MOD	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$149,400
2002 Ford Gas Roland - F150	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$98,900
2008 Ford E350 Crestliner 02 Model	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$162,900
2008 Ford E-350 Crestline 02 MODEL	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$162,900
2008 Ford E-350 #FM-6757	-	-	1	1	1	1	1	1	1	-	-	-	-	-	-	\$162,300
2010 Ford E-350 FM-7673	-	-	-	1	1	1	1	1	1	-	-	-	-	-	-	\$175,100
2010 Ford E-350 FM-7672	-	-	-	1	1	1	1	1	1	1	-	-	-	-	-	\$157,600
2011 Ford E-350 Commander	-	-	-	-	2	2	2	2	2	2	1	-	-	-	-	\$152,200
2012 Ford E-350	-	-	-	-	-	-	2	2	2	2	2	1	-	-	-	\$165,600
2012 E-350 Ford	-	-	-	-	-	-	1	1	1	1	1	-	-	-	-	\$165,600
2013 Ford E-350	-	-	-	-	-	-	-	1	1	1	1	1	-	-	-	\$160,300
2013 Ford E 350	-	-	-	-	-	-	-	1	1	1	1	1	1	-	-	\$160,300
2013 Ford F150 Supercrew	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$73,200
2014 Ford E-350 Crestline Ambulance	-	-	-	-	-	-	-	-	4	4	4	4	4	-	-	\$82,500
2006 Ford Ambulance - refurb	-	-	-	-	1	1	1	1	-	-	-	-	-	-	-	\$71,500
2015 Ford E-350 Crestline Ambulance	-	-	-	-	-	-	-	-	-	2	2	1	1	1	1	\$177,000
2015 E-350 Ambulance	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$177,000
2016 Ford E-350	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$102,100
2016 RAM 1500 4WD Quad - PRU	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$38,900
2017 E-350 Ambulance	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	\$158,900
2017 Ford E-350 Crestline	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$154,100
2018 Ford E-350 Crestline	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$155,700
2019 Ford E-350 Crestline	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$152,900
PRU 5321 2020 Ford Explorer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$74,900
PRU 5320 2020 Ford Explorer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$65,500
2021 GMC Sierra 1500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$76,000
2021 Ford Explorer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$72,900
Proflex Stetchers & IV Poles	4	4	4	4	4	4	4	4	4	4	4	4	-	-	-	\$27,300
ESU Trailer #2 - MCI Ford Car Mate	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$57,900
Heartstart Defib w case/battery	16	16	16	16	16	16	16	16	16	16	16	-	-	-	-	\$54,100
2 Proflex Stetchers & Poles & Trays	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	\$14,000
50 Pro-Lite XT Spineboards	50	50	50	50	50	50	50	50	50	50	50	-	-	-	-	\$16,300



Schedule B-19 Continued
Town of Parry Sound
Service Standard Calculation for
Ambulance Services – Vehicles and Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Refurbished Stretchers, stair chairs, et	-	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$7,600
Mobile GPS/AVL Units	6	6	6	6	6	6	6	6	6	6	6	-	-	-	-	\$95,400
Cadex c7200 w/2 battery adapters	3	3	3	3	3	3	3	3	3	-	-	-	-	-	-	\$11,200
Heartstart Defibrillators 4000 w (4x)	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$29,200
Heartstart 4000 W - defibrillator	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$30,400
Guardian Generator - 15000 watts	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$17,400
ESCU Trailer #1 - 2900 lb axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,800
Heartstart 4000 W (2x)	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$59,900
Proflex Stretcher & IV Pole	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$8,800
Defibrillators & cabinets	22	22	22	22	22	22	22	22	22	22	22	-	-	-	-	\$79,300
Defibs, cabinets & medical devices	-	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$23,800
Defib, cabinets, & other medical equip	-	-	1	1	1	1	1	1	1	1	1	1	1	-	-	\$21,100
12 Defib E Series (Zoll)	-	-	-	12	12	12	12	12	12	12	-	-	-	-	-	\$29,700
HeartStart onsite G2005 Defib (x2)	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$5,600
Rescuenet Speciality Software	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$17,400
3 HeartStart Defibrillators	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	\$8,500
E-Series AED & Battery Packs(Zoll)	-	-	-	-	-	-	2	2	2	2	-	-	-	-	-	\$30,800
E-Series AED & Battery Pack (Zoll)	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	\$28,500
21 Infant/Child Heartstart HS1	-	-	-	-	-	-	1	1	1	1	1	1	1	-	-	\$41,200
Panasonic MK-3 (in vehicle computers)	-	-	-	-	-	-	-	10	10	10	10	10	-	-	-	\$54,400
Ferno AV/ECO Vehicle Systems	-	-	-	-	-	-	-	16	16	16	16	16	-	-	-	\$86,100
8 Chairs - Stair Pro Model 6252	-	-	-	-	-	-	-	8	8	8	8	8	-	-	-	\$29,300
Pooled Medical Equip - AED Pkgs, etc	-	-	-	-	-	-	-	6	6	6	6	6	6	6	6	\$14,400
Stryker Chair for EMS Vehicle	-	-	-	-	-	-	-	-	2	2	2	2	2	-	-	\$8,000
4 Power Pro Ambulance Cot	-	-	-	-	-	-	-	-	4	4	4	4	4	4	4	\$85,100
2014 Panasonic Toughbook	-	-	-	-	-	-	-	-	6	6	6	6	6	-	-	\$32,400
4 ZOLL AED Packages	-	-	-	-	-	-	-	-	4	4	4	4	4	4	4	\$2,400
2015 Pooled Medical Equipment - AEDs	-	-	-	-	-	-	-	-	-	8	8	8	8	8	8	\$21,300
Paramedic Floater Suits	-	-	-	-	-	-	-	-	-	-	-	-	-	102	102	\$22,700
2019 Pooled Defibs	-	-	-	-	-	-	-	-	-	-	-	-	-	24	24	\$9,100
2019 Pooled Toughbooks	-	-	-	-	-	-	-	-	-	-	-	-	-	17	17	\$53,500
EMS Video Conferencing Equipment	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$10,400
X Series Defibrillators	-	-	-	-	-	-	-	-	-	-	-	16	16	16	16	\$34,500
Autopulse Plus	-	-	-	-	-	-	-	-	-	-	-	10	10	10	10	\$22,600
NAJO RediWide 18 pins	-	-	-	-	-	-	-	-	-	-	-	25	25	25	25	\$500
EMS Server	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$6,000
Stryker Stair Pro	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$4,000
Power Pro Ambulance Cot	-	-	-	-	-	-	-	-	-	-	4	7	8	8	8	\$37,700



Schedule B-19 Continued
Town of Parry Sound
Service Standard Calculation for
Ambulance Services – Vehicles and Equipment

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

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Autopulse Quick Case	-	-	-	-	-	-	-	-	-	-	-	-	10	10	10	\$500
Total	124	128	130	141	144	142	149	192	208	210	200	155	134	263	264	
Town's Share	6.5869%	6.6606%	6.6600%	6.6550%	6.5187%	6.4964%	6.6001%	6.5458%	6.5153%	6.4354%	6.2144%	6.1821%	6.1531%	6.0705%	6.0766%	
Total Town's Share	8	9	9	9	9	9	10	13	14	14	12	10	8	16	16	

Population	6,515	6,611	6,688	6,747	6,911	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397	
Per Capita Standard	0.0013	0.0013	0.0013	0.0014	0.0014	0.0013	0.0014	0.0017	0.0019	0.0019	0.0019	0.0017	0.0013	0.0011	0.0022	0.0022

15 Year Average	2007-2021
Quantity Standard	0.0016
Quality Standard	\$42,488
Service Standard	\$68

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$68
Eligible Amount	\$131,677



Schedule B-20 Town of Parry Sound Service Standard Calculation for Provincial Offences Act Services – Facilities

Service: Provincial Offences Act including By-law Enforcement - Facilities
Unit Measure: sq.ft. of building area

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Parry Sound Courtroom	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	6,923	\$1,000	\$1,120
Sundridge Court Room	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$346	\$398
By-law Enforcemnt Facility	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	1,088	\$303	\$351
Total	11,511																
Population	7,041	7,041	7,041	7,041	7,041	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397		
Per Capita Standard	1.6349	1.6349	1.6349	1.6349	1.6349	1.6349	1.6165	1.6028	1.5968	1.5926	1.5670	1.5662	1.5670	1.5707	1.5562		

15 Year Average	2007-2021
Quantity Standard	1.6030
Quality Standard	\$828
Service Standard	\$1,327

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$1,327
Eligible Amount	\$2,570,341



Schedule B-21
Town of Parry Sound
Service Standard Calculation for
Provincial Offences Act Services – Vehicles and Equipment

Service: Provincial Offences Act including By-law Enforcement - Vehicles & Equipment
 Unit Measure: No. of Vehicles and Equipment

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)
2010 Ford Transit Connect Van	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$46,000
By-law Van	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$33,000
Pooled Courtroom Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
POA Printer (Pooled IT)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,100
2007 Ford Focus	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$12,000
Total	4	3	3	3	4	4										

Population	7,041	7,041	7,041	7,041	7,041	7,041	7,121	7,182	7,209	7,228	7,346	7,350	7,346	7,329	7,397
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0004	0.0004	0.0004	0.0005	0.0005

15 Year Average	2007-2021
Quantity Standard	0.0005
Quality Standard	\$20,560
Service Standard	\$10

D.C. Amount (before deductions)	20 Year
Forecast Population	1,937
\$ per Capita	\$10
Eligible Amount	\$19,912



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. 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 D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving 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 Town's approved 2021 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 that 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. Table C-1 provides for the 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
Town of Parry Sound
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	75	0.005855083
Services Related to a Highway	40	0.016555748
Parkland Development	40	0.016555748
Vehicles	15	0.057825472
Small Equipment & Gear	8	0.116509799
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 Town 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
Town of Parry Sound
Operating and Capital Expenditure Impacts
for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
Treatment, Pumping, and Linear Infrastructure	43,610,583	1,176,888	1,284,671	2,461,559
2. Water Services				
Pumping and Linear Infrastructure	13,842,600	218,044	502,264	720,308
3. Services Related to a Highway				
Roads and Related, Facilities, and Fleet	19,049,382	884,932	1,021,163	1,906,095
4. Fire Protection Services				
Facilities, Fleet, and Equipment & Gear	401,000	47,538	146,878	194,416
5. Parks and Recreation Services				
Parkland Development, Amenities, Trails, Recreation Facilities, and Fleet	31,757,809	827,276	504,082	1,331,358
6. Provincial Offences Act including By-law Enforcement Services				
Facilities and Fleet	2,100	54	124,200	124,254
7. Ambulance Services				
Facilities and Fleet	413,000	63,814	2,611,554	2,675,368
8. Library Services				
Facilities and Collection Materials	1,427,843	148,979	107,532	256,511
Total	110,504,317	3,367,525	6,302,345	9,669,870



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The Development Charges Act, 1997 (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 Act 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 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 assets 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 beginning of the year, given in the year, and outstanding at the end of the year by 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;
- a statement for each service for which a D.C. is collected during the year related to:
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant D.C. background study, to be incurred during the term of the applicable development charge by-law; and
 - if the answer to the item above is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;
- 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; and
- for any service for which a D.C. 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.

Recent changes arising from the *More Homes for Everyone Act, 2022* provide that the Council shall make the statement available to the public by posting the statement on the



municipal website or, if there is no such website exists, in the municipal office, and that other posting requirements may be provided in the regulations. Currently, no regulations have been provided.

Based upon the above, Figure D-1 and Attachments 1 and 2 (see Figures D-2a, D-2b and D-3), set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 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
Town of Parry Sound
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Water Services	Wastewater Services	Services Related to a Highway	Fire Protection Services	Parks and Recreation Services	Provincial Offences Act including By-law Enforcement Services	Ambulance Services	Library Services	Total
Opening Balance, January 1, _____									0
<u>Plus:</u>									
Development Charge Collections									0
Accrued Interest									0
Repayment of Monies Borrowed from Fund and Associated Interest ¹									0
Sub-Total	0	0	0	0	0	0	0	0	0
<u>Less:</u>									
Amount Transferred to Capital (or Other) Funds ²									0
Amounts Refunded									0
Amounts Loaned to Other D.C. Service Category for Interim Financing									0
Credits ³									0
Sub-Total	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	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
Town of Parry Sound
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
 Town of Parry Sound
 Attachment 1
 Annual Treasurer's Statement of Development Charge Reserve Funds
 Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<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
Town of Parry Sound
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					



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Town's General Local Service Policy Guidelines and delineates between Development Charges (D.C.) and local service funding for the following municipal services:

- Services Related to a Highway;
- Stormwater Management;
- Water;
- Wastewater; and
- Parkland Development.

The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included as an eligible project in the D.C. Background Study, versus infrastructure that is considered as a local service, to be emplaced or funded directly 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 subsection 59(2) of the Development Charges Act, 1997 (D.C.A.)), on its own merits having regard to the nature, type and location of the development and municipal services and any existing and proposed development in the surrounding area, amongst other factors.

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, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.



The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; 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 and lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod, topsoil, paving, etc.); street trees and landscaping; parking lanes and lay-bys; driveway entrances; noise attenuation systems; railings and safety barriers.

For the purpose of interpreting this guideline the following meanings will be used:

- Local roads are designed to accommodate low volumes of traffic and to provide access to individual properties. Right-of-way (R.O.W.) widths generally range from 20 metres to 22 metres.
- Collector roads are designed for the movement of moderate volumes of intra-community traffic or traffic within employment or commercial districts. They can also act as local transit corridors. R.O.W. widths generally range from 20 metres to 24 metres.
- Arterial roads are intended to carry moderate to high volumes of traffic, distributing traffic to other classes of roads, acting as transit corridors and connecting to the Provincial highway system. R.O.W. widths range from 26 metres and greater.

E.1.1 Local and Collector Roads

- a. Local Roads: inclusive of all land and associated infrastructure, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- b. Collector Road Internal to Development: inclusive of all land and associated infrastructure, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- c. Collector Roads External to Development: inclusive of all land and associated infrastructure, are the developer's responsibility if needed to support a specific development or required to link with the area to which the plan relates under s.59 of the D.C.A.; otherwise, the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.



E.1.2 Arterial Roads

- a. Arterial Roads: new, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure, are included as part of the road project to be considered for inclusion in the Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- b. Land Acquisition for Arterial Roads within Existing R.O.W. to Achieve a Complete Street: are to be dedicated under the provisions of the Planning Act (s. 41, 51 and s. 53) through development lands; otherwise, in areas with limited development, the costs should be included in the road project and considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- c. Land Acquisition for Arterial Roads within a New R.O.W. to Achieve a Complete Street: are to be dedicated under the provisions of the Planning Act (s. 41, 51 and s. 53) through development lands, where possible, 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 a Highway: including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles, should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.1.3 Traffic Control Systems, Signals and Intersection Improvements

- a. On New and Existing Arterial Roads and Collector Roads Unrelated to a Specific Development: the costs should be included in the road project, or identified as separate projects, and considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- b. On Local Roads, for Private Site Entrances or Entrances to a Specific Development: are the developer's responsibility under s.59 of the D.C.A. as a local service.
- c. On Arterial Roads and Collector Roads, Intersections with MTO roads: the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.



E.1.4 Streetlights

- a. On New and Existing Arterial Roads: considered as part of the complete street, the costs should be included in the road project, or identified as separate projects, and considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- b. On All Local roads and Collector Roads Internal to Development: considered as part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- c. On Collector Roads External to Development: considered as part of the complete street, are the developer's responsibility if needed to support a specific development or required to link with the area to which the plan relates under s.59 of the D.C.A.; otherwise, the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.1.5 Transportation Related Pedestrian and Cycling Facilities

- a. Transportation Related Pedestrian and Cycling Facilities include sidewalks, multi-use trails, cycle tracks, and bike lanes: inclusive of all required infrastructure
- b. Within Arterial Roads, District Roads and Provincial Highway Corridors: the costs should be included in the road project, or identified as separate projects, and considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- c. Within or Linking to a Collector Road or Local Road Corridors Internal to Development: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- d. Within or Linking to a Collector Road or Local Road Corridors External to Development: considered part of the complete street, are the developer's responsibility if needed to support a specific development or required to link with the area to which the plan relates under s.59 of the D.C.A.; otherwise, the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- e. Multi-Use Trails Outside of R.O.W.: inclusive of all land and required infrastructure, which go beyond the function of a recreational trail and form part of the Town's active transportation network for cycling and/or walking the project



should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.1.6 Noise Abatement Measures

- a. External and Internal to Development: where related to, or a requirement of, a specific development, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- b. On New and Existing Collector or Arterial Roads: where abutting an existing community and unrelated to a specific development, the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.1.7 Transit Lanes and Lay-bys

- a. Within Arterial Roads, District Roads and Provincial Highway Corridors: the costs should be included in the road project, or identified as separate projects, and considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.
- b. Within Collector Road or Local Road Corridors Internal to Development: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- c. Within Collector Road or Local Road Corridors External to Development and needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- d. Within Collector Road Corridors External to Development but not required to support a specific development or required to link with the area to which the plan relates: the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.1.8 Parking Lanes and Lay-bys

- a. Within Arterial Roads, District Roads and Provincial Highway Corridors: the costs should be included in the road project, or identified as separate projects, and considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.



- b. Within Collector Road or Local Road Corridors Internal to Development: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- c. Within Collector Road or Local Road Corridors External to Development and needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- d. Within Collector Road Corridors External to Development but not required to support a specific development or required to link with the area to which the plan relates: the project should be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.2 Stormwater Management

- 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: considered as the developer's responsibility under s.59 of the D.C.A. as a local service.
- b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded arterial roads or collector roads external to a specific development which are funded as a development charges project: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- c. Erosion works, inclusive of all restoration requirements, related to a development application: considered as the developer's responsibility under s.59 of the D.C.A. as a local service.
- d. Monitoring works (if required): considered as the developer's responsibility under s.59 of the D.C.A. as a local service.
- e. 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: considered as the developer's responsibility under s.59 of the D.C.A. as a local service.



E.3 Transit Bus Stops and Amenities

- a. Internal to Development: considered part of the complete street, are the developer's responsibility under s.59 of the D.C.A. as a local service.
- b. On Arterial Roads or Collector Roads External to a Specific Development: considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.4 Parkland Development

E.4.1 Recreational Trails

- a. Recreational trails (Multi-use trails) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.): considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.4.2 Parkland

- a. Parkland Development: the developer is responsible to provide at base condition under s.59 of the D.C.A. as a local service, as follows:
 - Clearing and grubbing including tree removals.
 - Topsoil Stripping, screening, and stockpiling.
 - Final Grading to allow for positive drainage of the Park. 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 Director of Public Works.
 - Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with Town-approved seed mix. Maintenance of seed until acceptance by the Town.
 - Parks shall be free of any contaminated soil or subsoil.
 - Parks shall not be mined for fill.
 - Parks shall be conveyed free and clear of all encumbrances.



- Chain link perimeter fencing to the Town standards to separate the development lands from the Town lands or lands to be dedicated to the Town,
 - When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
 - The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
 - Required heritage features within the Park as set out within the Planning approval conditions.
- b. Program Facilities, Amenities, Trails, and Furniture, within Parkland: considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.

E.4.3 Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.

- a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the Town shall be considered as the developer's responsibility under s.59 of the D.C.A. 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 Town's required depth), landscape features, perimeter fencing and amenities and all planting.
 - Perimeter fencing to the Town standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Town.

E.5 Natural Heritage System (N.H.S.)

- a. N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries



of the Town: considered as the developer's responsibility under s.59 of the D.C.A. as a local service. Such costs include, but are not limited to:

- Riparian planting and landscaping requirements (as required by the Town, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- Perimeter fencing of the N.H.S. to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.

E.5.1 Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Town's development standards, as revised from time to time.
- b. All infrastructure assets shall be conveyed in accordance with the Town's development standards, as revised from time to time.
- c. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Town shall be in accordance with the Town's development standards, as revised from time to time.

E.5 Water and Wastewater Services

- a. Underground services, linear infrastructure for water and wastewater (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 water and wastewater treatment, storage, supply and/or pumping, 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 considered as the developer's responsibilities under s. 59 of the D.C.A. as a local service:

- Providing all underground services internal to the development, including water and sanitary services;
- Providing service connections from existing underground services to the development;



- 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 250mm for water and sanitary services and all sizes 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 Town;
- Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

The costs of the following items shall be considered for inclusion in Town's D.C. to the extent permitted under s.5(1) of the D.C.A.:

- Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with serviced areas to be included within the D.C.;
- Wastewater treatment plants and forcemains associated with serviced areas shall be included in the D.C.;
- Wastewater infiltration reduction program works to be included within the D.C.;
- External underground services involving trunk infrastructure and pipes for water and sanitary services, including extensions and/or upgrades to existing pipes, and looping of the system required to service growth; and
- Water, reservoir and/or sanitary pumping stations not required for the individual development, including upgrades to existing pumping stations required to service growth and/or to provide required redundancy.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

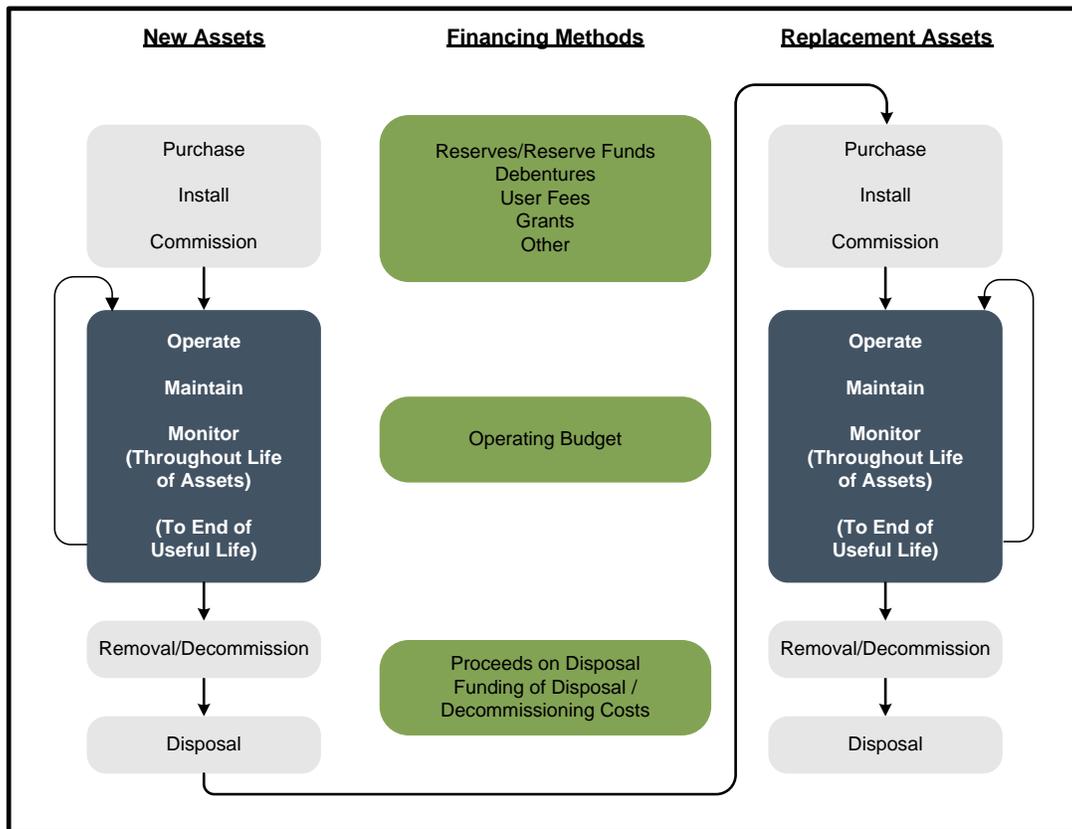
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 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 Town prepared an A.M.P. in 2022 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2022 \$) 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 Town'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 2022 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 \$12.15 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 \$5.08 million. This amount, totalled with the existing operating revenues of \$36.09 million, provide annual revenues of \$41.17 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Town of Parry Sound
Asset Management – Future Expenditures and Associated Revenues
2022\$

Item	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	1,720,899
Annual Debt Payment on Post Period Capital ²	-
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$4,049,294
Incremental Operating Costs (for D.C. Services)	
	\$6,302,345
Total Expenditures	\$12,072,538
Revenue (Annualized)	
Total Existing Revenue ⁴	\$36,093,315
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,083,948
Total Revenues	\$41,177,263

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

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have

⁴ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law – Water Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Water Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) “**Development**” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) “**Development Charge**” means a charge imposed pursuant to this by-law;
- (w) “**Dwelling Unit**” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) “**Existing Industrial**” means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) “**Farm Building**” means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) “**Grade**” means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) “**Gross Floor Area**” means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means hose services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

2.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

3.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;



(b) Two bedrooms – 20% reduction; and

(c) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(a) Affordable residential units; or

(b) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

4.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

5.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

6. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

7.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

8.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

9. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:
- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
- (b) The credit shall be calculated:
- (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
- (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

10. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
 - (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

11.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

12.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

13.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

14.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;

(b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

15. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

16. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

(a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;

(b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;

(c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



- (d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

17. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

18. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

- 19.

19.1 Where the Town 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.

19.2 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

20. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

21. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

22. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

23. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

24. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Urban Service

1. Water Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Water Services	\$7,556	\$5,852	\$5,635	\$3,350	\$3,402	\$5.13



Appendix H

Proposed D.C. By-law – Wastewater Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Wastewater Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

25. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) **“Development”** means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (w) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) **“Existing Industrial”** means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) **“Farm Building”** means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) **“Grade”** means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) **“Gross Floor Area”** means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means hose services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
 - (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

26.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

27.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (d) Three or more bedrooms – 25% reduction;



(e) Two bedrooms – 20% reduction; and

(f) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(c) Affordable residential units; or

(d) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

28.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

29.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

30. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

31.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

32.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

33. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:
- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
 - (b) The credit shall be calculated:
 - (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
 - (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
 - (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

34. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
- (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

35.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

36.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

37.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

38.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

39. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

40. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



- (d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

41. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

42. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

- 43.

19.3 Where the Town 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.

19.4 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

44. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

45. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

46. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

47. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

48. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Urban Service

1. Wastewater Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Wastewater Services	\$23,806	\$18,437	\$17,755	\$10,553	\$10,719	\$16.15



Appendix I

Proposed D.C. By-law – Services Related to a Highway



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Services Related to a Highway

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

49. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) “**Development**” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) “**Development Charge**” means a charge imposed pursuant to this by-law;
- (w) “**Dwelling Unit**” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) “**Existing Industrial**” means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) “**Farm Building**” means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) “**Grade**” means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) “**Gross Floor Area**” means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means hose services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

50.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

51.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (g) Three or more bedrooms – 25% reduction;



(h) Two bedrooms – 20% reduction; and

(i) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(e) Affordable residential units; or

(f) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

52.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

53.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

54. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

55.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

56.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

57. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:
- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
- (b) The credit shall be calculated:
- (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
- (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

58. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
 - (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

59.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

60.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

61.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

62.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;

(b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

63. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

64. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

(a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;

(b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;

(c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



- (d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

65. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

66. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

- 67.

19.5 Where the Town 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.

19.6 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

68. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

69. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

70. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

71. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

72. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Service

1. Services Related to a Highway



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Services Related to a Highway	\$10,114	\$7,833	\$7,543	\$4,484	\$4,554	\$6.31



Appendix J

Proposed D.C. By-law – Fire Protection Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Fire Protection Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

73. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) **“Development”** means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (w) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) **“Existing Industrial”** means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) **“Farm Building”** means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) **“Grade”** means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) **“Gross Floor Area”** means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means hose services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

74.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

75.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (j) Three or more bedrooms – 25% reduction;



(k) Two bedrooms – 20% reduction; and

(l) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(g) Affordable residential units; or

(h) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

76.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

77.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

78. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

79.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

80.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

81. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:
- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
 - (b) The credit shall be calculated:
 - (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
 - (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
 - (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

82. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
- (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

83.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

84.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

85.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

86.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

- (b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.
- (c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

87. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

88. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:
- (a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;
 - (b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;
 - (c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



(d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

89. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

90. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

91.

19.7 Where the Town 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.

19.8 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

92. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

93. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

94. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

95. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

96. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Service

1. Fire Protection Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Fire Protection Services	\$305	\$237	\$228	\$135	\$138	\$0.17



Appendix K

Proposed D.C. By-law – Ambulance Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Ambulance Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

97. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) “**Development**” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) “**Development Charge**” means a charge imposed pursuant to this by-law;
- (w) “**Dwelling Unit**” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) “**Existing Industrial**” means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) “**Farm Building**” means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) “**Grade**” means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) “**Gross Floor Area**” means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means hose services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
 - (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

98.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

99.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (m) Three or more bedrooms – 25% reduction;



(n) Two bedrooms – 20% reduction; and

(o) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(i) Affordable residential units; or

(j) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

100.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

101.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

102. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

103.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

104.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

105. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:

- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
- (b) The credit shall be calculated:
- (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
- (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

106. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
 - (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

107.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

108.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

109.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

110.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

111. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

112. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



(d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

113. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

114. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

115.

19.9 Where the Town 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.

19.10 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

116. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

117. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

118. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

119. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

120. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Service

1. Ambulance Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Ambulance Services	\$25	\$19	\$19	\$11	\$11	\$0.02



Appendix L

Proposed D.C. By-law – Parks and Recreation Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Parks and Recreation Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

121. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) **“Development”** means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (w) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) **“Existing Industrial”** means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) **“Farm Building”** means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) **“Grade”** means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) **“Gross Floor Area”** means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

122.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
 - (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
 - (i) the number of Dwelling Units of each type, multiplied by,
 - (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,further adjusted by section 15; and
 - (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

123.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (p) Three or more bedrooms – 25% reduction;



(q) Two bedrooms – 20% reduction; and

(r) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(k) Affordable residential units; or

(l) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

124.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

125.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

126. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

127.

- (a) Where two or more of the actions described in section 5 (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.

- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

128.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.

- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

129. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:

- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
- (b) The credit shall be calculated:
- (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

130. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
- (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

131.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

132.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

133.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

134.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

135. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

136. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



(d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

137. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

138. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

139.

19.11 Where the Town 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.

19.12 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

140. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

141. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

142. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

143. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

144. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Service

1. Parks and Recreation Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Parks and Recreation and Services	\$1,766	\$1,368	\$1,317	\$783	\$795	\$0.11



Appendix M

Proposed D.C. By-law – Provincial Offences Act, including By-law Enforcement Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Provincial Offences Act, including By-law Enforcement Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

145. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) **“Development”** means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (w) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) **“Existing Industrial”** means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) **“Farm Building”** means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) **“Grade”** means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) **“Gross Floor Area”** means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

146.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

147.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (s) Three or more bedrooms – 25% reduction;



(t) Two bedrooms – 20% reduction; and

(u) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(m) Affordable residential units; or

(n) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

148.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

149.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

150. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

151.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

152.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

153. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:

- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
- (b) The credit shall be calculated:
- (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
 - (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

154. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
- (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

155.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

156.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

157.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

158.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

159. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

160. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



(d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

161. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

162. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

163.

19.13 Where the Town 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.

19.14 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

164. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

165. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

166. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

167. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

168. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Service

1. Provincial Offences Act, including By-law Enforcement



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Provincial Offences Act including By-law Enforcement Services	\$2	\$2	\$1	\$1	\$1	\$0.00



Appendix N

Proposed D.C. By-law – Library Services



BY-LAW NO. 2023-XXXX

A By-law to Establish Development Charges for the Town of Parry Sound for Library Services

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “*Act*”) provides that the council of a municipality may pass By-laws for the imposition of Development Charges against land 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 Town of Parry Sound (the “Town”) has given Notice in accordance with section 12 of the *Act* of its intention to pass a By-law under section 2 of the *Act*;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard, no matter whether in objection to, or in support of, the Development Charge proposal at a public meeting held on February 21, 2023;

AND WHEREAS the Council of the Town had before it a report entitled Development Charge Background Study dated December 23, 2022, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the Development of any land within the Town will increase the need for Services as defined herein;

AND WHEREAS the Council of the Town has indicated its intent that the future excess capacity identified in the Study shall be paid for by the Development Charges or other similar charges;

AND WHEREAS the Council of the Town on March 7, 2023, approved the Development Charge Background Study, dated December 23, 2022, in which certain recommendations were made relating to the establishment of a Development Charge policy for the Town pursuant to the *Act*, thereby determining that no further public meetings were required under section 12 of the *Act*.



NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF PARRY SOUND ENACTS AS FOLLOWS:

DEFINITIONS

169. In this by-law,

- (a) **“Act”** means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended;
- (b) **“Accessory”** means a building that is normally incidental, subordinate and exclusively devoted to a main building that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign;
- (c) **“Ancillary”** will have the same definition as “Accessory”;
- (d) **“Affordable Residential Unit”** means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (e) **“Agricultural,”** when used to describe a use or Development means a use or Development that is a bona fide farming operation including, notwithstanding the generality of the foregoing, greenhouses which are not connected to water and wastewater services, sod farms and breeding and boarding of horses including barns, silos and other ancillary Development to such Agricultural Development but excluding any residential, commercial, industrial, or retail Development;
- (f) **“Air-supported Structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (g) **“Apartment Dwelling”** means a Building containing more than one Dwelling Unit where the units are connected by an interior corridor. Notwithstanding the foregoing, an Apartment Dwelling includes a Stacked Townhouse Dwelling or a Back-to-back Townhouse Dwelling that is developed on a block approved for Development at a minimum



density of sixty (60) units per net hectare pursuant to plans and drawings approved under section 41 of the *Planning Act*,

- (h) “**Attainable Unit**” means a residential unit that meets the criteria set out in subsection 4.1 of the Act.
- (i) “**Back-to-back Townhouse Dwelling**” means a Building containing four or more Dwelling Units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (j) “**Bedroom**” means a habitable room of at least seven (7) square metres, including a den, study, loft, or other similar area, but does not include a living room, dining room, kitchen, or other space;
- (k) “**Board of Education**” means a board defined in subsection 1 (1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended;
- (l) “**Building Code Act**” means the *Building Code Act, 1992*, S.O. 1992, c. 23 as amended;
- (m) “**Building**” means a permanent enclosed structure occupying an area greater than ten square metres (10 m²) and, notwithstanding the generality of the foregoing, includes, but is not limited to:
 - (a) An above-grade storage tank;
 - (b) An air-supported structure;
 - (c) An industrial tent;
 - (d) A roof-like structure over a gas-bar or service station; and
 - (e) An area attached to and ancillary to a retail Development delineated by one or more walls or part walls, a roof-like structure, or any one or more of them;
- (n) “**Cannabis**” means:
 - (a) a cannabis plant;



- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
 - (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;
- (o) "**Cannabis plant**" means a plant that belongs to the genus Cannabis;
- (p) "**Cannabis Production Facilities**" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- (q) "**Capital Cost**" means costs incurred or proposed to be incurred by the Town or a Local Board thereof directly or by others on behalf of and as authorized by the Town or Local Board:
- (a) to acquire land or an interest in land, including a leasehold interest,
 - (b) to improve land,
 - (c) to acquire, lease, construct or improve Buildings and structures,
 - (d) to acquire, lease, construct or improve facilities including (but not limited to),



- (i) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990 c. P.44, as amended; and
- (e) interest on money borrowed to pay for costs in (a) to (d).
- (r) “**Charitable Dwelling**” means charitable dwelling” means a part of a residential building or a part of the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Long-Term Care Homes Act, 2007*, S.O. 2007, c.8, as amended or successor legislation as a home or joint home, an institution, or nursing home for persons requiring residential, specialized or group care and includes a children’s residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, as amended or successor legislation, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c. H.12, as amended or successor legislation;
- (s) “**Council**” means the Council of the Corporation of the Town of Parry Sound;
- (t) “**Correctional group home**” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Ministry of Correctional Services as a detention or correctional facility under any general or special act as amended or successor legislation. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located;



- (u) **“Development”** means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size thereof, and includes Redevelopment;
- (v) **“Development Charge”** means a charge imposed pursuant to this by-law;
- (w) **“Dwelling Unit”** means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, except in the case of a Special Care/Special Need Dwelling, as defined in this By-law, in which case a Dwelling Unit shall mean a room or suite of rooms designated for Residential occupancy with or without exclusive sanitary and/or culinary facilities;
- (x) **“Existing Industrial”** means an Industrial building or buildings existing on a site as of the date of passage of this by-law, or the first building or buildings constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, , R.S.O. 1990, Chap. P.13, as amended, or any successor thereof, subsequent to the passage of this by-law for which full development charges were paid;
- (y) **“Farm Building”** means that part of a farming operation encompassing barns, silos, and other Accessory Use to a bona fide Agricultural use or “value add” buildings of a commercial or retail nature for the farming operation or farm help quarters for the farming operation workers but excluding a Residential use;
- (z) **“Grade”** means the average level of finished ground adjoining a Building or structure at all exterior walls;
- (aa) **“Gross Floor Area”** means the Total Floor Area, measured from the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the Building or structure from another Building or structure, of all floors above and below Grade, and,



- (a) includes the area of a Mezzanine; and
 - (b) includes the area of a patio to a non-residential establishment;
 - (c) excludes those areas used exclusively for parking garages or parking structures; and
 - (d) where the building has only one wall or does not have any walls, the total floor area shall be the total of the areas directly beneath any roof-like structure of the building;
- (bb) **“Group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a twenty-four (24) hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act as amended or successor legislation;
- (cc) **“Hospice”** means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that the quality of life is maintained, and family members may be active participants in care;
- (dd) **“Industrial”** when used to describe a use or Development, means a use or Development used for, or in connection with,
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the



- retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the Building or structure used for that manufacturing, producing, processing, storage, or distribution;
 - (e) does not include self-storage facilities or retail warehouses;
- (ee) **“Institutional”** means development of a building or structure intended for use:
- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;



- (ff) **“Local Board”** means a municipal service board, public utility commission, transportation commission, public library board, board of park management, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more municipalities or parts thereof, other than a board defined in section 1 (1) of the *Education Act* and a conservation authority;
- (gg) **“Local Services”** means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates with respect to 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;
- (hh) **“Long-term care home”** means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;
- (ii) **“Lot Coverage”** means the Total Floor Area compared with the total lot area;
- (jj) **“Mezzanine”** means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;
- (kk) **“Mixed-Use”** means a building that is used and/or designated to be used for both residential and non-residential purposes;
- (ll) **“Mobile Home”** means any dwelling that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer otherwise designed, as long as no building permit or foundation permit is required. A Mobile Home is classified as a Multiple Dwelling for the purposes of this By-law;



- (mm) **“Multiple Dwelling”** includes all dwellings other than a Single Detached Dwelling, a Semi-detached Dwelling, an Apartment Dwelling, and a Special Care/Special Need Dwelling and includes a Mobile Home;
- (nn) **“Municipality”** means The Corporation of the Town of Parry Sound;
- (oo) **“Non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;
- (pp) **“Non-profit organization”** means:
- (a) a "registered charity" as defined in subsection 248(1) of the Income Tax Act, R.S.C. 1985, c. 1 (5th Supp.), as amended;
 - (b) a corporation that is a non-profit organization for the purposes of paragraph 57(1)(b) of the Corporations Tax Act, R.S.O. 1990, c. C.40;
- (qq) **“Non-Residential”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for a use other than as a Residential Development;
- (rr) **“Official Plan”** means the Official Plan of the Town and any amendments thereto;



- (ss) **“Owner”** means the owner of land or a person who has made application for an approval of the Development of land upon which a Development Charge is imposed;
- (tt) **“Place of Worship”** means any Building or part thereof that is exempt from taxation as a place of worship pursuant to paragraph 3 of section 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended or successor legislation;
- (uu) **“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;
- (vv) **“Public Hospital”** means a Building or structure, or part of a Building or structure, that is defined as a hospital under the *Public Hospitals Act*, R.S.O. 1990 c. P.40, as amended; **“Redevelopment”** means the construction, erection or placing of one or more Buildings on land where all or part of a Building on such land has previously been demolished, or changing the use of all or part of a Building from a Residential purpose to a Non-residential purpose or from a Non-residential purpose to a Residential purpose, or changing all or part of a Building from one form of Residential Development to another form of Residential Development or from one form of Non-residential Development to another form of Non-residential Development;
- (ww) **“Regulation”** means any regulation made pursuant to the *Act*;
- (xx) **“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;
- (yy) **“Residential,”** when used to describe a use or Development, means a use or Development consisting of land, Buildings or structures, or portions thereof, used, or designed or intended for use as a home or residence for one or more individuals, and shall include a Single Detached Dwelling, a Semi-detached Dwelling, a Multiple Dwelling, an Apartment Dwelling, a Special Care/Special Need Dwelling, and the residential portion of a mixed-use Building or structure;



- (zz) **“Row dwelling”** means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (aaa) **“Seasonal structure”** means a building placed or constructed on land and used, designed, or intended for use for a non-residential purpose during a single season of the year where such building is designed to be easily demolished or removed from the land at the end of the season;
- (bbb) **“Semi-detached Dwelling”** means a Building, or part of a Building, divided vertically or horizontally into two Dwelling Units each of which has a separate entrance and access to Grade;
- (ccc) **“Service” (or “Services”)** means a service designated in Schedule “A” to this By- law;
- (ddd) **“Single Detached Dwelling”** means a completely detached Building containing only one Dwelling Unit;
- (eee) **“Special Care/Special Need Dwelling”** means a Building, or part of a Building:
- (a) containing two or more Dwelling Units which units have a common entrance from street level;
 - (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and
 - (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at any one or more various levels;

and includes, but is not limited to, retirement homes or lodges, charitable dwellings, group homes (including correctional group homes) and hospices;

- (fff) **“Stacked Townhouse Dwelling”** means a Building, or part of a Building, containing two or more Dwelling Units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall;
- (ggg) **“Total Floor Area”**:
- (a) includes the sum of the total areas of the floors in a Building whether at, above or below grade, measured:
 - (i) between the exterior faces of the exterior walls of the Building;
 - (ii) from the centre line of a common wall separating two uses; or
 - (iii) from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall; and
 - (b) includes the area of a Mezzanine;
 - (c) includes that area of a patio;
 - (d) excludes those areas used exclusively for parking garages or structures; and
 - (e) where a Building has only one wall or does not have any walls, the Total Floor Area shall be the total of the area directly beneath any roof-like structure of the Building;



- (hhh) **“Temporary Non-Residential Unit”** means a Buildings or structure, or part of a Building or structure, that is used for Non-residential purposes for a limited period of time up to a maximum of three (3) years, and includes, but is not limited to, a sales trailer, an office trailer, and an Industrial tent, provided it meets the criteria in this definition; and
- (iii) **“Temporary Residential Unit”** means a Buildings or structure, or part of a Building or structure, used for Residential purposes for a limited period of time up to a maximum of three (3) years.

SCHEDULE OF DEVELOPMENT CHARGES

170.

- (a) Subject to the provisions of this By-law, the Development Charge relating to Services shall be determined in accordance with the following:
- (a) Council hereby determines that the Development or Redevelopment of land, Buildings or structures for Residential and Non-residential uses will require the provision, enlargement or expansion of the Services referenced in Schedule “A”; and
- (b) In the case of Residential Development, or the Residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:
- (i) the number of Dwelling Units of each type, multiplied by,
- (ii) the corresponding total dollar amount for such Dwelling Unit as set out in Schedule “B”,
- further adjusted by section 15; and
- (c) In the case of Non-residential development or the Non-residential portion of a mixed-use Development, the Development Charge shall be the sum of the products of:



- (i) the Total Floor Area of the Non-residential Development or portion, multiplied by,
- (ii) the corresponding total dollar amount per square foot of Total Floor Area as set out in Schedule “B”,

further adjusted by section 15.

APPLICABLE LANDS

171.

- (a) Subject to the exceptions and exemptions described in the following subsections, this By-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31 as amended.
- (b) 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 Place of Worship and land used in connection therewith, where used for worship purposes, if exempt from taxation under section 3 of the *Assessment Act*, R.S.O. 1990, c. A31, as amended;
 - (d) a Public Hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;
 - (e) a Non-residential Building in connection with a bona fide Agricultural use including, but excluding a residential use and cannabis production facilities;
 - (f) buildings or structures owned by and used for the purposes of any conservation authority;
 - (g) seasonal structures;



- (h) Non-profit housing.
- (c) Development Charges are not payable in respect of a Temporary Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of issuance of the building permit.
- (d) Development Charges are not payable in respect of a Temporary Non-Residential Unit where the Owner signs an undertaking under seal to remove the structure within three (3) years after the date of building permit issuance.
- (e) This By-law shall not be imposed with respect to:
 - (a) the enlargement to an existing residential dwelling unit;
 - (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - (c) the creation of a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on



a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- (i) Notwithstanding subsection (6) (a), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the total Gross Floor Area of the additional Dwelling Units is greater than the total Gross Floor Area of the existing Single Detached Dwelling Unit;
- (j) Notwithstanding section (6) (b), Development Charges shall be imposed, calculated, and collected in accordance with this By-law where the additional Dwelling Unit has a Residential Gross



Floor Area greater than, the Residential Gross Floor Area of the smallest existing Dwelling Unit.

- (f) The exemptions and exceptions respecting Industrial Development that are described in section 4 of the *Act* also apply under this By-law, namely:
- (a) If the Gross Floor Area of an Existing Industrial Building is enlarged by 50 percent or less the Development Charge in respect of the enlargement is zero;
 - (b) If the Gross Floor Area of an Existing Industrial Building is enlarged by more than 50 percent, the amount of the Development Charge in respect of the enlargement shall be determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement;
 - (ii) divide the amount determined in (i) by the amount of the enlargement; and
 - (iii) multiply the Development Charge otherwise payable without reference to this section by the fraction determined in (ii).
 - (c) For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1 (1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a



tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or a parking facility.

- (d) In particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement.
 - (e) Despite paragraph (d), self-service storage facilities and retail warehouses are not considered to be industrial buildings.
 - (f) The exemption for an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the municipality made pursuant to the *Act*, as amended or its predecessor legislation.
- (g) This By-law shall not apply to the enlargement of the Gross Floor Area of an existing Industrial Building located on general employment lands that has been in operation for a period of more than five (5) years immediately prior to the application respecting the enlargement.
- (a) For greater certainty in applying the exemption in section 4 (8), the existing industrial building must have been under the same ownership for a period of more than five (5) years immediately prior to the application respecting the enlargement.

(h) Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (v) Three or more bedrooms – 25% reduction;



(w) Two bedrooms – 20% reduction; and

(x) All other bedroom quantities – 15% reduction.

(i) Other Exemptions:

Once proclaimed, the following shall be exempt from payment of the Development Charges:

(o) Affordable residential units; or

(p) Attainable residential units.

RULES WITH RESPECT TO TEMPORARY UNITS

172.

(a) Notwithstanding any other provision of this By-law, a temporary unit shall be exempt at the time the building permit is issued for such building from the payment of Development Charges under this By-law provided that:

(a) prior to the issuance of the building permit for the temporary building, the owner shall have:

(i) entered into an agreement with the Town under section 27 of the *Act* in a form and having a content satisfactory to the Town's Treasurer or designate agreeing to pay the Development Charges otherwise payable under this By-law in respect of the temporary building if, within three (3) years of building permit issuance or any extension permitted in writing by the Town's Treasurer or designate, the owner has not provided to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary building was demolished or removed from the lands within three (3) years of building permit issuance or any extension herein provided; and

(ii) provided to the Town securities in the form of a certified cheque, bank draft or a letter of credit acceptable to the



Town's Treasurer or designate in the full amount of the Development Charges otherwise payable under this By-law as security for the owner's obligations under the agreement described in clause (a) (i) and subsection (c).

- (b) Within three (3) years of building permit issuance or any extension granted in accordance with the provisions in clause (a) (i), the owner shall provide to the Town evidence, to the satisfaction of the Town's Treasurer or designate, that the temporary unit was demolished or removed from the lands within three (3) years of building permit issuance, or any extension herein provided, whereupon the Town shall return the securities provided pursuant to clause (a) (ii) without interest.
- (c) If the owner does not provide satisfactory evidence of the demolition or removal of the temporary unit in accordance with subsection (b), the temporary unit shall be deemed conclusively not to be a temporary unit for the purposes of this By-law and the Town shall, without prior notification to the owner, draw upon the securities provided pursuant to clause (a) (ii) and transfer the amount so drawn into the appropriate Development Charges reserve funds.
- (d) The timely provision of satisfactory evidence of the demolition or removal of the temporary building in accordance with subsection (b) shall be solely the owner's responsibility.

APPROVALS FOR DEVELOPMENT

173.

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*,



- (b) the approval of a minor variance under section 45 of the *Planning Act*,
- (c) a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (e) a consent under section 53 of the *Planning Act*,
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*, S.O. 1998, c. 19, as amended; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a Building or structure.

(b) Where a Development requires an approval described in section 5 (1) after the issuance of a building permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under section 5 (1).

(c) If a Development does not require a building permit but does require one or more of the approvals described in section 5 (1), then, notwithstanding section 9, the Development Charge shall nonetheless be payable in respect of any increased, additional, or different Development permitted by any such approval that is required for the increased, additional, or different Development.

LOCAL SERVICE INSTALLATION

174. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act*, that the Owner, at his or her own expense, shall install or pay for such local Services, as Council may require.



MULTIPLE CHARGES

175.

- (a) Where two or more of the actions described in section 5 (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.
- (b) Notwithstanding section 7 (1), if two or more of the actions described in section 4 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal Services as set out in Schedule “A”, an additional Development Charge based on the number of any additional Residential units and on any increased Non-residential Total Floor Area, shall be calculated and collected in accordance with the provisions of this By-law.

SERVICES IN LIEU

176.

- (a) 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 of accordance with the agreement, Council shall give to the Owner a credit against the Development Charge in accordance with the provisions of the agreement 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.
- (b) In any agreement under section 8 (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.



- (c) The credit provided for in section 8 (2) shall not be charged to any Development Charge reserve fund.

DEMOLITION CREDITS FOR REDEVELOPMENT OF LAND

177. Where, as a result of the Redevelopment of land, a Building or structure existing on the land was, or is to be, demolished, in whole or in part:

- (a) Subject to subsection (5) below, a credit shall be allowed against the Development Charge otherwise payable pursuant to this By-law, provided that where a demolition permit has been issued and has not been revoked, a building permit must be issued for the Redevelopment within five (5) years from the date the demolition permit was issued;
- (b) The credit shall be calculated:
- (a) in the case of the demolition of a Building, or a part of a Building, used for a Residential purpose, by multiplying the number and type of Dwelling Units demolished by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or
- (b) in the case of the demolition of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area demolished, by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law;
- (c) No credit shall be allowed where the demolished Building or part thereof would have been an exception under, or exempt pursuant to, this By-law;
- (d) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charge otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such



excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Planning and Director of Finance or designate; and

- (e) Notwithstanding subsection 9(1) above, where the Building cannot be demolished until the new Building has been erected, the Owner shall notify the Town in writing and pay the applicable Development Charge for the new Building in full and, if the existing Building is demolished not later than twelve (12) months from the date a building permit is issued for the new Building, the Town shall provide a refund calculated in accordance with this section to the Owner without interest. If more than twelve (12) months is required to demolish the existing Building, the Owner may make a written request to the Town, and the Town's Director of Finance or designate, in his or her sole and absolute discretion and upon such terms and conditions as he or she considers necessary or appropriate, may extend the time in which the existing Building must be demolished, and such decision shall be made prior to the issuance of the first building permit for the new Building.

CONVERSION CREDITS FOR REDEVELOPMENT OF LAND

178. Where, as a result of the Redevelopment of land, a Building or Structure existing on the land was, or is to be, converted from one principal use to another principal use on the same land:

- (a) A credit shall be allowed against the Development Charge otherwise payable under this By-law;
- (b) The credit shall be calculated:
 - (a) In the case of the conversion of a Building or part of a Building used for a Residential purpose, by multiplying the number and type of Dwelling Units being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charge with respect to the Redevelopment is payable pursuant to this By-law; or



- (b) In the case of the conversion of a Building, or part of a Building, used for a Non-residential purpose, by multiplying the Non-residential Total Floor Area being converted by the relevant Development Charge in effect under this By-law on the date when the Development Charges with respect to the Redevelopment are payable pursuant to this By-law;
- (c) Where the amount of any credit pursuant to this section exceeds, in total, the amount of the Development Charges otherwise payable under this By-law with respect to the Redevelopment, the excess credit shall be reduced to zero and shall not be carried forward unless the carrying forward of such excess credit is expressly permitted by a phasing plan for the Redevelopment that is acceptable to the Town's Director of Finance or designate; and
- (d) Notwithstanding subsections (1) to (3) above, no credit shall be allowed where the building or part thereof prior to conversion would have been exempt pursuant to this By-law.

TIMING OF CALCULATION AND PAYMENT

179.

- (a) A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the *Act* or this By-law, on the date a building permit is issued in relation to a Building or structure on land to which a Development Charge applies unless a "Conditional" Building Permit is issued in which case the Development Charges should be calculated and payable when the conditions to the Building Permit have been satisfied.
- (b) Where a Development Charge applies 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 unless it is a "Conditional" Building Permit in which case the Development Charges shall be paid when the conditions are satisfied.



- (c) Notwithstanding subsections 11(a) and 11(b), Development Charges for rental housing and institutional developments are due and payable in six (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.
- (d) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the charges in effect on the date of the Site Plan or Zoning By-law Amendment application.
- (e) Payment of a Development Charge may be deferred subject to terms and conditions of an agreement entered into with the Town under section 27 of the Act.

DEVELOPMENT NOT AS REFERENCED IN BUILDING PERMIT

180.

- (a) Where a building permit is obtained and Development Charges are paid, but the actual development or redevelopment which is completed is (a) less total floor area than what had been planned and paid for, or (b) a different type of residential use than originally planned, or (c) has fewer dwelling units than originally planned and paid for, then a refund for the excess of the Development Charges paid over the Development Charges which would have been payable for the actual development or redevelopment which was completed is only payable if:
 - (a) A new building permit is obtained reflecting the actual development or redevelopment; and
 - (b) the application for such new building permit is filed within five (5) years of the issuance of the initial building permit.
- (b) Any such refund which may be payable pursuant to subsection 12 (1) above by the municipality shall be paid without interest.



RESERVE FUNDS

181.

- (a) Monies received from payment of Development Charges shall be maintained in a separate reserve fund for each service and class of service sub-categories set out in Schedule “A”.
- (b) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of section 35 of the *Act*.
- (c) Council directs the Town’s Director of Finance to divide the reserve funds created hereunder into separate sub-accounts in accordance with the Service and class of service sub-categories set out in Schedule “A” to which the Development Charge payments, together with interest earned thereon, shall be credited.
- (d) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll for the property on which the Development or Redevelopment occurred and shall be collected in the same manner as taxes.
- (e) Where any unpaid Development Charges are collected as taxes under section 13 (4), the monies so collected shall be credited to the Development Charge reserve funds referred to in section 13 (1).
- (f) The Town’s Director of Finance shall, each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

182.

- (a) Where this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Town Treasurer shall calculate forthwith the



amount of any overpayment to be refunded as a result of said amendment or repeal.

(b) Refunds that are required to be paid under section 15 (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 date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this By-law shall be used.

(c) Refunds that are required to be paid under section 14 (1) shall include the interest owed under this section.

BY-LAW INDEXING

183. The Development Charges set out in Schedule “B” to this By-law shall be adjusted annually on April 1, without amendment to this By-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, “Construction Price Statistics.”

Mandatory Phase-in

184. The amount of the Development Charges described in Schedule B to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - no more than 80 per cent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 per cent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 per cent of the maximum Development Charge that could otherwise be charged; and



(d) the fourth year that the by-law is in force - no more than 95 per cent of the maximum Development Charge that could otherwise be charged.

BY-LAW ADMINISTRATION

185. This By-law shall be administered by the Town's Treasurer.

SCHEDULES TO THE BY-LAW

186. The following Schedules to this By-law form an integral part of this By-law:

Schedule A – Schedule of Municipal Services

Schedule B – Schedule of Development Charges

CONFLICTS

187.

19.15 Where the Town 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.

19.16 notwithstanding section 19.1, where a development which is the subject of an agreement to which section 19.1 applies, is subsequently the subject of one or more of the actions described in subsection 5 (a), 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.

SEVERABILITY

188. In the event any provision or part thereof, of this By-law is found, by a court of competent jurisdiction, to be void, voidable, unenforceable, or *ultra vires*, such



provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

189. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

DATE BY-LAW IN FORCE AND EFFECT

190. This By-law shall come into force and effect on March __, 2023.

DATE BY-LAW EXPIRES

191. This By-law will expire as per Section 9 of the Act unless it is repealed by Council at an earlier date.

SHORT TITLE

192. This By-law may be cited as the “Town of Parry Sound Development Charge By-law, 2023.”

BY-LAW read and passed by the Council for the Town of Parry Sound, this __th day of March, 2023.

MAYOR – Jamie McGarvey

CLERK – Rebecca Johnson



SCHEDULE “A”

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Municipal-Wide Service

1. Library Services



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL Single and Semi- Detached Dwelling	RESIDENTIAL Multiples	RESIDENTIAL Apartments – 2 Bedrooms +	RESIDENTIAL Apartments – Bachelor and 1 Bedroom	RESIDENTIAL Special Care/Special Dwelling Units	NON- RESIDENTIAL (per sq.ft. of Gross Floor Area)
Library Services	\$1,546	\$1,197	\$1,153	\$685	\$696	\$0.10