



2022 Development Charges Update Study

Municipality of Trent Lakes

For Public Circulation and Comment

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1. Introduction

1.1 Background

The Municipality of Trent Lakes (Municipality) imposes development charges (D.C.) to recover the increase in need for service arising from development. The basis for the calculation of the Municipality’s current residential and non-residential D.C. is documented in the Municipality’s development charges background study titled “2019 Development Charges Background Study – Municipality of Trent Lakes” dated February 14, 2019 (as amended on April 5, 2021). This D.C. Background Study provides the supporting documentation for the Municipality’s D.C. By-law B2019-041. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force.

Table 1-1
Municipality of Trent Lakes
Current Schedule of D.C.s (2022\$)

Service	RESIDENTIAL (\$)			NON-RESIDENTIAL (\$)		
	Single and Semi-Detached Dwelling	Multiples	Apartments	per sq.m. of Gross Floor Area		Per 500kW Nameplate Generating Capacity (Green Energy)
				Excl. Aggregate Developments	Aggregate Developments	
Municipal Wide Services:						
Roads and Related	3,533	2,498	1,535	9.13	40.20	3,533
Fire Services	1,160	820	504	2.99	13.19	1,160
Parks and Recreation	217	153	94	0.30	1.31	-
Library Services	62	44	27	0.08	0.38	-
Administration Studies	445	315	193	1.15	5.07	445
Municipal Parking	16	11	7	0.05	0.18	-
Total Municipal Wide Services	5,433	3,841	2,360	13.70	60.33	5,138

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law B2019-041, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

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



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

1.2.2 Determination of the Amount of the Charge

The following conventions were adopted:

- a) Costs allocated to residential uses is generated on a per capita basis and imposed based on three housing types – single and semi-detached, multiples and apartments. The D.C. eligible cost calculations are based on the net anticipated population increase. The total eligible D.C. cost is divided by the “gross” (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.
- b) Non-residential D.C.s are imposed on three types of development – non-residential aggregate developments, non-residential non-aggregate developments, and green energy developments. Costs allocated to green energy developments will be charged based on their generating capacity while all other non-residential uses will be charged based on the gross floor area (G.F.A.) constructed.

1.2.3 Application to Redevelopment of Land (Demolition and Conversion)

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



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

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit.

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.4 Exemptions (full or partial)

Statutory exemptions

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s. 3); and
- Residential development that results in only 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 s. 2 of O. Reg. 82/98).

Non-statutory exemptions

- Buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- Land, building or structures used for institutional church use and exempt from taxation under the Assessment Act R.S.O. 1990, c.A.31, as amended;
- The development of bona fide farm uses, which qualify as a farm business, being that which operated with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class;



- Affordable housing. Council may also waive a D.C. for a related use upon request (i.e. Non-profit agency-sponsored construction - example: Habitat for Humanity);
- The first 100 KW of generating capacity of a wind turbine system or photovoltaic generating installation (solar farm);
- The first 250 m² of G.F.A. of new non-residential buildings; and
- Accessory uses

1.2.5 Indexing

All D.C.s will be subject to mandatory indexing annually January 1st of each year, in accordance with provisions under the D.C.A.

1.2.6 By-law Duration

The by-law will expire on April 16, 2024 unless it is repealed by Council at an earlier date.

1.2.7 Date Charge Payable

Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building, or structure.

1.3 Changes to the D.C.A.: More Homes, More Choice Act and the COVID-19 Economic Recovery Act

On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. 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. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the



installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.

- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s 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. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice 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 additional changes to the D.C.A. that are now in effect:

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;
- *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.

Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

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

Statutory Exemptions



The D.C.A. provides for statutory exemptions from payment of D.C.s 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.

Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

1.4 Other Legislative Changes

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.

1.5 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Municipality’s D.C. by-law. The proposed amendments relate to the removal of the 10% deduction for soft services, removal of municipal parking services, and



provides updates to the underlying D.C. eligible capital cost estimates. In addition, other proposed amendments relate to the timing and collection of D.C.s, statutory exemptions as a result of recent changes to the D.C.A. (as summarized in Section 1.3 and 1.4 herein), and D.C. by-law policies relating to redevelopment credits and by-law definitions.

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law
- Appendix B – D.C. Cash-Flow Calculations

It should be noted that this Study is provided as an update to the Municipality's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Municipality's D.C. Background Study cost base).

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Municipality's website in accordance with provisions of the D.C.A. by February 3, 2022. The statutory public meeting will be held on March 8, 2022. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.

It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is April 5, 2022.



1.1 Summary of Proposed Amendments

Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law B2019-041 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Municipality's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible costs and calculation of the charges resulting from the removal of the 10% statutory deduction for 'soft' services, as well as the change in classification of Administration service to the class of service for Growth-Related Studies. These changes are discussed in detail in Chapter 3 of this report.

Chapter 5 presents the changes to the D.C. by-law collection policies and statutory exemptions to reflect legislative changes. Chapter 5 also includes updates to the Municipality's D.C. policies and definitions.



2. Anticipated Development

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 Chapter 3 of the 2019 D.C. Background Study provides for the anticipated development for which the Municipality will be required to provide services over a 10-year and 12-year planning horizons.

The growth forecast contained in the 2019 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2019 D.C. Background Study remains unchanged.

Table 2-1
Municipality of Trent Lakes
2019 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential ¹		Non-Residential	
	Net Population	Residential Units	Employment ²	Sq.ft. of GFA
Mid 2019	15,185	5,787	429	n/a
Mid 2029	15,834	6,203	492	n/a
Mid 2031	15,998	6,303	508	n/a
Incremental Change				
10-year (2019-2029)	649	416	63	40,800
12-year (2019-2031)	813	516	79	50,600

¹ Includes Seasonal Population and Units and Excludes Institutional Population

² Excludes NFPOW and WAH



3. Revisions to the Anticipated Capital Needs

The 2019 D.C. Background Study justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Roads and Related;
- Fire Services;
- Parks and Recreation;
- Library Services;
- Administration (Growth-Related Studies); and
- Municipal Parking.

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A., the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Parks and Recreation, Library Services, and Administration Studies (Growth-Related Studies). Additionally, Municipal Parking is no longer a D.C.-eligible service and is not included in the calculation of the charge.

Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Municipality's 2019 D.C. Background Study remain unchanged.

3.1 Administration (Growth-Related Studies Class of Service)

The Municipality's 2019 D.C. Background Study included growth-related studies under the Administration Studies service. Changes to Administration Studies are provided to conform with changes in the D.C. eligible services under the D.C.A. and the ability to include a separate class of services for growth-related studies (as summarized in Section 1.3). General growth-related studies included in the Municipality's 2019 D.C. Background Study, as well as the additional costs of undertaking this D.C. by-law amendment process, have been included in the D.C. calculation under a separate class of service (i.e. Growth-Related Studies). The following provides a list of the projects included in the Growth-Related Studies class of service:



- Development Charges Study and By-law Update (3);
- Official Plan Update;
- Zoning By-law Update;
- Facility Needs Study; and
- Asset Management Plan.

The gross capital costs for Growth-Related Studies total \$386,200 after adding \$10,000 for the costs of this D.C. by-law amendment process. A deduction of \$31,500 has been made to reflect the general benefits of these studies to other non-D.C. eligible services as well as \$162,400 for the benefit to existing development. This results in D.C. eligible costs of \$192,300 and which are presented in Table 3-1.

The D.C. recoverable costs included in the schedule of charges as a separate “class of service” total approximately \$123,700 after accounting for the current D.C. reserve fund balance of \$68,600.

The allocation of D.C.-eligible costs between residential and non-residential development is based on the share of incremental growth of population and employment (i.e. 91% residential and 9% non-residential).

3.2 Roads and Related

Updates to the D.C.-eligible costs for Roads and Related services include the addition of the Roads Needs Study that was previously classified under the former Administration Studies service. This additional capital cost results in gross capital costs for Roads and Related services of \$2.1 million. To recognize the benefit to existing development of these capital projects, \$237,900 is deducted from the calculation of the charge. After accounting for a reserve fund balance of \$376,600, \$1.5 million has been included in the calculation of the charge.

The D.C.-eligible capital costs are then attributed 91% residential and 9% non-residential based on the incremental growth of population and employment.

3.3 Fire Services

Changes to the capital program for fire services include the addition of the Fire Master Plan that had previously been accounted for under Administration Studies. This



additional study increases the gross capital needs for Fire Services to \$832,000. After accounting for the reserve fund deficit of \$98,200 and benefit to existing development amount of \$418,800, a total of \$511,500 of D.C.-eligible costs are included in the calculation of the charge.

The D.C.-eligible capital costs are then attributed 91% residential and 9% non-residential based on the incremental growth of population and employment.

3.4 Parks and Recreation Services

Updates to the D.C. eligible costs for Parks and Recreation services include the removal of the statutory 10% deduction that is no longer required and the inclusion of the Parks and Recreation Master Plan (\$50,000) that was previously included within the Administration Studies service. As a result, the estimated gross capital costs increase to \$677,100. A deduction of \$501,800 has been made in recognition of the benefit to existing development. After accounting for existing reserve funds of \$45,700, total D.C.-eligible costs of \$129,600 have been included in the calculation of the charge for Parks and Recreation Services. The detailed capital listing is presented in Table 3-4.

These costs are then allocated 95% to residential and 5% to non-residential development in recognition that residence are the primary users of Parks and Recreation Services.

3.5 Library Services

The only change required to Library Services is the removal of the 10% deduction. This results in the total gross capital cost estimates remaining at \$65,600. From the total gross capital costs, \$37,500 is deducted to account for the existing reserve fund balance. This results in a total of \$28,200 being included in the calculation of the charge. The capital listing for Library Services can be found in Table 3-5.

These costs are then allocated 95% to residential and 5% to non-residential development in recognition that residence are the primary users of Library Services.



Table 3-1
Municipality of Trent Lakes
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Total	Residential Share	Non-Residential Share
	2019-2028										91%	9%
1	Development Charges Study and By-law Update	2019	30,600	-		30,600	-		30,600	30,600	27,846	2,754
2	Development Charges Study and By-law Update	2024	30,600	-		30,600	-		30,600	30,600	27,846	2,754
3	Development Charges Update Study	2022	10,000	-		10,000	-		10,000	10,000	9,100	900
4	Official Plan Update	2020	100,000	-	10,000	90,000	45,000		45,000	45,000	40,950	4,050
5	Zoning By-law Update	2021	75,000	-	7,500	67,500	33,750		33,750	33,750	30,713	3,038
6	Facility Needs Study	2019	90,000	-	9,000	81,000	40,500		40,500	40,500	36,855	3,645
7	Asset Management Plan	2019-2028	50,000	-	5,000	45,000	43,149		1,851	1,851	1,684	167
	Reserve Fund Adjustment								(68,615)	(68,615)	(62,439)	(6,175)
	Total		386,200	-	31,500	354,700	162,399	-	123,686	123,686	112,554	11,132



Table 3-2
Municipality of Trent Lakes
Infrastructure Costs Covered in the D.C. Calculation – Roads and Related

Prj .No	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	Provision for Additional Public Works Facility Space	2019-2028	1,556,600		1,556,600	-		1,556,600	1,416,506	140,094
2	Additional Loader	2019-2028	263,300		263,300	-		263,300	239,603	23,697
	Buckhorn									
3	Shared Roadway - Lakehurst Rd from Buckhorn Community Centre to CR 36 & 23	2019-2028	4,500	-	4,500	4,315		185	168	17
4	Accessible Sidewalk - Lakehurst Rd. from Adam and Eve Road to Fulton Lane and from William St. to Cody Inn	2019-2028	138,000	-	138,000	132,324		5,676	5,165	511
5	Accessible Walkway - Lakehurst Rd. from Fulton Drive to Tourist Building	2019-2028	61,500	-	61,500	58,970		2,530	2,302	228
6	Pedestrian Cross Walks (3)	2019-2028	18,000	-	18,000	17,260		740	674	67
	Studies									
7	Roads Needs Study	2019-2028	50,000	-	50,000	25,000		25,000	22,750	2,250
	Reserve Fund Adjustment							(376,548)	(342,659)	(33,889)
	Total		2,091,900	-	2,091,900	237,869	-	1,477,483	1,344,509	132,973



Table 3-4
Municipality of Trent Lakes
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	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%
	2019-2028										
	Buckhorn		-	-	-	-		-	-	-	-
1	Parkland Shoreline Improvements	2019-2028	43,100	-	43,100	41,327		1,773	1,773	1,684	89
2	Parkland Improvements	2019-2028	206,000	-	206,000	197,527		8,473	8,473	8,049	424
3	Canoe Lock-Up	2019-2028	11,000	-	11,000	10,548		452	452	430	23
4	Recreation Trail from Buckhorn Community Complex to Downtown Buckhorn	2019-2028	43,000	-	43,000	41,231		1,769	1,769	1,680	88
5	Parks and Recreation Facility Space and Storage	2019-2028	244,000	-	244,000	122,000		122,000	122,000	115,900	6,100
6	Tractor	2019-2028	80,000	-	80,000	76,710		3,290	3,290	3,126	165
	Studies										
7	Parks and Recreation Master Plan	2020	50,000	-	50,000	12,500		37,500	37,500	35,625	1,875
	Reserve Fund Adjustment		-	-	-	-		(45,701)	(45,701)	(43,416)	(2,285)
			-	-	-	-		-	-	-	-
			-	-	-	-		-	-	-	-
			-	-	-	-		-	-	-	-
			-	-	-	-		-	-	-	-
			-	-	-	-		-	-	-	-
	Total		677,100	-	677,100	501,843	-	129,556	129,556	123,079	6,478



Table 3-5
Municipality of Trent Lakes
Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Total	Residential Share	Non- Residential Share
	2019-2028									95%	5%
1	Provision for Library Collection Materials	2019-2028	22,799	-	22,799	-		22,799	22,799	21,659	1,140
2	Provision for Library Facility Space	2019-2028	42,847	-	42,847	-		42,847	42,847	40,705	2,142
	Reserve Fund Adjustment							(37,489)	(37,489)	(35,614)	(1,874)
	Total		65,646	-	65,646	-	-	28,157	28,157	26,750	1,408



3.1 Summary

Table 3-6 summarizes the total change in D.C. eligible costs for all services and classes of service in comparison to the 2019 D.C. Background Study. In aggregate, D.C. eligible capital costs of \$37,500 have been added to the calculation of the charge.

Table 3-6
Municipality of Trent Lakes
D.C.-eligible Cost Comparison

Class/Service	D.C. Recoverable Costs		Change (\$)	Change (%)
	2019 D.C. Study (Indexed)	2022 D.C. Update Study (Indexed)		
Fire Services	555,000	585,000	30,000	5%
Roads and Related	1,661,300	1,689,900	28,600	2%
Parks and Recreation	96,100	148,200	52,100	54%
Library Services	25,000	32,200	7,200	29%
Growth-Related Studies	214,400	141,500	(72,900)	-34%
Municipal Parking	7,515	-	(7,515)	-100%
Grand Total	2,559,315	2,596,800	37,485	1%



4. Revised D.C. Calculation and Schedule of Charges

The calculation of the maximum D.C.s that could be imposed by Council have been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 3. The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken, by service or class of service, for each forecast development type, i.e. residential and non-residential. D.C. cash flow calculation tables are provided in Appendix B and have been undertaken to account for 1% earnings on D.C. reserve fund balances and 3% interest charged for reserve fund borrowing.

The D.C. cash-flow calculations are summarized in Table 4-1 for all services and classes of service over the 2019-2029 forecast period.

The calculation for residential development is generated on a per capita basis and is based upon three forms of housing types (single and semi-detached, multiples and apartments). The non-residential D.C. has been calculated on a per sq.m. of G.F.A. basis and on a per 500 kW of generating capacity for green energy developments. Table 4-2 summarizes the proposed schedule of charges by residential dwelling type and non-residential development in 2022\$ values.

At the time the 2019 D.C. Background Study was prepared and by-law passed by Council, Council approved a maximum charge for non-residential development (excluding aggregate developments) that was below the maximum charge that could be imposed (i.e. \$12.00 per sq.m. vs. a maximum charge of \$52.85 per sq.m.). Through discussion with Township staff it has been proposed that the charge per sq.m. for non-aggregate developments be increased by 20% to increase cost recovery while still remaining competitive with the charges imposed by surrounding municipalities.

A comparison of the amended charges within the Municipality's current D.C.s are provided in Table 4-3 for residential development and Table 4-4 for non-residential developments. In total, D.C.s for residential (single-detached) dwelling units would increase by \$56 per unit (+1.0%). The non-residential charge per sq.m. of G.F.A. for aggregate developments would decrease by \$0.03 (-0.1%) and for non-aggregate developments would increase by \$2.69 (19.6%).



Table 4-1
Municipal-Wide Services D.C. Calculation (2019\$)
2019-2029

SERVICE/CLASS	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
1. <u>Roads and Related</u>	\$ 1,344,509	\$ 132,973	\$ 3,310	\$ 37.72
2. <u>Fire Services</u>	465,440	46,033	1,127	12.84
3. <u>Parks and Recreation</u>	123,079	6,478	300	1.82
4. <u>Library Services</u>	26,750	1,408	71	0.43
TOTAL	\$1,959,777	\$186,892	4,808	\$52.82
Financing Costs	\$23,884	\$2,176		
Growth-Related Studies	\$112,554	\$11,132		
D.C.-Eligible Capital Cost	\$2,096,216	\$200,200		
10-Year Gross Population/GFA Growth (sq.m.)	1,046	3,790		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,004	\$52.82		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.399	\$4,808		
Other Multiples	1.946	\$3,900		
Apartments	1.423	\$2,852		

Table 4-2
Municipality of Trent Lakes
Proposed Schedule of D.C.s (2022\$)

Service	RESIDENTIAL (\$)			NON-RESIDENTIAL (\$)		
	Single and Semi-Detached Dwelling	Multiples	Apartments	per sq.m. of Gross Floor Area		Per 500kW Nameplate Generating Capacity (Green Energy Developments)
				Excl. Aggregate Developments	Aggregate Developments	
Municipal Wide Services:						
Roads and Related	3,593	2,540	1,561	10.96	40.88	3,593
Fire Services	1,222	864	531	3.59	13.90	1,222
Parks and Recreation	325	229	142	0.36	1.97	-
Library Services	78	55	34	0.10	0.47	-
Growth-Related Studies	270	191	118	1.38	3.07	270
Total Municipal Wide Services	5,488	3,879	2,385	16.38	60.30	5,086



Table 4-3
Municipality of Trent Lakes
Comparison of Current and Proposed Residential D.C.s

Residential (Single Detached) Comparison (\$/unit)				
Service	Current	Proposed	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	3,533	3,593	60	1.7%
Fire Services	1,160	1,222	62	5.4%
Parks and Recreation	217	325	108	49.9%
Library Services	62	78	16	25.9%
Administration Studies (Growth Related Studies)	445	270	(175)	-39.3%
Municipal Parking	16	-	(16)	-100.0%
Total	5,433	5,488	56	1.0%

Table 4-4
Municipality of Trent Lakes+
Comparison of Current and Calculated Non-Residential D.C.s

Non-Residential Comparison (\$ per sq.m.) - Aggregates				
Service	Current	Proposed	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	40.20	40.88	0.68	1.7%
Fire Services	13.19	13.90	0.71	5.4%
Parks and Recreation	1.31	1.97	0.65	49.8%
Library Services	0.38	0.47	0.09	25.2%
Administration Studies (Growth Related Studies)	5.07	3.07	(1.99)	-39.3%
Municipal Parking	0.18	-	(0.18)	-100.0%
Total	60.33	60.30	(0.03)	-0.1%

Non-Residential Comparison (\$ per sq.m.) - Excl. Aggregate Developments				
Service	Current	Proposed	Change (\$)	Change (%)
Municipal Wide Services:				
Roads and Related	9.13	10.96	1.83	20.0%
Fire Services	2.99	3.59	0.60	20.0%
Parks and Recreation	0.30	0.36	0.06	20.0%
Library Services	0.08	0.10	0.02	20.0%
Administration Studies (Growth Related Studies)	1.15	1.38	0.23	20.0%
Municipal Parking	0.05	-	(0.05)	-100.0%
Total	13.70	16.38	2.69	19.6%



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

The Municipality's current D.C. by-law provides for the uniform municipal-wide recovery of growth-related costs. D.C.s are imposed for all services through one by-law. The intent of the amendment does not alter the Municipality's policy for the imposition of municipal-wide D.C.s.

Other than those policy revisions identified in Sections 5.1 through 5.5, all other rules and polices contained within By-law B2019-041 remain unchanged.

5.1 D.C. Calculation and Collection Policies

The recent amendments to the D.C.A. (S.26.1) provide for mandatory installment payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- Rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy.
- Non-profit housing developments will pay D.C.s in 21 equal annual installments.
- Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.

Furthermore, S.26.2 of the D.C.A. requires that the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is made and will be payable at building permit issuance (or as required by S.26.1 of the D.C.A.). The requirements of S.26.2 of the D.C.A. is explained further below:

- The D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020) shall be determined based on the D.C. in effect on the date the Site Plan or Zoning By-law Amendment planning application is made.



- If the development is not proceeding via these planning approvals, or if the building permit is issued more than two-years after the application approval, then the amount is determined at building permit issuance.

The D.C.A. also provides that municipalities may charge interest on the installment payments, and charges calculated where the planning application is made in specific circumstances outlined above. The interest charged on installment payments and charges calculated when the planning application is made will be the Bank of Canada Prime Lending Rate plus 2%. Interest will not be applied to installment payments for non-profit housing.

5.2 Statutory Exemptions

The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:

- A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of the date of by-law passage and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after the date of by-law passage, and for which development charges were paid.



Table 5-1
Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).

To provide additional clarity in interpreting the application of the exemption for a second dwelling that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling, the proposed new principal dwelling and one ancillary dwelling unit must be located on parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.



**Table 5-2
Prescribed Classes of Proposed New Residential Buildings, and Restrictions**

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

Bill 213, the *Better for People, Smarter for Business Act*, received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and*



Universities Act to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

“Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.”

The Municipality’s D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.

5.3 Non-Statutory Exemptions

Section 18 of the Municipality’s current D.C. by-law provides for the non-statutory exemptions. Through this amendment process, no updates are to be provided to the current non-statutory exemption policy.

5.4 Redevelopment Credits

Within the Municipality’s current D.C. by-law, redevelopment credits are granted for the conversion or demolition of existing buildings or structures on sites that will be replaced within 5-years. This policy will be updated to include the following provision:

No credit shall be given with respect to the redevelopment, conversion, demolition, or change of use of an existing park model trailer that was created after April 16, 2019 and for which development charges were not paid.

5.5 By-Law Definitions

The definition of a “farm building” as contained in section 2. n) of the current D.C. By-law is to be updated to provide clarity for the application of D.C.s. A “farm building” will be defined as:

any part of a building which is not used for residential purposes and which building is located on 3 or more hectares of land and which building is used solely for farm and farm related activities carried out on the same farm and includes barns, implement sheds, seasonal roadside stands and



silos but does not include processing or wholesale or retail facilities such as restaurants, dedicated farm shops, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding or breeding of household pets, and marijuana and alcohol processing or production facilities.



6. Asset Management Plan and Long-Term Capital and Operating Costs

The D.C.A. requires the background study to include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The A.M.P. 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.**

The A.M.P. analysis included in the 2019 D.C. Background Study, which found that the capital plan was deemed to be financially sustainable, has been updated to account for the capital cost revisions described herein.

The updated A.M.P. analysis contained in Table 6-1 identifies:

- \$457,500 in total annualized expenditures; and
- Incremental operating revenues of \$400,200 and existing operating revenues of \$12.2 million, totaling \$12.6 million by the end of the period.

In consideration of the above changes, the capital plan is still deemed to be financially sustainable.



Table 6-1
Municipality of Trent Lakes
Asset Management – Future Expenditures and Associated Revenues (2019\$)

	2029 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital	\$76,194
Annual Lifecycle - Town Wide Services	\$149,570
Incremental Operating Costs (for D.C. Services)	\$231,773
Total Expenditures (Net of Interim funding of Post Period Benefit)	\$457,537
Revenue (Annualized)	
Total Existing Revenue ¹	\$12,240,304
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$400,238
Total Revenues	\$12,640,542

¹ As per Sch. 10 of FIR

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.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.

Table 6-2
Municipality of Trent Lakes
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads and Related	108,380	171,456	279,836
2. Fire Services	27,760	43,637	71,397
3. Parks and Recreation	7,350	6,995	14,345
4. Library Services	6,080	9,685	15,765
Total	149,570	231,773	381,343



7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2019 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft Amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. It is proposed that the Amending D.C. By-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated January 26, 2022, subject to further annual review during the capital budget process;”

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

“Approve the Amending Development Charge By-law as set out herein.”



Appendix A

Draft Amending D.C. By-law

**The Corporation of the
Municipality of Trent Lakes**

By-law No. 2022-XXX

**A by-law to amend the Municipality of Trent Lakes Development Charges By-law
B2019-041**

Whereas the Council of the Corporation of the Municipality of Trent Lakes (hereinafter referred to as "the Council") anticipates that the Corporation of the Municipality of Trent Lakes (hereinafter called "the Municipality") will experience additional development, including redevelopment throughout the Municipality in the next ten years and Council further anticipates that this development will increase the need for services;

And Whereas Section 19 of the Development Charges Act, 1997, S.O. 1997, c27 ("the Act") provides for amendments to be made to development charges by-laws;

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

And Whereas a development charge background study has been completed in accordance with the Act;

And Whereas the Council of The Corporation of the Municipality of Trent Lakes has given notice of and held a public meeting on the 8th of March, 2022 in accordance with the Act and the regulations thereto;

And Whereas Council desires to ensure that the capital cost of meeting growth- related demands for, or burden on, municipal services does not place a financial burden on the Municipality or its existing taxpayers;

Now Therefore the Council of The Corporation of the Municipality of Trent Lakes hereby enacts as follows:

By-law B2019-041 is hereby amended as follows:

1. Subsection 2. n) is deleted and replaced with the following:

- n) "Farm Building" means any part of a building which is not used for residential purposes and which building is located on 3 or more hectares of land and which building is used solely for farm and farm related activities carried out on the same farm and includes barns, implement sheds, seasonal roadside stands and silos but does not include processing or wholesale or retail facilities such as restaurants, dedicated farm shops, banquet facilities, hospitality and accommodation facilities, gift shops, services related to grooming, boarding or breeding of household pets, and marijuana and alcohol processing or production facilities.
2. Subsection 2. s) is deleted and replaced with the following:
- s) "institutional development" means development of a building or structure intended for use:
 - i. as a long-term care home within the meaning of Subsection 2 (1) of the Long Term Care Homes Act, 2007;
 - ii. as a retirement home within the meaning of Subsection 2(1) of the Retirement Homes Act, 2010;
 - iii. By any institution of the following post-secondary institutions for the objects of the institution:
 - 1. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - 2. a college or university federated or affiliated with a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario; or
 - 3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017.
 - iv. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - v. as a hospice to provide end of life care.
3. The following definitions are added to Section 2:
- z) "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.
 - aa) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:

- i. a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
- ii. 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 object is to provide housing; or
- iii. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

bb) "parcel of land" means a lot or block within a registered plan of subdivision or draft plan of subdivision or any land that may be legally conveyed under the exemption provided in clause 50 (3) (b) or clause 50 (5) (a) of the *Planning Act*.

4. Section 5. b) i is deleted.

5. Section 14. Is deleted and replaced with the following:

This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only:

- a) the enlargement of an existing dwelling unit;
 - b) the creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling;
 - c) 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 within a structure ancillary to such residential building;
 - d) the creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling;
- or

- e) the creation of a second dwelling unit in a proposed new Single Detached, Semi-Detached or Row Townhouse dwelling or in a building ancillary to such dwelling, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

- f) For the purposes of Subsections 14. b), c), and d), an “existing residential building/dwelling” means:

- i. A residential building/dwelling containing at least one dwelling unit, that existed on a parcel of land as of April 16, 2019 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- ii. The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after April 16, 2019 and for which development charges were paid

- g) In addition to the restrictions outlined in Subsection 14. e), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.

6. The following Subsection is added to Section 18 of the by-law:

- j) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary

education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

7. Section 20 is deleted and replaced with the following:

- a) The date a building permit is issued in relation to a building or structure on land to which the Development Charge applies, less any amount paid pursuant to Section 21 after the enactment of this By-law.
- b) Notwithstanding Subsection 20. a), development charges for rental housing and institutional developments are due and payable in 6 equal 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.
- c) Notwithstanding Subsection 20. a), development charges for non-profit housing developments are due and payable in 21 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) Notwithstanding Subsection 20. a), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment application received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 20. A) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest. Where both planning applications apply, Development Charges under Section 20. a) shall be calculated on the rates, including interest, set out in Schedule "B" on the date the later planning application was made. Notwithstanding the foregoing, the total charge payable, including interest shall not be greater than the charge that would otherwise be payable under Section 20. a).
- e) Interest for the purposes of Subsections 20. b) and d) shall be determined as the Bank of Canada Prime Interest Rate plus 2% as at January 1st immediately prior to:
 - a. the date of building permit issuance for installment payments under Section 26.1 of the Act for rental housing and institutional development; or
 - b. the date a Site Plan or Zoning By-law Amendment application for an approval of development was made under subsection 41(4) or 34 of the

Planning Act regarding the determination of the charge under Section 26.2 of the Act.

f) Interest for the purposes of Subsection 20. c) shall be 0%.

8. The following Subsection is added to Section 22 of the by-law:

d) No credit shall be given with respect to the redevelopment, conversion, demolition, or change of use of an existing park model trailer that was created after April 16, 2019 and for which development charges were not paid.

9. Schedule "A" is deleted and the attached Schedule "A" substitutes therefore.

10. Schedule "B" is deleted and the attached Schedule "B" substitutes therefore.

11. This By-law shall come into force and effect on April 5, 2022.

READ a first and second time this 5th day of April, 2022.

READ a third time and finally passed in Open Council this 5th day of April, 2022.

MAYOR

CLERK

Schedule "A" to By-law No. 2022-XXX

Designated Service Categories for which Development Charges are imposed

1. Roads and Related
2. Fire Services
3. Parks and Recreation
4. Library Services
5. Growth-Related Studies

Schedule 'B' to By-law No. 2022-XXX Schedule of Development Charges

Service/Class	RESIDENTIAL (\$)			NON-RESIDENTIAL (\$)		
	Single and Semi-Detached Dwelling	Multiples	Apartments	per sq.m. of Gross Floor Area		Per 500kW Nameplate Generating Capacity (Green Energy Developments)
				Excl. Aggregate Developments	Aggregate Developments	
Municipal Wide Services/Classes:						
Roads and Related	3,148	2,225	1,367	9.60	35.81	3,148
Fire Services	1,071	757	465	3.14	12.18	1,071
Parks and Recreation	285	201	124	0.31	1.72	-
Library Services	68	48	30	0.08	0.41	-
Growth-Related Studies	237	167	103	1.21	2.69	237
Total Municipal Wide Services/Classes	4,808	3,398	2,089	14.35	52.82	4,455



Appendix B

D.C. Cash-Flow Calculations



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Fire - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$446.23	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	(89,383)	59,105	59,105		105	446.23	46,676	(101,811)	(2,868)	(104,679)
2020	(104,679)	35,217	36,274		105	459.62	48,076	(92,876)	(2,963)	(95,839)
2021	(95,839)	35,217	37,362		105	473.41	49,519	(83,682)	(2,693)	(86,375)
2022	(86,375)	35,217	38,483		105	487.61	51,004	(73,853)	(2,403)	(76,257)
2023	(76,257)	35,217	39,637		105	502.24	52,534	(63,360)	(2,094)	(65,454)
2024	(65,454)	35,217	40,826		105	517.31	54,110	(52,170)	(1,764)	(53,934)
2025	(53,934)	35,217	42,051		105	532.83	55,734	(40,251)	(1,413)	(41,664)
2026	(41,664)	35,217	43,312		105	548.81	57,406	(27,571)	(1,039)	(28,609)
2027	(28,609)	35,217	44,612		105	565.28	59,128	(14,093)	(641)	(14,734)
2028	(14,734)	35,217	45,950		105	582.23	60,902	218	(218)	0
Total		376,058	427,611	-	1,046		535,089		(18,096)	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Fire - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$12.179	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings /(Cost)	
2019	(8,840)	5,846	5,846		379	12.179	4,616	(10,069)	(284)	(10,353)
2020	(10,353)	3,483	3,587		379	12.544	4,755	(9,186)	(293)	(9,479)
2021	(9,479)	3,483	3,695		379	12.921	4,897	(8,276)	(266)	(8,543)
2022	(8,543)	3,483	3,806		379	13.308	5,044	(7,304)	(238)	(7,542)
2023	(7,542)	3,483	3,920		379	13.707	5,196	(6,266)	(207)	(6,473)
2024	(6,473)	3,483	4,038		379	14.119	5,352	(5,160)	(174)	(5,334)
2025	(5,334)	3,483	4,159		379	14.542	5,512	(3,981)	(140)	(4,121)
2026	(4,121)	3,483	4,284		379	14.978	5,677	(2,727)	(103)	(2,829)
2027	(2,829)	3,483	4,412		379	15.428	5,848	(1,394)	(63)	(1,457)
2028	(1,457)	3,483	4,545		379	15.891	6,023	22	(22)	0
Total		37,193	42,291	-	3,790		52,921		(1,790)	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Roads & Related - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$1,312.03	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	342,659	168,717	168,717		105	1,312.03	137,239	311,181	3,269	314,450
2020	314,450	168,717	173,778		105	1,351.40	141,356	282,028	2,982	285,010
2021	285,010	168,717	178,992		105	1,391.94	145,597	251,615	2,683	254,298
2022	254,298	168,717	184,361		105	1,433.70	149,965	219,901	2,371	222,272
2023	222,272	168,717	189,892		105	1,476.71	154,463	186,844	2,046	188,889
2024	188,889	168,717	195,589		105	1,521.01	159,097	152,397	1,706	154,104
2025	154,104	168,717	201,457		105	1,566.64	163,870	116,518	1,353	117,871
2026	117,871	168,717	207,500		105	1,613.64	168,786	79,157	985	80,142
2027	80,142	168,717	213,725		105	1,662.05	173,850	40,266	602	40,868
2028	40,868	168,717	220,137		105	1,711.91	179,065	(203)	203	(0)
Total		1,687,168	1,934,149	-	1,046		1,573,289		18,201	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Roas & Related - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$35.809	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings /(Cost)	
2019	33,889	16,686	16,686		379	35.809	13,573	30,776	323	31,099
2020	31,099	16,686	17,187		379	36.883	13,980	27,893	295	28,188
2021	28,188	16,686	17,702		379	37.989	14,400	24,885	265	25,150
2022	25,150	16,686	18,234		379	39.129	14,832	21,748	234	21,983
2023	21,983	16,686	18,781		379	40.303	15,277	18,479	202	18,681
2024	18,681	16,686	19,344		379	41.512	15,735	15,072	169	15,241
2025	15,241	16,686	19,924		379	42.757	16,207	11,524	134	11,658
2026	11,658	16,686	20,522		379	44.040	16,693	7,829	97	7,926
2027	7,926	16,686	21,138		379	45.361	17,194	3,982	60	4,042
2028	4,042	16,686	21,772		379	46.722	17,710	(20)	20	0
Total		166,863	191,289	-	3,790		155,600		1,800	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Parks & Recreation - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$118.73	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	43,416	13,087	13,087		105	118.73	12,420	42,748	431	43,179
2020	43,179	48,712	50,173		105	122.30	12,792	5,798	245	6,043
2021	6,043	13,087	13,884		105	125.96	13,176	5,335	57	5,392
2022	5,392	13,087	14,300		105	129.74	13,571	4,662	50	4,713
2023	4,713	13,087	14,729		105	133.64	13,978	3,961	43	4,005
2024	4,005	13,087	15,171		105	137.64	14,398	3,231	36	3,267
2025	3,267	13,087	15,626		105	141.77	14,830	2,470	29	2,499
2026	2,499	13,087	16,095		105	146.03	15,274	1,678	21	1,699
2027	1,699	13,087	16,578		105	150.41	15,733	854	13	866
2028	866	13,087	17,075		105	154.92	16,205	(4)	4	(0)
Total		166,494	186,721	-	1,046		142,376		929	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Parks & Recreation - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$1.724	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings /(Cost)	
2019	2,285	689	689		379	1.724	654	2,250	23	2,273
2020	2,273	2,564	2,641		379	1.776	673	305	13	318
2021	318	689	731		379	1.830	693	281	3	284
2022	284	689	753		379	1.884	714	245	3	248
2023	248	689	775		379	1.941	736	208	2	211
2024	211	689	798		379	1.999	758	170	2	172
2025	172	689	822		379	2.059	781	130	2	132
2026	132	689	847		379	2.121	804	88	1	89
2027	89	689	873		379	2.185	828	45	1	46
2028	46	689	899		379	2.250	853	(0)	0	(0)
Total		8,763	9,827	-	3,790		7,493		49	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Library - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$28.34	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	35,614	6,236	6,236		105	28.34	2,965	32,343	340	32,683
2020	32,683	6,236	6,423		105	29.19	3,054	29,313	310	29,623
2021	29,623	6,236	6,616		105	30.07	3,145	26,152	279	26,431
2022	26,431	6,236	6,815		105	30.97	3,240	22,856	246	23,102
2023	23,102	6,236	7,019		105	31.90	3,337	19,420	213	19,632
2024	19,632	6,236	7,230		105	32.86	3,437	15,840	177	16,017
2025	16,017	6,236	7,447		105	33.84	3,540	12,110	141	12,251
2026	12,251	6,236	7,670		105	34.86	3,646	8,227	102	8,330
2027	8,330	6,236	7,900		105	35.90	3,756	4,185	63	4,248
2028	4,248	6,236	8,137		105	36.98	3,868	(21)	21	0
Total		62,364	71,493	-	1,046		33,987		1,892	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Library - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$0.412	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings /(Cost)	
2019	1,874	328	328		379	0.412	156	1,702	18	1,720
2020	1,720	328	338		379	0.424	161	1,543	16	1,559
2021	1,559	328	348		379	0.437	166	1,376	15	1,391
2022	1,391	328	359		379	0.450	171	1,203	13	1,216
2023	1,216	328	369		379	0.463	176	1,022	11	1,033
2024	1,033	328	381		379	0.477	181	834	9	843
2025	843	328	392		379	0.492	186	637	7	645
2026	645	328	404		379	0.506	192	433	5	438
2027	438	328	416		379	0.521	198	220	3	224
2028	224	328	428		379	0.537	204	(1)	1	(0)
Total		3,282	3,763	-	3,790		1,789		100	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Growth-Related Studies - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Population Growth	\$98.68	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per Capita per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings/ (Cost)	
2019	62,439	64,869	64,869		105	98.68	10,322	7,892	352	8,244
2020	8,244	41,118	42,352		105	101.65	10,632	(23,476)	(228)	(23,704)
2021	(23,704)	30,881	32,762		105	104.69	10,951	(45,515)	(1,038)	(46,553)
2022	(46,553)	168	184		105	107.84	11,280	(35,457)	(1,230)	(36,688)
2023	(36,688)	168	190		105	111.07	11,618	(25,259)	(929)	(26,188)
2024	(26,188)	28,014	32,476		105	114.40	11,967	(46,698)	(1,093)	(47,791)
2025	(47,791)	168	201		105	117.84	12,326	(35,667)	(1,252)	(36,919)
2026	(36,919)	168	207		105	121.37	12,695	(24,431)	(920)	(25,351)
2027	(25,351)	168	213		105	125.01	13,076	(12,488)	(568)	(13,056)
2028	(13,056)	168	220		105	128.76	13,468	193	(193)	(0)
Total		165,894	173,674	-	1,046		118,335		(7,100)	

Note: Numbers may not add due to rounding



**Municipality of Trent Lakes
2019 Development Charges Study
Cash Flow Calculation - Growth-Related Studies - Non-Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. m. of Gross Floor Area	\$2.693	Anticipated Revenues	Annual Surplus/ (Deficit)	1% / 3%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.m. per Year Inflated at (3%) Starting in 2020			D.C. Reserve Fund Interest Earnings /(Cost)	
2019	6,175	6,416	6,416		379	2,693	1,021	781	35	815
2020	815	4,067	4,189		379	2,774	1,052	(2,322)	(23)	(2,344)
2021	(2,344)	3,054	3,240		379	2,857	1,083	(4,501)	(103)	(4,604)
2022	(4,604)	17	18		379	2,943	1,116	(3,507)	(122)	(3,628)
2023	(3,628)	17	19		379	3,031	1,149	(2,498)	(92)	(2,590)
2024	(2,590)	2,771	3,212		379	3,122	1,184	(4,618)	(108)	(4,727)
2025	(4,727)	17	20		379	3,216	1,219	(3,528)	(124)	(3,651)
2026	(3,651)	17	20		379	3,312	1,256	(2,416)	(91)	(2,507)
2027	(2,507)	17	21		379	3,412	1,293	(1,235)	(56)	(1,291)
2028	(1,291)	17	22		379	3,514	1,332	19	(19)	0
Total		16,407	17,177	-	3,790		11,703		(702)	

Note: Numbers may not add due to rounding