



2024 Development Charges Background Study

Township of Severn

For Public Review and Comment

June 28, 2024

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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)
D.C.	Development Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometre(s)
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.P.P.	Ontario Provincial Police
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot/feet



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Severn (Township) 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 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Township’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
 - 6) Net costs divided by the anticipated development to provide the D.C.
3. Subsequent to the passage of the Township's 2019 D.C. By-law 2019-62, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-law, as necessary. The legislative amendment to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 108: *More Homes, More Choice Act, 2019*
 - Bill 138: *Plan to Build Ontario Together Act, 2019*
 - Bill 197: *COVID-19 Economic Recovery Act, 2020*
 - Bill 213: *Better for People, Smarter for Business Act, 2020*
 - Bill 109: *More Homes for Everyone Act, 2022*
 - Bill 23: *More Homes Built Faster Act, 2022*
 - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
 - Bill 134: *Affordable Homes and Good Jobs Act, 2023*
 - *Bill 185: Cutting Red Tape to Build More Homes Act, 2024*

A summary of some of the amendments is outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Annual installment payments for rental and institutional development, in six equal payments commencing at occupancy;
- The determination^[1] of D.C.s for development occurring within two years of a site plan or zoning by-law amendment planning approval for applications received and approved between January 1, 2020, and June 5, 2024, and for development occurring within 18 months of a site plan or zoning by-law amendment planning approval for applications received on or after January 1, 2020, where approval has not been granted prior to June 6, 2024;

[1] With charges determined at the time of planning application.



- Maximum interest rate for installments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
 - Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary zoning units, non-profit housing, and universities receiving ongoing funding from the Province;
 - Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
 - Term of a D.C. by-law extended from 5 years to 10 years;
 - Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for services related to a highway;
 - Requirements related to the annual D.C. reserve fund Treasurer's statement;
 - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
 - D.C. public notice requirements.
4. The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area (G.F.A.) for the 10-year, 13-year , and for the area specific charges, build-out periods.



Table ES-1
Township of Severn
Summary of Anticipated Township-Wide D.C. Residential and
Non-Residential Development

Measure	10 Year Mid-2024 to Mid- 2034	12 Year Mid-2024 to Mid- 2036	Urban Westshore Mid-2024 to Urban Buildout	Urban Coldwater Mid-2024 to Buildout	Rural Area Mid-2024 to Buildout
(Net) Population Increase	1,503	1,800	2,700	1,961	2,204
(Gross) Population Increase in New Households*	2,488	2,985	3,952	2,136	4,233
Residential Unit Increase	845	1,014	1,533	814	1,162
Non-Residential Employment Increase	275	330	583	330	362
Non-Residential Gross Floor Area Increase (sq.ft.)	206,400	248,100	307,800	209,200	443,200

* Growth includes population in both permanent, seasonal, and institutional households.

- Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-7 of the D.C. Background Study.

In total, gross capital costs of approximately \$130.84 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Township staff. A portion of these capital costs, approximately \$7.65 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$34.8 million related to the portion of



capital projects that will benefit the existing development, and \$390,774 related to costs associated with in-eligible D.C. services.

The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$88 million, of which \$73.36 million is attributed to the forecast residential development and \$14.64 million allocated to the forecast non-residential development.

Table ES-2
Township of Severn
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$130,838,246
Less: benefit to existing development	\$34,800,861
Less: post planning period benefit	\$7,646,400
Less: costs associated with D.C.-ineligible services	\$390,774
Net costs to be recovered from D.C.s. over the term of the by-law	\$88,000,411

- At present, the Township imposes D.C.s on residential and non-residential developments in accordance with By-Law 2019-62. The Township is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for August 14, 2024, with adoption of the D.C. by-law anticipated for August 28, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services and class of services are calculated based on a municipal-wide 10-year forecast period:

- Parks and Recreation Services;



- Library Services;
- Provincial Offences Act Including By-law Enforcement and
- Growth-Related Studies (class of services).

The following services are calculated based on a 12-year forecast:

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

The following area-specific services are calculated based on an urban build-out forecast for the Westshore area:

- Water Services; and
- Wastewater Services.

The following area-specific services are calculated based on an urban build-out forecast for the Coldwater area:

- Water Services; and
- Wastewater Services.

The following service is calculated based on a build-out forecast for areas not receiving wastewater services:

- Septage and Hauled Treatment Facilities.

Table ES-3 provides the calculated D.C.s for residential and non-residential developments by service.



Table ES-3
Township of Severn
Calculated Schedule of Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services/Class of Service:						
Services Related to a Highway	9,984	8,676	6,484	4,267	3,941	7.61
Fire Protection Services	1,460	1,269	948	624	576	1.11
Parks and Recreation Services	4,421	3,842	2,871	1,889	1,745	1.00
Library Services	538	468	349	230	212	0.12
Provincial Offences Act including By-Law Enforcement	9	8	6	4	4	0.01
Growth-Related Studies	680	591	442	291	268	0.51
Total Township-Wide Services/Class of Services	\$17,092	\$14,854	\$11,100	\$7,305	\$6,746	\$10.36
Area Specific Services:						
Westshore						
Wastewater Services	22,611	19,650	14,685	9,663	8,924	22.86
Water Services	10,972	9,535	7,126	4,689	4,331	11.10
Total Area Specific - Westshore	\$33,583	\$29,185	\$21,811	\$14,352	\$13,255	\$33.96
Area Specific Services:						
Coldwater						
Wastewater Services	17,480	15,191	11,352	7,470	6,899	10.42
Water Services	3,262	2,835	2,118	1,394	1,287	1.95
Total Area Specific - Coldwater	\$20,742	\$18,026	\$13,470	\$8,864	\$8,186	\$12.37
Area Specific Services:						
Areas Not Receiving Wastewater Services						
Septage and Hauled Treatment Facilities	101	88	66	43	40	0.06
Total Area Specific - Areas Not Receiving Wastewater Services	\$101	\$88	\$66	\$43	\$40	\$0.06



7. Tables ES-4 and ES-5 provide a comparison of the D.C.s currently imposed in the Township and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development, on a per sq.ft. of G.F.A., respectively.

Table ES-4
Township of Severn
Single Detached Residential Dwelling Unit D.C. Comparison

Service/Class of Service	Current	Calculated
Township-Wide Services/Classes:		
Services Related to a Highway	3,550	9,984
Fire Protection Services	1,346	1,460
Parks and Recreation Services	3,898	4,421
Library Services	222	538
Provincial Offences Act including By-Law Enforcement	-	9
Growth-Related Studies	590	680
Total Township-Wide Services/Classes	\$9,606	\$17,092
Area Specific Services:		
Westshore		
Wastewater Services	10,007	22,611
Water Services	900	10,972
Coldwater		
Wastewater Services	15,593	17,480
Water Services	-	3,262
Severn Estates		
Water Services	17,580	-
Areas Not Receiving Wastewater Services		
Septage and Hauled Treatment Facilities	102	101
Total Westshore	\$20,513	\$50,675
Total Coldwater	\$25,199	\$37,834
Total Severn Estates	\$27,288	\$17,193
Total - Areas not receiving Wastewater Services	\$9,708	\$17,193



Table ES-5
Township of Severn
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

Service/Class of Service	Current	Calculated
Township-Wide Services/Classes:		
Services Related to a Highway	2.39	7.61
Fire Protection Services	0.91	1.11
Parks and Recreation Services	1.05	1.00
Library Services	0.06	0.12
Provincial Offences Act including By-Law Enforcement	-	0.01
Growth-Related Studies	0.42	0.51
Total Township-Wide Services/Classes	\$4.83	\$10.36
Area Specific Services:		
Westshore		
Wastewater Services	6.01	22.86
Water Services	0.55	11.10
Coldwater		
Wastewater Services	8.12	10.42
Water Services	-	1.95
Severn Estates		
Water Services	-	-
Areas Not Receiving Wastewater Services		
Septage and Hauled Treatment Facilities	0.14	0.06
Total Westshore	\$11.39	\$44.32
Total Coldwater	\$12.95	\$22.73
Total Severn Estates	\$4.97	\$10.42
Total - Areas not receiving Wastewater Services	\$4.97	\$10.42

8. Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law for each service, which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-law; and



- considering reductions in the charges (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).

The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C.s on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

The Township of Severn (Township) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law process in 2024. This background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (D.C.A.), as amended, and recommends new charges and by-law policies for the Township.

This D.C. background study will be distributed to members of the public to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Township staff to further refine the background study (as required) based on public feedback, for the release of the final D.C. background study prior to the Council adoption of the by-law.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed by-law to be made available to the public as part of the approval process.

The report also includes a summary of the Township's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-by-law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new by-law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for August 14, 2024. Its purpose is to present the study to the public and to solicit public input. The public meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on June 28, 2024.

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

- Consideration of responses received prior to, at, or immediately following the public meeting;
- Refinements to the report, if required; and
- Council consideration of the by-law subsequent to the public meeting.

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

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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Late 2023 to mid-2024
Public release of final D.C. Background study and proposed by-law	June 28, 2024
Public meeting advertisement placed in newspaper(s)	21 days prior to the Public Meeting
Public meeting of Council	August 14, 2024
Council considers adoption of background study and passage of by-law	August 28, 2024
Newspaper notice given of by-law passage	20 days after passage
Last day for by-law appeal	40 days after passage
Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the *Development Charges Act, 1997*

Over the past five years, a number of changes to the D.C.A. have been introduced through various legislation including the following:

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

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

1.3.1 Bill 108: *More Homes, More Choice Act, 2019*

The Province introduced Bill 108, *More Homes, More Choice Act, 2019* 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, 2019* 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 instalments, 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, 2022*, 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 affect 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.

1.3.2 Bill 138: 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, 2019*.

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statutes, 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, 2019* and *Plan to Build Ontario Together Act, 2019*. The *COVID-19 Economic Recovery Act, 2020* 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.:

1.3.3.1 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;
- 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.

1.3.3.2 *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.

1.3.3.3 *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: further changes related to additional residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.

1.3.4 Bill 213: 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 Township's draft D.C. by-law.

1.3.5 Bill 109: 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.



1.3.6 Bill 23: More Homes Built Faster 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.:

1.3.6.1 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.

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

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

1.3.6.3 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.

1.3.6.4 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.

1.3.6.5 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Furthermore, the regulations of 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.

1.3.6.6 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.



1.3.6.7 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.

1.3.6.8 Instalment 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.

1.3.6.9 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.

1.3.6.10 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.

1.3.6.11 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.



1.3.7 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

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

The exemption for affordable residential units was included in the *More Homes Built Faster Act, 2022* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin.” This bulletin informs the average market rent, average purchase price, and average household income thresholds to be used in determining which developments qualify as affordable residential units. The bulletin was published by the Minister on May 1, 2024.

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

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

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

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

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



The following table provides further details related to the definitions of affordable and average market rent and purchase price based on Bill 134 (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and (b) <u>identify the rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (b) <u>identify the purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)



As noted, the bulletin was released on May 1, 2024, which provides the information for the Township to measure against for determining the applicability of the exemption from the D.C. (as well as C.B.C. and Parkland requirements). The bulletin provides the following information is specific to the Township (it is noted that the Bulletin will be updated annually):

- For Affordable Ownership Units: the average household income in the Township provides the amount to be measured against, as the 90% of average purchase prices is greater for all unit types, as provided in Table 1-2.

Table 1-2
Affordable Ownership Units

Units	90% of Average Purchase Price	Cost of House Based on Average Household Income in the Township
Detached House	\$810,000	\$398,800
Semi-detached House	\$621,000	\$398,800
Row/Townhouse	\$621,000	\$398,800
Condominium Apartment	\$567,000	\$398,800

- For Affordable Rental Units: The average monthly market rent for a bachelor, 1-bedroom, and 2-bedroom is lower than the average rent based on the household income in the Township and therefore, provides the amount to be measured against (as noted in Table 1-3, where the monthly rent is lower than the amounts indicated). For units with 3 or more bedrooms, the average rent based on average household income in the Township provides the amount to be measured against.



Table 1-3
Affordable Rental Units

Units	Average Monthly Market Rent in the Township	Average Monthly Rent Based on Household Income in the Township
Bachelor unit	\$1,020	\$1,590
1-Bedroom unit	\$1,284	\$1,590
2-Bedroom unit	\$1,485	\$1,590
3 or more Bedrooms	\$1,709	\$1,590

1.3.9 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A. as follows:

- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years (note, the two-year time period still applies to applications received and approved between January 1, 2020, and June 5, 2024);
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law and removal of expiry date for by-laws passed between November 28, 2022, and June 6, 2024; and
- Permits municipalities to publish D.C. public notice on municipal websites where newspapers of general circulation are not available.

As Bill 185 has been enacted, therefore, this D.C. Background Study includes the cost of studies, and the other amendments made to the D.C.A. as noted above.



Chapter 2

Township of Severn's Current Development Charge Policy



2. Township of Severn's Current Development Charge Policy

2.1 Schedule of Charges

On September 4, 2019, the Township passed By-law 2019-62 under the D.C.A. to impose D.C.s for residential and non-residential uses. The D.C. by-law is set to expire on September 5, 2024, five years after it was passed

2.2 Services Covered

The following services are covered under By-law 2019-62:

Municipal-Wide:

- Services Related to a Highway;
- Fire Protection Services;
- Administration Studies – Essential Services;
- Administration Studies – Community Based Services;
- Indoor Recreation Services;
- Outdoor Recreation Services; and
- Library Services.

Area Specific:

- Water Services in Westshore;
- Water Services in Severn Estates;
- Wastewater Services in Westshore;
- Wastewater Services in Coldwater;
- Wastewater Services - Septage and Hauled Treatment – in areas not receiving municipal wastewater services.

2.3 Timing of Development Charge Calculation and Payment

Development charges for fire, library, outdoor, recreation, indoor recreation, administration studies - essential services and administration studies – community-



based services, are calculated, payable, and collected upon issuance of a building permit for the development; the Development Charges for services related to a highway, water and wastewater, are calculated, payable, and collected at time of subdivision agreement with respect to each dwelling unit, building or structure.

Council may, from time to time, enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

It is noted that the D.C. legislation has been amended since the passage of the by-law and D.C.s are now payable at the time of the first building permit issuance, except where payable at the time of a subdivision agreement, consent agreement, or as otherwise agreed upon with the Township through an early or late payment agreement.

Payments with respect to rental housing and institutional development pay their D.C.s over six (6) annual installments. Applications with respect to a site plan or zoning by-law amendment have their D.C. determined at the rates in effect at the time of planning application if the building permit for the proposed development is issued within two (2) years or 18 months of planning application approval, as applicable per the D.C.A. These provisions of the D.C.A. override the provisions of the current by-law.

2.4 Approvals for Development

The D.C.s shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

- The passing of a zoning by-law or an amendment thereto;
- The approval of a minor variance;
- A conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act;
- The approval of a plan of subdivision;
- A consent;
- The approval under the Condominium Act; or
- The issuance of a building permit.



2.5 Indexing

D.C.s within the by-law shall be adjusted annually on the anniversary date of the by-law, without amendment to the By-law, in accordance with the prescribed index in the Act.

2.6 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 36 months 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:

- a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed use building or structure, an amount calculated by multiplying the applicable D.C. by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.7 Exemptions

The following non-statutory exemptions are provided under By-law 2019-62:

- Full exemption for lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground that is exempt from taxation under the Assessment Act;



- Full exemption for a bona fide non-residential farm building, excluding cannabis production facilities.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witness by the Township even though they may not be currently reflected in the existing by-law.

2.8 Current Development Charges

The current D.C.s for residential and non-residential development for the Township are shown in Table 2-1, as per By-law 2019-62.



Table 2-1
Township of Severn
Current Schedule of Development Charges
As of September 5, 2023

Services	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Township-Wide Services/Class of Service:						
Services Related to a Highway	3,550	3,168	2,296	1,583	1,442	2.39
Fire Protection Services	1,346	1,201	871	601	546	0.91
Outdoor Recreation	981	876	634	437	398	0.27
Indoor Recreation	2,917	2,604	1,887	1,301	1,185	0.78
Library Services	222	198	144	99	91	0.06
Administration - Essential Services	232	207	150	103	94	0.17
Administration - Community Services	358	319	232	159	145	0.25
Sub-Total	\$9,606	\$8,573	\$6,214	\$4,283	\$3,901	\$4.83
Area Specific Services:						
Westshore						
Wastewater Services	10,007	8,930	6,472	4,465	4,066	6.01
Water Services	900	804	583	401	366	0.55
Coldwater						
Wastewater Services	15,593	13,917	10,086	6,959.00	6,337.00	8.12
Severn Estates						
Water Services	17,580	15,691	11,372	7,845	15,691	-
Areas Not Receiving Wastewater Services						
Septage and Hauled Treatment Facilities	102	91	66	46	42	0.14
Total Township-Wide	\$9,606	\$8,573	\$6,214	\$4,283	\$3,901	\$4.83
Total Westshore	\$20,513	\$18,307	\$13,269	\$9,149	\$8,333	\$11.39
Total Coldwater	\$25,199	\$22,490	\$16,300	\$11,242	\$10,238	\$12.95
Total Severn Estates	\$27,288	\$24,355	\$17,652	\$12,174	\$19,634	\$4.97
Total - Areas not receiving Wastewater Services	\$9,708	\$8,664	\$6,280	\$4,329	\$3,943	\$4.97



Chapter 3

Anticipated Development in the Township of Severn



3. Anticipated Development in the Township of Severn

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (mid-2024 to mid-2034), a 12-year (mid-2024 to mid-2036), and a 2024 to buildout time horizon.^[1]

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

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

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

- County of Simcoe Official Plan 2023 Official Plan – Consolidated February 2023;
- Township of Severn 2019 Development Charges Study, June 28, 2019, by Watson & Associates Economists Ltd;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Township staff;
- Water and waste-water servicing capacity as identified by Township staff; and

^[1] Growth forecast to buildout refers to the urban area and has been assessed for designated urban lands and servicing capacity.



- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Severn.

3.3 Summary of Growth Forecast

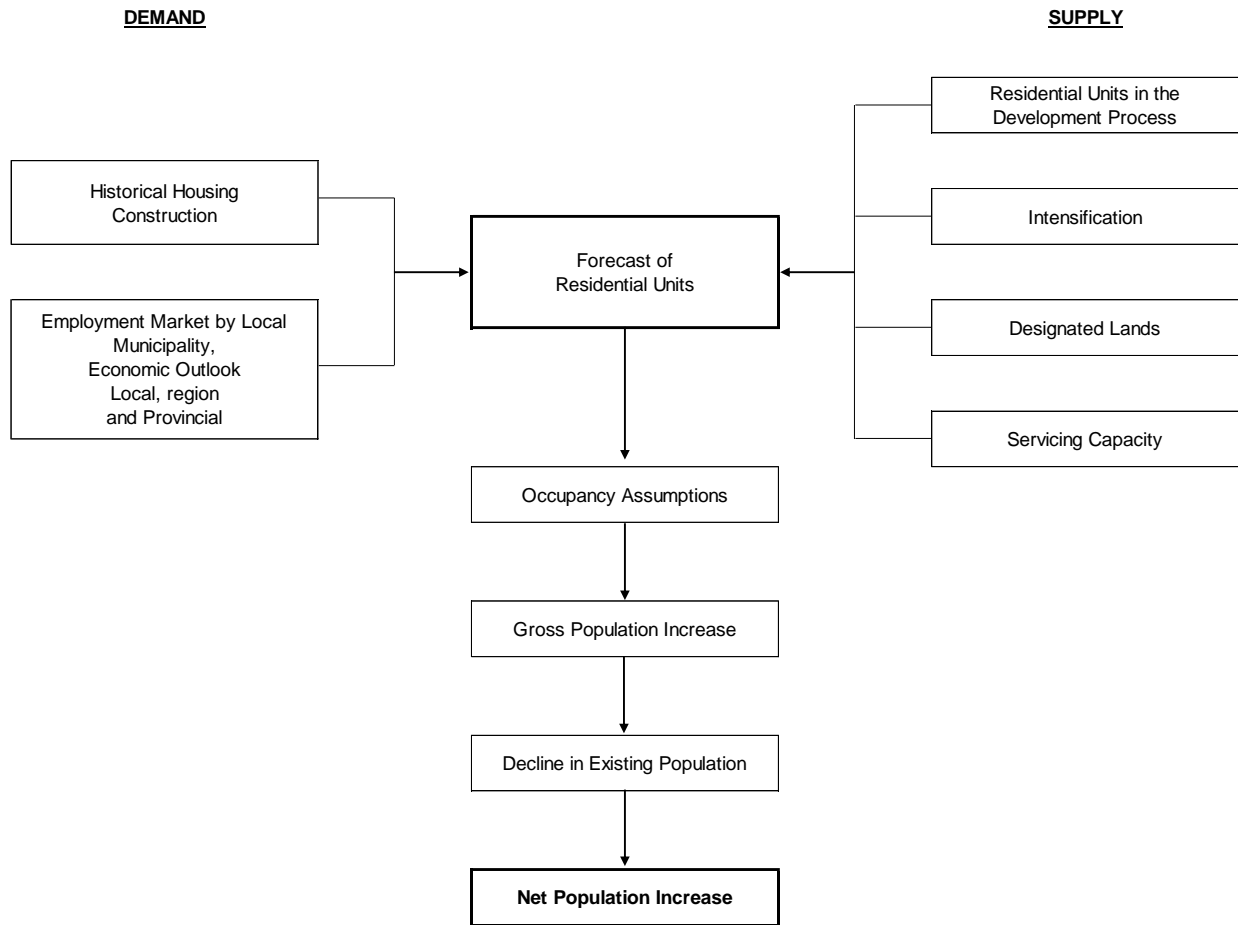
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Township of Severn (excluding census undercount) is anticipated to reach approximately 16,500 by mid-2034, 16,760 by mid-2036, and 21,410 by buildout resulting in an increase of approximately 1,320 persons, 1,590 persons, and 6,230 persons, respectively.^[1] The Township's seasonal population is forecast to increase to 6,730 persons in 2034, 6,770 person in 2036, and 7,180 persons in buildout. The Township's total population (permanent and seasonal) is forecast to reach 23,230 by 2034, 23,530 by 2036 and 28,590 by buildout.

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



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Township of Severn
Residential Growth Forecast Summary**

	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% 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	Conversions	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households		
Historical	Mid 2011	12,750	12,377	92	12,285	6,345	18,722	4,459		75	180	174	4,888	4,888	1,773	6,661	84	2,532	2,811
	Mid 2016	13,890	13,477	92	13,385	6,365	19,842	4,915		130	200	190	5,435	5,435	1,778	7,213	84	2,480	2,751
	Mid 2021	15,020	14,576	61	14,515	6,500	21,076	5,260		160	195	180	5,795	5,795	1,815	7,610	55	2,515	2,770
Forecast	Mid 2024	15,640	15,174	64	15,110	6,551	21,725	5,522	18	198	195	180	6,095	6,113	1,830	7,943	58	2,482	2,735
	Mid 2034	17,000	16,498	70	16,428	6,730	23,228	6,092	78	386	226	180	6,884	6,962	1,880	8,842	64	2,370	2,627
	Mid 2036	17,270	16,759	70	16,689	6,766	23,525	6,203	90	425	235	180	7,043	7,133	1,890	9,023	64	2,350	2,607
	Buildout ^[4]	22,060	21,406	89	21,317	7,184	28,590	7,515	230	1,390	496	180	9,581	9,811	2,007	11,818	81	2,182	2,419
Incremental	Mid 2011 - Mid 2016	1,140	1,100	0	1,100	20	1,120	456	0	55	20	16	547	547	5	552	0		
	Mid 2016 - Mid 2021	1,130	1,099	-31	1,130	135	1,234	345	0	30	-5	-10	360	360	37	397	-29		
	Mid 2021 - Mid 2024	620	598	3	595	51	649	262	18	38	0	0	300	318	15	333	3		
	Mid 2024 - Mid 2034	1,360	1,324	6	1,318	179	1,503	570	60	188	31	0	789	849	50	899	6		
	Mid 2024 - Mid 2036	1,630	1,585	6	1,579	215	1,800	681	72	227	40	0	948	1,020	60	1,080	6		
	Mid 2024 - Buildout ^[4]	6,420	6,232	25	6,207	633	6,865	1,993	212	1,192	301	0	3,486	3,698	177	3,875	23		

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

[2] Includes townhouses and apartments in duplexes.

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

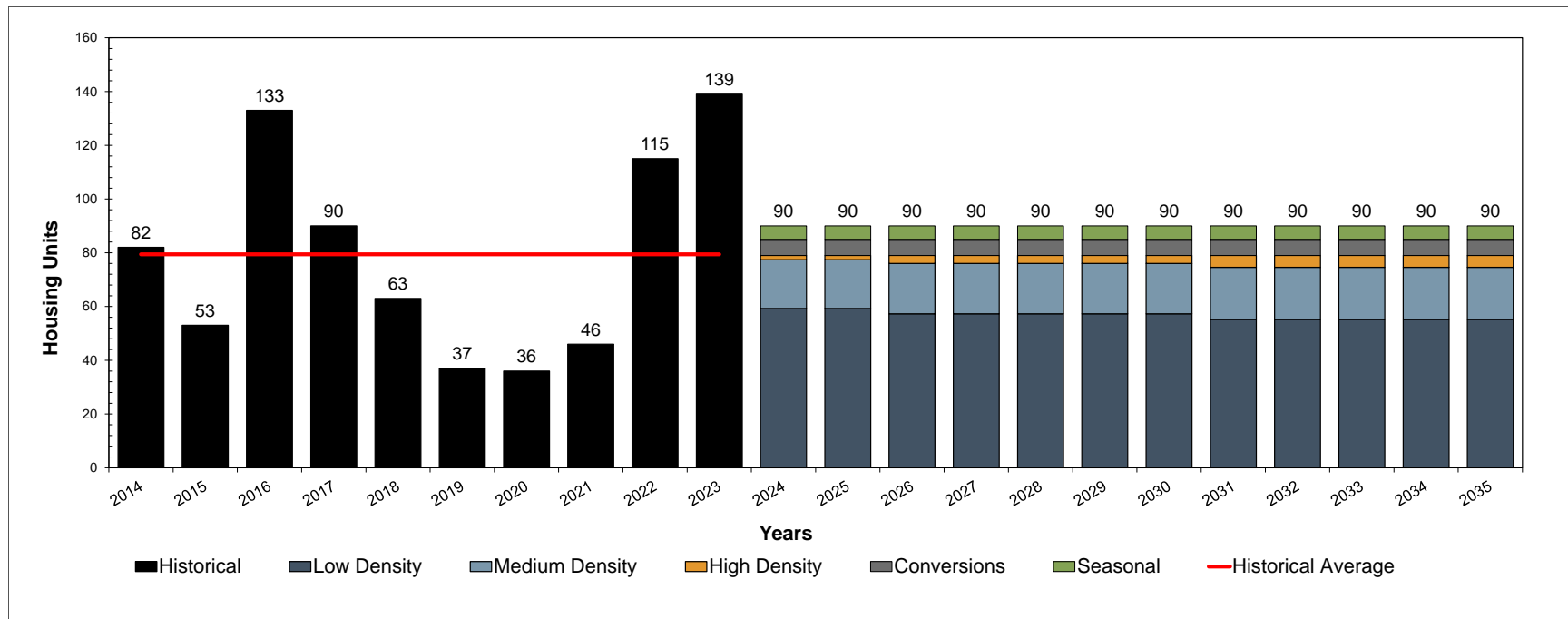
[4] Buildout based on discussions with Township of Severn staff regarding servicing capacity and designated urban land supply.

Note: Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2
Township of Severn
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Severn (2014 to 2023) by Watson & Associates Economists Ltd.



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

- Unit Mix (Appendix A - Schedules 1, 6 and 7):
 - The housing unit mix for the Township 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) and discussions with Township staff regarding anticipated development trends for the Township.
 - Based on the above indicators, the mid-2024 to mid-2036 household growth forecast for the Township is comprised of a unit mix of 72% low density units (single detached and semi-detached), 8% medium density (multiples except apartments), 24% high density (bachelor, 1 bedroom and 2-bedroom apartments), 4% seasonal units.
- Geographic Location of Residential Development (Appendix A – Schedule 2):
 - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township.
 - In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between mid-2024 and mid-2036 by development location is summarized below.

Table 3-2
Township of Severn
Geographic Location of Residential Development

Development Location	Amount of Permanent Housing Growth, mid-2024 to mid-2036	Percentage of Permanent Housing Growth, mid-2024 to mid-2036
Westshore (Municipally Serviced)	440	47%
Coldwater (Municipally Serviced)	150	15%
Rural / Non-Municipally Serviced	360	38%
Township of Severn	950	100%



- 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 Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 3, 4 and 5):
 - The number of housing units to be constructed by buildout in the Township over the forecast period is presented in Table 3-1. Over the mid-2024 to mid-2036 forecast period, the Township is anticipated to average approximately 90 new permanent and seasonal housing units per year.
 - Institutional population^[1] is anticipated to increase by approximately 10 people between mid-2024 to mid-2036.
 - 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 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township. Due to data limitations medium and high density P.P.U. data was derived from the County of Simcoe which includes the Township of Severn and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.787
 - Medium density: 2.422
 - High density: 1.615
- Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5):

^[1] Institutional population largely includes special care facilities such as long-term home or residences for senior citizens, group homes, hospices, etc. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in these types of collective households.



- Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the mid-2024 to mid-2036 forecast period is forecast to decline by approximately 1,130.
- Employment (Appendix A – Schedules 10a, 10b and 10c):
 - The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township 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.
 - Mid-2016 employment data^{[2], [3]} (place of work) for the Township is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 130 primary (4%);
 - 585 work at home employment (18%);
 - 560 industrial (17%);
 - 1,690 commercial/population-related (51%); and
 - 315 institutional (10%).

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

^[2] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[3] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



- The mid-2016 employment by usual place of work, including work at home, is 3,280. An additional 870 employees have been identified for the Township in mid-2016 that have no fixed place of work (N.F.P.O.W.).^[1]
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 5,410 by mid-2034, 5,500 by mid-2036, and 7,060 by buildout. This represents an employment increase of approximately 470 for the 10-year forecast period, 560 for the 12-year forecast period, and 2,120 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 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 (G.F.A.) generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Township (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,420 by mid-2034, 3,470 by mid-2036, and 4,230 by buildout. This represents an employment increase of 280 for the 10-year forecast period, 330 for the 12-year forecast period, and 1,290 for the buildout forecast period.^[2]

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

^[2] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 3,410 by mid-2034, 3,470 by mid-2036, and 4,410 by buildout.



- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 10b):
 - Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
 - The Township-wide incremental G.F.A. is anticipated to increase by approximately 206,400 sq.ft. over the 10-year forecast period, 248,100 sq.ft. over the 12-year forecast period, and 960,200 over the buildout forecast period.
 - In terms of percentage growth, the mid-2024 to mid-2036 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary - 12%
 - Industrial - 34%;
 - Commercial/population-related - 44%; and
 - Institutional - 10%.
- Geographic Location of Non-Residential Development (Appendix A, Schedule 10c):
 - Schedule 10c summarizes the anticipated amount, type, and location of non-residential development by servicing area for the Township by area.
 - The amount and percentage of forecast total non-residential growth between mid-2024 and buildout by development location is summarized in Table 3-3.



Table 3-3
Township of Severn
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2036	Percentage of Non-Residential G.F.A., 2024 to 2036
Westshore (Municipally Serviced)	98,600	40%
Coldwater (Municipally Serviced)	46,100	18%
Rural/Non-Municipally Serviced ^[1]	103,400	42%
Township of Severn	248,100	100%

^[1] Westshore has vacant industrial lands, however there is currently no municipal servicing identified for these lands and are captured as part of the rural / non-municipally serviced area.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C.-eligible service components included in the D.C. background study for the Township.

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

4.3 Increase in the Need for Service

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



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

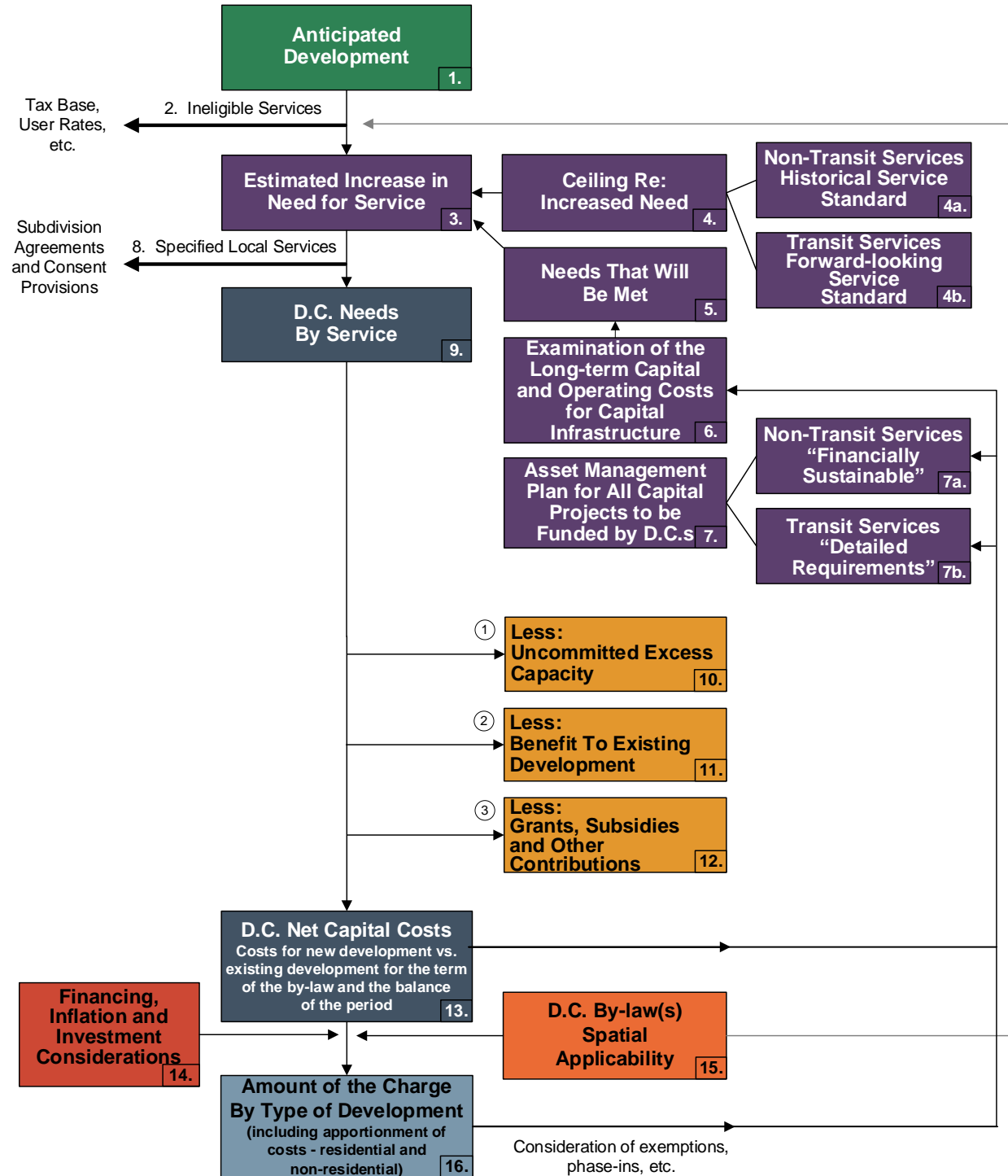




Table 4-1A
Categories of Township Services to be Addressed as Part of the
Calculation – Eligibility Legend

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

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

Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants, Water Supply, and Storage Facilities
	Yes	1.2 Distribution systems
	n/a	1.3 Local systems
	Yes	1.4 Vehicles and equipment ^[1]
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	n/a	2.3 Local systems
	Yes	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
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	Yes	4.4 Traffic signals
	Yes	4.5 Sidewalks and streetlights
	Yes	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock ^[1]

^[1] with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
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	n/a n/a	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]
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]

^[1] with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
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 Child care 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>	No 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	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study cost.

4.4 Local Service Policy

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

^[1] With a 7+ year useful life



4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Township 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 Township’s approved capital forecast, and master servicing/needs studies, along with the prior D.C. study.

Currently, there are no outstanding credits to be included in the D.C. calculations.



4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

4.7 Class 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. Furthermore, 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. As of June 6, 2024, Bill 185 has received Royal Assent, thereby the growth-related studies have been provided as a class of services for purposes of calculating the D.C.s.

4.8 Existing Reserve Funds

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

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



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

For services that are subject to a per-capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township’s D.C. reserve fund balance by service as of December 31, 2023, less outstanding commitments related to prior year capital approvals, is provided in Table 4-2. These balances have been considered in the D.C. calculations:

Table 4-2
Township of Severn
Projected Development Charge Reserve Fund Balances
As of December 31, 2023

Services/Class of Services	Balance as of Dec. 31, 2023	Less Commitments	Adjusted Balance as of Dec. 31, 2023
Services Related to a Highway	\$4,051,491.27	\$0.00	\$4,051,491.27
Public Works	\$629,707.48	\$0.00	\$629,707.48
Fire Protection Services	(\$662,907.97)	\$0.00	(\$662,907.97)
Parks and Recreation Services	\$2,386,409.32	\$0.00	\$2,386,409.32
Library Services	\$242,543.67	\$0.00	\$242,543.67
Administration - Studies	\$151,375.29	\$0.00	\$151,375.29
Septage/Biosolids	\$137,408.00	\$0.00	\$137,408.00
Wastewater Services - Westshore	\$1,174,239.42	\$0.00	\$1,174,239.42
Wastewater Services - Coldwater	\$617,606.93	\$0.00	\$617,606.93
Water Services - Bass Lake	\$38,327.09	\$0.00	\$38,327.09
Water Services - Westshore	(\$527,394.06)	\$0.00	(\$527,394.06)
Water Services - Coldwater	\$12,308.19	\$0.00	\$12,308.19
Water Services - Severn Estates	\$27,954.16	\$27,954.16	\$0.00
Total	\$8,279,068.79	\$27,954.16	\$8,251,114.63



4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Historical Level of Service Ceiling

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

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

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

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive 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 Township-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. Furthermore, where an increase in demand is not met for a number of years, a negative service impact on existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.10 Township-Wide vs. Area-Specific

This step involves determining whether all 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*.

At present, the Township’s by-law provides for area-rating for water and wastewater services. All other Township services are recovered based on a uniform, Township-wide basis.



4.11 Allocation by Type of Development

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

4.12 Asset Management

The legislation now requires that a D.C. background study must include an asset management plan (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.



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service and Class of Service

5.1 Introduction

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

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C.-recoverable cost.

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

5.2 Service Levels and 10-Year Capital Costs for Township-wide Development Charge Services and Class of Services Calculation

This section evaluates the development-related capital requirements for Township services under a 10-year planning period.

5.2.1 *Parks and Recreation Services*

The Township provides a variety of parks and recreation-related assets to service the community. Currently, the Township has 132 acres of parkland within its jurisdiction consisting of passive and active parks. It also maintains 87 parkland amenities within the boundaries of the parks, such as ball diamonds fields, playgrounds, dog parks, washrooms, and gazebos, etc. In addition, there are approximately 30 linear metres of



trails throughout the Township. Furthermore, the Township operates multiple indoor recreation facilities providing a total of 62,582 sq.ft. of space. Finally, the parks and recreation services are maintained with approximately 16 vehicles and equipment assets. The total inventory of assets related to parks and recreation services over the past 15 years results in an invested level of service of \$2,271 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately \$3.41 million is applicable.

Based on the projected growth over the 10-year forecast period, the Township has identified approximately \$17.68 million in future growth capital costs. These costs include parkland development in Westshore, two new splash pads, ball diamond upgrades, outdoor skating pad, skateboard park, a pickup truck along with the construction of the Westshore Community Centre. Growth related financing costs (i.e., interest) has been included in the D.C. calculation as the Township anticipates the need to cashflow the funding for the community center until such time as the D.C. funding is recovered. It is noted that the financing costs are eligible for inclusion of the D.C.s in addition to the level of service maximum ceiling.

Table 5-1 provides the associated 10-year capital program anticipated for parks and recreation services. A deduction related to the portion of costs that benefit the existing population has been made in the amount of \$126,000. Furthermore, a deduction related to the post-period benefit for future growth, of approximately \$11.02 million, has been made. Finally, a deduction of approximately \$2.39 million has been made to recognize the balance in the existing D.C. reserve fund. As a result, approximately \$4.15 million has been included in the calculation of the charge.

As the predominant users of parks and recreation services tend to be residents of the Township, the forecast D.C.-recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately \$3.95 million, and \$0.21 million has been allocated to residential and non-residential developments, respectively.

5.2.2 Library Services

The Township owns and operates a library branch in Coldwater with 2,260 sq.ft. of space of which 10% of the space, or 226 sq.ft., is contracted with the Township of Oro-Medonte and has therefore been deducted from the net adjustment value. Severn also



contracts 5% of space in the Orillia branch which currently equates to 2,378 sq.ft. of space in 2023 and makes up the net adjustment figure in the service standard. In addition, the Township's share of library collection materials within the Coldwater branch and Orillia branch totals 144,798 items. Based on the level of investment, the average level of service provided has been \$336 per capita. In total, the maximum D.C.-eligible amount for library services over the 10-year forecast period is \$505,354.

Table 5-2 provides the capital program for library services for the 10-year forecast period. Library expansion space in addition to library collections material have been identified for inclusion in the D.C. at a gross cost of approximately \$1.79 million. A deduction relating to the costs that will benefit the existing community in the amount of \$996,600 has been made. Furthermore, a deduction related to the post-period benefit for future growth of \$41,600, has been made. Finally, a deduction of \$242,544 has been made to recognize the balance in the existing D.C. reserve fund. As a result, the total D.C.-recoverable cost included in the calculation of the charge is \$505,256.

Similar to parks and recreation services, the forecast D.C.-recoverable costs have been allocated 95% to residential development and 5% to non-residential development. Therefore, \$479,994, and \$25,263 have been allocated to future residential and non-residential development types, respectively.

5.2.3 Provincial Offences Act including By-law Enforcement Services

The Township provides facility space for by-law enforcement of 150 sq.ft. In addition, the Township owns and operates a pickup truck to conduct by-law enforcement services. As such, the Township's level of service over the past 15 years equates to \$6 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of \$9,845 may be included in the D.C. calculation.

Table 5-3 provides the capital program related to *Provincial Offences Act* including by-law enforcement. It includes the need to provide an additional vehicle and equipment to expand the by-law enforcement to service the anticipated growth within the Township. Therefore, capital costs of \$75,700 related to growth have been included in the calculated charge. A deduction related to the post-period benefit for future growth of \$36,800, has been made. Furthermore, a deduction of \$29,060 has been made to recognize the amount in excess of the historical service standard ceiling, resulting in a net growth-related cost of \$9,840 for inclusion in the D.C. calculations. These costs



have been allocated to residential development in the amount of \$8,364 (85%) and non-residential development in the amount of \$1,476 (15%). The allocations have been made based on the relationship between incremental population and employment growth anticipated over the 10-year forecast period.

5.2.4 Growth-Related Studies (Class of Service)

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 include a class for growth-related studies. This class is comprised of the following municipal-wide services:

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

The following provides a list of the studies that have been identified for the 10-year forecast period:

- Development Charge Studies;
- Official Plan;
- Zoning By-Law Update;
- Employment Lands Study;



- Secondary Plan Study;
- Fire Master Plan;
- Transportation Master Plan Update;
- Servicing Master Plan Update;
- Recreation Master Plan;
- Trails Strategy Plan;
- Watershed Study; and
- Flood Plain Study

The list of growth-related studies, as provided in Table 5-4, has an estimated gross capital cost of approximately \$1.35 million. Deductions related to non-D.C. eligible services of \$76,000, benefit to existing development of \$408,600, and the balance in the existing D.C. reserve fund of \$151,375, have been made. Therefore, the net D.C. recoverable cost of \$713,025 has been included for calculation purposes.

For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Parks and Recreation Services – 4.33%
- Library Services – 0.53%
- Provincial Offences Act, including By-law Enforcement – 0.01%
- Services Related to a Highway – 13.13%
- Fire Protection Services – 1.92%
- Water Services – 22.83%
- Wastewater Services – 57.25%

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



Table 5-1
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
for Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Parkland Development in Westshore	2024-2030	1,450,000	725,000	-	725,000	-	-	725,000	688,750	36,250
2	Splash Pad	2025	290,000	-	-	290,000	-	-	290,000	275,500	14,500
3	Ball Diamonds Upgrades for size and lighting	2025	507,000	-	-	507,000	126,000	-	381,000	361,950	19,050
4	Pickup Truck	2026	72,400	-	-	72,400	-	-	72,400	68,780	3,620
5	Outdoor Skating Pad	2024	1,500,000	750,000	-	750,000	-	-	750,000	712,500	37,500
6	Splash Pad	2024	500,000	-	-	500,000	-	-	500,000	475,000	25,000
7	Skateboard Park	2024	500,000	-	-	500,000	-	-	500,000	475,000	25,000
8	Community Centre (Westshore) - Growth-related Principal	2024-2050	10,000,000	7,418,000	-	2,582,000	-	-	2,582,000	2,452,900	129,100
9	Community Centre (Westshore) - Growth-related Interest (Discounted)	2024-2050	2,862,404	2,123,300	-	739,104	-	-	739,104	702,148	36,955
10	Reserve Fund Adjustment		-	-	-	-	2,386,409	-	(2,386,409)	(2,267,089)	(119,320)
	Total		\$17,681,804	\$11,016,300	\$0	\$6,665,504	\$2,512,409	\$0	\$4,153,094	\$3,945,440	\$207,655



Table 5-2
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
for Library Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Additional Library Expansion Space	2024-2028	1,510,000	41,600	-	1,468,400	996,600	-	471,800	448,210	23,590
2	Additional Collections	2024-2033	276,000	-	-	276,000	-	-	276,000	262,200	13,800
3	Reserve Fund Adjustment		-	-	-	-	242,544	-	(242,544)	(230,416)	(12,127)
	Total		\$1,786,000	\$41,600	\$0	\$1,744,400	\$1,239,144	\$0	\$505,256	\$479,994	\$25,263

Table 5-3
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
for Provincial Offences Act Including By-law Enforcement Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
1	Additional Vehicle with Insert	2024	73,600	36,800	29,060	7,740	-	-	7,740	6,579	1,161
2	Gear for Additional By-law Enforcement Officer	2024	1,000	-	-	1,000	-	-	1,000	850	150
3	Additional Equipment	2024	1,100	-	-	1,100	-	-	1,100	935	165
	Total		\$75,700	\$36,800	\$29,060	\$9,840	\$0	\$0	\$9,840	\$8,364	\$1,476



Table 5-4
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
for Growth-Related Studies Class of Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to 2033											
1	Development Charges Study	2024	All Services	44,000	-	-	44,000	-	-	44,000	36,862	7,138
2	Development Charges Study	2033	All Services	65,000	-	-	65,000	-	-	65,000	54,455	10,545
3	Official Plan	2029	All Services	200,000	-	20,000	180,000	89,900	-	90,100	75,481	14,619
4	Official Plan	2033	All Services	200,000	-	20,000	180,000	89,900	-	90,100	75,481	14,619
5	Zoning By-Law Update	2026	All Services	100,000	-	10,000	90,000	45,100	-	44,900	37,615	7,285
6	Zoning By-Law Update	2031	All Services	100,000	-	10,000	90,000	45,100	-	44,900	37,615	7,285
7	Employment Lands Study	2028	All Services	80,000	-	8,000	72,000	-	-	72,000	60,320	11,680
8	Secondary Plan Study	2030	All Services	80,000	-	8,000	72,000	-	-	72,000	60,320	11,680
9	Fire Master Plan	2025	Fire Protection Services	35,000	-	-	35,000	17,500	-	17,500	14,875	2,625
10	Transportation Master Plan Update	2028	Services Related to a Highway	60,000	-	-	60,000	6,000	-	54,000	45,900	8,100
11	Servicing Master Plan Update	2029	Water and Wastewater Services	60,000	-	-	60,000	15,000	-	45,000	37,140	7,860
12	Recreation Master Plan	2033	Parks and Recreation Services	75,000	-	-	75,000	18,800	-	56,200	53,390	2,810
13	Trails Strategy Plan	2029	Parks and Recreation Services	75,000	-	-	75,000	37,500	-	37,500	35,625	1,875
14	Watershed Study	2028	Stormwater Services	100,000	-	-	100,000	25,000	-	75,000	63,750	11,250
15	Flood Plain Study	2028	Stormwater Services	75,000	-	-	75,000	18,800	-	56,200	47,770	8,430
16	Reserve Fund Adjustment			-	-	-	-	151,375	-	(151,375)	(128,669)	(22,706)
	Total			\$1,349,000	\$0	\$76,000	\$1,273,000	\$559,975	\$0	\$713,025	\$607,930	\$105,095



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

Services	Total	Residential Share	Non-Residential Share
Water Services	117,092	96,698	20,394
Wastewater Services	265,484	220,400	45,083
Services Related to a Highway	101,218	86,082	15,136
Fire Protection Services	22,703	19,309	3,394
Library Services	2,295	2,180	114
Parks and Recreation Services	95,941	91,161	4,780
P.O.A. including By-law Enforcement Services	70	60	10
Stormwater Services	108,223	92,040	16,183
Total	\$713,025	\$607,930	\$105,095
Overall Growth Studies Class of Services Residential/Non-Residential %		85%	15%

5.3 Service Levels and 12-Year (mid-2024 to mid-2036) Capital Costs for Township-wide D.C. Services Calculation

This section evaluates the development-related capital requirements for services over the mid-2024 to mid-2036 planning period.

5.3.1 Services Related to a Highway

The Township's inventory of roadways is measured in kilometres (km) and includes collector and arterial roads. In total, the Township currently owns 348 km of D.C.-eligible roads. Additionally, the Township operates its Public Works out of five facilities. The facilities provide 82,889 sq.ft. of building area, along with approximately 54 vehicles and equipment items to service the road network.

The total inventory of assets over the past 15 years results in an invested level of service of \$29,909 per capita. When applied to the 12-year forecast population, a maximum D.C.-eligible cost of approximately \$53.84 million is applicable.

Table 5-6 provides the capital program for services related to a highway. The Township has identified 23 road projects required to service growth over the forecast period. The total gross capital cost of the program is approximately \$37.23 million. Deductions related to the benefit to the existing development and growth in the post forecast period



have been applied in the amounts of approximately \$19.26 million and \$714,000, respectfully. A further deduction of approximately \$4.68 million has been made to account for the existing reserve fund balance. As a result, the total D.C.-recoverable cost of approximately \$12.58 million has been included in the calculation of the charge.

Approximately \$10.69 million (85%) and \$1.89 million (15%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the 12-year forecast period.

5.3.2 Fire Protection Services

The Township currently operates its services from 20,099 sq.ft. of facility space, with 15 fire vehicles, and 244 items related to small equipment and gear to provide fire protection services to its community.

The total inventory of assets over the past 15 years results in an invested level of service of \$1,027 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately \$1.85 million is applicable.

The 12-year capital program for fire protection services is provided in Table 5-7. The capital program included a total gross capital cost of approximately \$3.05 million over the forecast period. The capital program includes the growth-related funding related to the replacement and expansion of Fire Station #2, provisions for additional fire vehicles and a fire boat. Furthermore, additional equipment and gear for firefighters and ice rescue equipment have been included. In addition, the current deficit in the D.C. reserve fund of \$662,908 has been included for continued recovery from growth. Deductions related to growth in the post forecast period of \$315,100 and the costs that benefit the existing development of approximately \$1.56 million have been made.

As a result of these deductions, the D.C.-recoverable cost of approximately \$1.84 million has been apportioned to residential and non-residential development. The residential development cost share totals approximately \$1.56 million (85%) and non-residential development cost share totals \$275,911 (15%). The allocation of D.C.-recoverable costs by type of development is based on the incremental population and employment growth over the forecast period.



Table 5-6
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
	2024 to 2036										
1	Uthhoff Line - City Limits to Division Road	2045	1,082,000	714,100	-	367,900	367,900	-	-	-	-
2	Carlyon Line - Brodie Dr. to Division Road	2024	1,300,000	-	-	1,300,000	442,000	-	858,000	729,300	128,700
3	Townline - Hwy. 12 to Marchmount Sideroad	2027-2028	530,000	-	-	530,000	180,200	-	349,800	297,330	52,470
4	Menoque Beach Road - Hwy 11 to Couch Ave	2025-2027	2,800,000	-	-	2,800,000	952,000	-	1,848,000	1,570,800	277,200
5	Turnbull Drive - Goldstein to Third Street	2026-2028	1,470,000	-	-	1,470,000	499,800	-	970,200	824,670	145,530
6	Wainman Line - Division Road to Warminister Road	2027-2029	2,750,000	-	-	2,750,000	2,475,000	-	275,000	233,750	41,250
7	Goldstien Rd - Hwy 11 to Turnbull Drive	2029-2031	2,600,000	-	-	2,600,000	884,000	-	1,716,000	1,458,600	257,400
8	Culvert Wainman North of Division	2025	3,500,000	-	-	3,500,000	1,190,000	-	2,310,000	1,963,500	346,500
9	Brennan Line - Hwy 11 to Stockdale	2027-2030	2,150,000	-	-	2,150,000	731,000	-	1,419,000	1,206,150	212,850
10	Brodie Drive - Carlyon to Burnside (bike lane)	2024	1,250,000	-	-	1,250,000	425,000	-	825,000	701,250	123,750
11	Bayou Road - Hwy 11 to Hedgemere Landing	2024-2026	1,200,000	-	-	1,200,000	792,000	-	408,000	346,800	61,200
12	Ardtree Drive	2027	400,000	-	-	400,000	264,000	-	136,000	115,600	20,400
13	Sturgeon Bay Road - Sheridan to Coldwater Road (Widening)	2031-2034	260,000	-	-	260,000	171,600	-	88,400	75,140	13,260
14	Gray Street - Coldwater Road to Anderson Line (Widening)	2030-2033	1,850,000	-	-	1,850,000	1,221,000	-	629,000	534,650	94,350
15	Anderson Line - Southorn to CR17	2035-2038	2,795,000	-	-	2,795,000	1,844,700	-	950,300	807,755	142,545
16	Sturgeon Bay Road - Sheridan to Coldwater Rd and River Street - Gray to CR17 - Widening and Signalization	2038-2039	3,400,000	-	-	3,400,000	2,244,000	-	1,156,000	982,600	173,400
17	Coldwater Road - Gray to Hwy 12	2032-2035	1,400,000	-	-	1,400,000	924,000	-	476,000	404,600	71,400
18	Gill Street Sidewalk Coldwater Road - Sunset Cres	2024-2025	175,000	-	-	175,000	59,500	-	115,500	98,175	17,325
19	River Street - Gray to CR 17	2032-2035	1,000,000	-	-	1,000,000	660,000	-	340,000	289,000	51,000
20	Division Road / Burnside Line Signalization	2025-2028	900,000	-	-	900,000	810,000	-	90,000	76,500	13,500
21	Division Road West - Wainman to Burnside - Paved Shoulder	2031	1,100,000	-	-	1,100,000	990,000	-	110,000	93,500	16,500
22	Division Road West - Wainman to Hwy 12 - MUP	2031	150,000	-	-	150,000	51,000	-	99,000	84,150	14,850
23	Stockdale Road - Brennan Line to Hwy 11	2032-2034	3,170,000	-	-	3,170,000	1,077,800	-	2,092,200	1,778,370	313,830
24	Reserve Fund Adjustment			-	-	-	4,681,199	-	(4,681,199)	(3,979,019)	(702,180)
	Total		\$37,232,000	\$714,100	\$0	\$36,517,900	\$23,937,699	\$0	\$12,580,201	\$10,693,171	\$1,887,030



Table 5-7
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2036	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
	Facilities:										
1	Replacement and Expansion to Fire Station #2 - Balance of Growth-Related Funding	2024-2034	373,000	-	-	373,000	-	-	373,000	317,050	55,950
2	Diesel Exhaust Extraction System Stn's 1 and 3	2025-2026	64,000	-	-	64,000	59,000	-	5,000	4,250	750
	Fleet:										
3	Provision for new Fire Vehicles (Aerial)	2026	2,300,000	315,100	-	1,984,900	1,300,000	-	684,900	582,165	102,735
4	Provision for new Fire Boat	2026	45,000	-	-	45,000	41,500	-	3,500	2,975	525
	Equipment & Gear:										
5	Equipment for Additional Firefighters (15)	2024-2036	96,800	-	-	96,800	-	-	96,800	82,280	14,520
6	Ice Rescue Equipment	2026	20,000	-	-	20,000	18,400	-	1,600	1,360	240
7	Turnout gear Extractor Stn 2 (washer)	2025	30,000	-	-	30,000	27,700	-	2,300	1,955	345
8	Turnout gear Extractor Stn 3 (washer)	2026	32,000	-	-	32,000	29,500	-	2,500	2,125	375
9	Turnout gear Extractor Stn 1 (washer)	2026	32,000	-	-	32,000	29,500	-	2,500	2,125	375
10	Turnout gear dryer Stn 2	2025	18,000	-	-	18,000	16,600	-	1,400	1,190	210
11	Turnout gear dryer Stn 1	2026	19,000	-	-	19,000	17,500	-	1,500	1,275	225
12	Turnout gear dryer Stn 3	2026	19,000	-	-	19,000	17,500	-	1,500	1,275	225
	Adjustments:										
13	Reserve Adjustment		662,908	-	-	662,908	-	-	662,908	563,472	99,436
	Total		\$3,711,708	\$315,100	\$0	\$3,396,608	\$1,557,200	\$0	\$1,839,408	\$1,563,497	\$275,911



5.4 Service Levels and Build-out Capital Costs for Severn's D.C. Calculation

This section evaluates the development-related capital requirements for those services with capital costs that are evaluated over the build out planning period.

5.4.1 *Septage and Hauled Treatment*

A class environmental assessment (E.A.) was undertaken by the North Simcoe Municipalities to address the management of septage (sewage sludge) and hauled sewage (septage and holding tank water) generated within Midland, Penetanguishene, Tay, and Severn.

The assessment looked at existing and projected volumes for the above municipalities with and without Tiny Township included as a participant. The costs for these facilities ranged between \$4.12 million and \$5.84 million at the time the study was undertaken. Of this total, Severn's portion of the cost was determined to be between 6.8% and 7.5%, depending upon Tiny Township's participation.

Currently, Township staff are exploring the option of adding a septage facility within the Township. Staff have estimated the cost for this facility to be \$1.5 million. Based on the assumption that the Township provides this type of facility, staff believe that 40% of the facility would service other communities. Therefore, a deduction of \$600,000 has been made, resulting in a net amount of \$900,000 that would benefit the Township itself. Of this net amount, staff estimate 65% (or \$585,000) would benefit existing development, and the remaining balance would be available to support growth in the areas of the Township that are unserved via a municipal wastewater system. Consequently, \$315,000 has been identified for inclusion in the D.C. study.

The balance in the Septage & Hauled Treatment D.C. reserve fund of \$137,408 has also been deducted from the D.C. calculation resulting in a net D.C. recoverable amount of \$177,592, as identified in Table 5-8.

These costs are shared between residential and non-residential based on the unserved population to employment ratio over the forecast period, resulting in 88% (i.e., \$152,729) being allocated to residential development and 12% (i.e., \$24,863) being allocated to non-residential development



Table 5-8
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
for Wastewater Services - Septage and Hauled Treatment

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2024 to Rural Buildout									86%	14%
1	Facility for Septage and Hauled Treatment	2024-2044	1,500,000	-	600,000	900,000	585,000	-	315,000	270,900	44,100
2	Reserve Fund Adjustment		-	-	-	-	137,408	-	(137,408)	(118,171)	(19,237)
	Total		\$1,500,000	\$0	\$600,000	\$900,000	\$722,408	\$0	\$177,592	\$152,729	\$24,863



5.5 Service Levels and Urban Build Out Area-Specific Capital Costs for Severn's D.C. Calculation

This section evaluated the development-related capital requirements for those services with capital costs that are evaluated over the urban build out planning period.

5.5.1 Water Services

The Township of Severn currently provides water service to six areas: Washago, Sandcastle, Westshore, Coldwater, Bass Lake Woodlands and Severn Estates. Area-specific D.C.s have been in place to recover costs for the Westshore and Coldwater systems from those being serviced by the systems.

Westshore Area

For the Westshore area, staff have identified the need for a Treatment Plant Expansion based on current capacity and the anticipated requirements for growth. The gross cost of this project is estimated at \$13.0 million, with a deduction of approximately \$3.6 million to account for benefits to growth beyond the forecast period. In addition to the treatment plant expansion, a low lift station communications upgrade, a booster station/reservoir booster, and a transmission line are required over the forecast period. The gross capital cost for these projects is approximately \$9.53 million. In addition to these costs, the current deficit in the Westshore Water area specific D.C. reserve fund in the amount of \$527,394 have been included. These costs result in a total capital program of approximately \$23.06 million.

In addition to the post period deduction for the treatment facility noted above, an additional deduction to recognize the costs that will benefit existing development has been made in the amount of \$487,400. Consequently, the net D.C. recoverable amount for water services in the Westshore area is approximately \$18.97 million, as identified in Table 5-9.

The growth-related costs have been allocated between residential and non-residential development based on population-to-employment growth in the Westshore Area, resulting in an 82% allocation to residential and a 18% allocation to non-residential. This allocation results in approximately \$15.56 million and \$3.42 million being attributable to residential and non-residential development, respectively.



Coldwater Area

For the Coldwater area, staff have identified the need for Treatment Plant Filtration Upgrades, a booster station/reservoir booster, and two transmission lines. The gross capital cost for these projects is \$10.2 million. A deduction of approximately \$4.29 million to account for benefits to growth beyond the forecast period has been made. Further, a deduction of approximately \$2.99 million has been made related to the cost that would benefit existing development.

The balance in the Coldwater water area specific D.C. reserve fund of \$12,208 has also been deducted from the D.C. calculation resulting in a net D.C. recoverable amount of approximately \$2.91 million, as identified in Table 5-10.

The growth-related costs have been allocated between residential and non-residential development based on population-to-employment growth in the Coldwater Area, resulting in an 86% allocation to residential and a 14% allocation to non-residential.

Westshore and Coldwater Areas

It is noted that there are capacity restrictions related to the wastewater capacity in the Westshore and Coldwater areas, which result in the anticipated post period benefit deductions applied to the water services. This is due to the water treatment plant expansions being able to provide for more growth than the capital wastewater programs will in both areas (provided in Section 5.5.2).

5.5.2 Wastewater Services

Westshore Area

Staff have identified several projects required in the Westshore Area related to expansion of the Wastewater Services to allow for growth. Table 5-11 provides the capital program anticipated for the wastewater service with gross costs of approximately \$41 million. Deductions related to the costs that benefit existing development of \$723,000, along with the amount in the current D.C. reserve fund of approximately \$1.17 million have been made. As the growth forecast has been tied to the additional capacity that the wastewater treatment plant will provide, no post period deduction is required. Hence, if additional growth is identified in the future, additional expansion of the wastewater services in Westshore will be required. As a result, the growth-related



capital expense included in the calculated charges equate to approximately \$39.1 million.

The growth-related costs have been allocated between residential and non-residential development based on population to employment growth in Coldwater which results in an 82% allocation to residential and an 18% allocation to non-residential. This allocation results in approximately \$32.06 million being allocated to residential development and \$7.04 being allocated to non-residential development.

Coldwater Area

Projects for the Coldwater area include plant and pump station expansions, twin main pumping station forcemain, pumping station upgrades, and expansion to the collection system. These projects have a gross cost of approximately \$23.85 million with deductions of approximately \$4.65 million made to account for the costs that will benefit existing development, and the amount in the current D.C. reserve fund of \$617,607. Similar to the Westshore area, the growth forecast for the Coldwater area has been based on the buildout of the expanded plant capacity, therefore, no post period deduction has been made for the majority of the capital program. However, one project, the Anderson Line Area Collection System, is not anticipated to be required to service the growth identified in the current forecast period, and therefore, this project, in the amount of \$3.0 million has been fully deducted as a post period benefit. Hence, an additional treatment plant expansion will be required to service additional future growth that this collection system will service. The resultant net D.C. recoverable amount is therefore approximately \$15.58 million.

An 85% residential and 17% non-residential attribution has been made based on a population vs. employment growth ratio over the urban buildout forecast period. This allocation results in approximately \$13.4 million and \$2.18 million being allocated to residential and non-residential development, respectively.



Table 5-9
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
For Water Services – Westshore Area

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to Urban Buildout - Westshore	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
1	Westshore Treatment Plant Expansion	2028-2032	13,000,000	3,596,900	-	9,403,100	281,300	-	9,121,800	7,479,876	1,641,924
2	Low Lift Station Upgrades	2028-2032	250,000	-	-	250,000	5,400	-	244,600	200,572	44,028
3	South Westshore Booster Station OR Reservoir Booster at Brennan and Stockdale (SMP)	2032-2033	4,000,000	-	-	4,000,000	86,500	-	3,913,500	3,209,070	704,430
4	Transmission Line 300mm Ring loop along Menoke Beach Rd from Couchiching Ave to Stockdale Rd and to Plant.	2032-2033	5,280,000	-	-	5,280,000	114,200	-	5,165,800	4,235,956	929,844
5	Reserve Fund Adjustment		527,394	-	-	527,394	-	-	527,394	432,463	94,931
	Total		\$23,057,394	\$3,596,900	\$0	\$19,460,494	\$487,400	\$0	\$18,973,094	\$15,557,937	\$3,415,157



Table 5-10
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
For Water Services – Coldwater Area

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to Urban Buildout - Coldwater	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Coldwater Treatment Plant Filtration Upgrades	2028-2032	6,000,000	2,181,000	-	3,819,000	2,334,100	-	1,484,900	1,277,014	207,886
2	Anderson Booster Station OR Reservoir Booster (SMP)	2040-2044	2,000,000	797,200	-	1,202,800	660,000	-	542,800	466,808	75,992
3	Transmission Line (300mm) from Gray to Anderson Stand Pipe	2038-2041	1,000,000	594,900	-	405,100	-	-	405,100	348,386	56,714
4	Transmission Line (300mm) from River Street to Anderson Stand Pipe	2038-2041	1,200,000	713,900	-	486,100	-	-	486,100	418,046	68,054
5	Reserve Fund Adjustment		-	-	-	-	12,308	-	(12,308)	(10,585)	(1,723)
	Total		\$10,200,000	\$4,287,000	\$0	\$5,913,000	\$3,006,408	\$0	\$2,906,592	\$2,499,669	\$406,923



Table 5-11
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
For Wastewater Services – Westshore Area

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
2024 to Urban Buildout - Westshore											
1	Westshore Treatment Plant Expansion	2028-2032	20,000,000	-	-	20,000,000	398,700	-	19,601,300	16,073,066	3,528,234
2	Westshore Main Pump Station Upgrade or 170 cu.m. Wetwell	2024-2025	287,000	-	-	287,000	71,800	-	215,200	176,464	38,736
3	Wood Pumping Station Generator	2024	70,000	-	-	70,000	52,500	-	17,500	14,350	3,150
4	Twinning Forcemain Valve Chamber	2024-2025	800,000	-	-	800,000	200,000	-	600,000	492,000	108,000
5	Westshore Plant Process Optimization and EQ Tank	2025-2026	5,000,000	-	-	5,000,000	-	-	5,000,000	4,100,000	900,000
6	Low lift station at treatment plant (50l/s)	2025-2026	2,750,000	-	-	2,750,000	-	-	2,750,000	2,255,000	495,000
7	South Westshore Catchment Area Development	2026-2028	6,776,000	-	-	6,776,000	-	-	6,776,000	5,556,320	1,219,680
8	South Westshore Catchment Area Main SPS	2027-2028	3,891,800	-	-	3,891,800	-	-	3,891,800	3,191,276	700,524
9	Wood Pumping Station Redirect (150mm forcemain Twin from PS1)	2028-2029	924,000	-	-	924,000	-	-	924,000	757,680	166,320
10	Wood Pumping Station Upgrades (3.5 L/Sec - +17 L/Sec)	2029-2030	500,000	-	-	500,000	-	-	500,000	410,000	90,000
11	Reserve Fund Adjustment		-	-	-	-	1,174,239	-	(1,174,239)	(962,876)	(211,363)
	Total		\$40,998,800	\$0	\$0	\$40,998,800	\$1,897,239	\$0	\$39,101,561	\$32,063,280	\$7,038,281



Table 5-12
Township of Severn
Infrastructure Costs Included in the Development Charge Calculation
For Wastewater Services – Coldwater Area

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to Urban Buildout - Coldwater	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Coldwater Wastewater Treatment Plant Expansion (New Sequencing Batch Reactor and Capacity Expansion)	2024-2027	15,000,000	-	-	15,000,000	2,155,200	-	12,844,800	11,046,528	1,798,272
2	Twin Main Pumping Station Forcemain	2024-2026	1,000,000	-	-	1,000,000	750,000	-	250,000	215,000	35,000
3	Sturgeon Bay Road Pumping Station Upgrades (Home Hardware)	2026-2028	3,850,000	-	-	3,850,000	1,309,000	-	2,541,000	2,185,260	355,740
4	Main Pump Station - Expansion	2037-2040	1,000,000	-	-	1,000,000	440,000	-	560,000	481,600	78,400
5	Anderson Line Area Collection System	2040-2044	3,000,000	3,000,000	-	-	-	-	-	-	-
6	Reserve Fund Adjustment		-	-	-	-	617,607	-	(617,607)	(531,142)	(86,465)
	Total		\$23,850,000	\$3,000,000	\$0	\$20,850,000	\$5,271,807	\$0	\$15,578,193	\$13,397,246	\$2,180,947



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed for infrastructure services (wastewater and water) based upon an area specific urban build-out horizon for Westshore and Coldwater, respectively. Table 6-3 calculates the proposed area specific D.C. for wastewater services related to septage and hauled treatment over the buildout forecast period for areas that are not serviced by a municipal wastewater system. Table 6-4 calculates the proposed D.C. to be imposed on anticipated development based on a Township-wide basis for services over a 12-year planning horizon. Table 6-5 calculates the proposed uniform D.C. to be imposed on anticipated development on a Township-wide basis for services and class of services over a 10-year planning horizon.

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

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township 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 residential D.C.-recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables 6-1 to 6-5.

Table 6-6 provides the schedule of charges that is applicable for all services by type of development. Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.



Table 6-1
Township of Severn
Area-Specific Services Westshore
2024-Urban Buildout – Westshore

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Treatment plants & Collection Systems	32,063,280	7,038,281	22,611	22.86
2. <u>Water Services</u>				
2.1 Treatment, Storage and Distribution Systems	15,557,937	3,415,157	10,972	11.10
Total D.C. Eligible Capital Cost	\$47,621,217	\$10,453,438	\$33,583	\$33.96
Buildout Gross Population/GFA Growth (sq.ft.)	3,952	307,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$12,049.90	\$33.96		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.787	\$33,583		
Other Multiples	2.422	\$29,185		
Apartments - 2 Bedrooms +	1.810	\$21,810		
Apartments - Bachelor and 1 Bedroom	1.191	\$14,351		
Special Care/Special Dwelling Units	1.100	\$13,255		

Table 6-2
Township of Severn
Area-Specific Services Coldwater
2024-Urban Buildout – Coldwater

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Wastewater Services</u>	\$	\$	\$	\$
3.1 Treatment plants & Sewers	13,397,246	2,180,947	17,480	10.42
4. <u>Water Services</u>				
4.1 Treatment, Storage and Distribution Systems	2,499,669	406,923	3,262	1.95
Total D.C. Eligible Capital Cost	\$15,896,915	\$2,587,870	\$20,742	\$12.37
Buildout Gross Population/GFA Growth (sq.ft.)	2,136	209,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,442.38	\$12.37		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.787	\$20,742		
Other Multiples	2.422	\$18,025		
Apartments - 2 Bedrooms +	1.810	\$13,471		
Apartments - Bachelor and 1 Bedroom	1.191	\$8,864		
Special Care/Special Dwelling Units	1.100	\$8,187		



Table 6-3
Township of Severn
Township-wide Services
2024-Buildout – Un-Serviced Areas

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
5. <u>Wastewater Services</u>	\$	\$	\$	\$
5.1 Septage and Hauled Treatment Facilities	152,729	24,863	101	0.06
Total D.C. Eligible Capital Cost	\$152,729	\$24,863	\$101	\$0.06
Buildout Gross Population/GFA Growth (sq.ft.)	4,233	443,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$36	\$0.06		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.787	\$101		
Other Multiples	2.422	\$87		
Apartments - 2 Bedrooms +	1.810	\$65		
Apartments - Bachelor and 1 Bedroom	1.191	\$43		
Special Care/Special Dwelling Units	1.100	\$40		

Table 6-4
Township of Severn
Township-Wide D.C. Calculation for the 12-year Forecast Period

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. <u>Services Related to a Highway</u>	\$	\$	\$	\$
6.1 Roads and Related, Facilities, Vehicles & Equipment	10,693,171	1,887,030	9,984	7.61
7. <u>Fire Protection Services</u>				
7.1 Fire facilities, vehicles, equipment and gear	1,563,497	275,911	1,460	1.11
Total D.C. Eligible Capital Cost	\$12,256,668	\$2,162,941	\$11,444	\$8.72
13-Year Gross Population/GFA Growth (sq.ft.)	2,985	248,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,106.09	\$8.72		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.787	\$11,444		
Other Multiples	2.422	\$9,945		
Apartments - 2 Bedrooms +	1.810	\$7,432		
Apartments - Bachelor and 1 Bedroom	1.191	\$4,890		
Special Care/Special Dwelling Units	1.100	\$4,517		



Table 6-5
Township of Severn
Township-Wide D.C. Calculation for the 10-year Forecast Period

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq. ft.
8. <u>Parks and Recreation Services</u>	\$	\$	\$	\$
8.1 Park development, amenities, trails and recreation facilities, parks operations facilities, vehicles and equipment	3,945,440	207,655	4,421	1.00
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	479,994	25,263	538	0.12
10. <u>Provincial Offences Act including By-Law Enforcement</u>				
10.1 Facilities, vehicles and equipment	8,364	1,476	9	0.01
11. Growth-Related Studies	607,930	105,095	680	0.51
Total D.C. Eligible Capital Cost	\$5,041,727	\$339,488	\$5,648	\$1.64
10-Year Gross Population/GFA Growth (sq.ft.)	2,488	206,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,026.42	\$1.64		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.787	\$5,648		
Other Multiples	2.422	\$4,908		
Apartments - 2 Bedrooms +	1.810	\$3,668		
Apartments - Bachelor and 1 Bedroom	1.191	\$2,413		
Special Care/Special Dwelling Units	1.100	\$2,229		



Table 6-6
Township of Severn
Calculated Schedule of Development Charges
for Services and Class of Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services/Class of Service:						
Services Related to a Highway	9,984	8,676	6,484	4,267	3,941	7.61
Fire Protection Services	1,460	1,269	948	624	576	1.11
Parks and Recreation Services	4,421	3,842	2,871	1,889	1,745	1.00
Library Services	538	468	349	230	212	0.12
Provincial Offences Act including By-Law Enforcement	9	8	6	4	4	0.01
Growth-Related Studies	680	591	442	291	268	0.51
Total Township-Wide Services/Class of Services	\$17,092	\$14,854	\$11,100	\$7,305	\$6,746	\$10.36
Area Specific Services:						
Westshore						
Wastewater Services	22,611	19,650	14,685	9,663	8,924	22.86
Water Services	10,972	9,535	7,126	4,689	4,331	11.10
Total Area Specific - Westshore	\$33,583	\$29,185	\$21,811	\$14,352	\$13,255	\$33.96
Area Specific Services:						
Coldwater						
Wastewater Services	17,480	15,191	11,352	7,470	6,899	10.42
Water Services	3,262	2,835	2,118	1,394	1,287	1.95
Total Area Specific - Coldwater	\$20,742	\$18,026	\$13,470	\$8,864	\$8,186	\$12.37
Area Specific Services:						
Areas Not Receiving Wastewater Services						
Septage and Hauled Treatment Facilities	101	88	66	43	40	0.06
Total Area Specific - Areas Not Receiving Wastewater Services	\$101	\$88	\$66	\$43	\$40	\$0.06



Table 6-7
Township of Severn
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services

Services and Class of Services	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 - Westshore							
1.1 Treatment plants & Collection Systems	40,998,800	0	1,897,239	0	0	32,063,280	7,038,281
2. Water Services - Westshore							
2.1 Treatment, Storage and Distribution Systems	23,057,394	0	487,400	0	3,596,900	15,557,937	3,415,157
3. Wastewater Services - Coldwater							
3.1 Treatment plants & Sewers	19,850,000	0	4,831,807	0	0	12,915,646	2,102,547
4. Water Services - Coldwater							
4.1 Treatment, Storage and Distribution Systems	6,000,000	0	2,346,408	0	2,181,000	1,266,429	206,163
5. Wastewater Services - Rural Areas							
5.1 Septage and Hauled Treatment Facilities	714,286	285,714	415,979	0	0	10,829	1,763
6. Services Related to a Highway							
6.1 Roads and Related, Facilities, Vehicles & Equipment	29,155,000	0	18,953,099	0	0	8,671,616	1,530,285
7. Fire Protection Services							
7.1 Fire facilities, vehicles, equipment and gear	3,032,667	0	1,557,200	0	315,100	986,312	174,055
8. Parks and Recreation Services							
8.1 Park development, amenities, trails and recreation facilities, parks operations facilities, vehicles and equipment	4,819,400	0	2,512,409	0	1,475,000	790,391	41,600
9. Library Services							
9.1 Library facilities, materials and vehicles	1,786,000	0	1,239,144	0	41,600	479,994	25,263
10. Provincial Offences Act including By-Law Enforcement							
10.1 Facilities, vehicles and equipment	75,700	29,060	0	0	36,800	8,364	1,476
11. Growth-Related Studies	1,349,000	76,000	559,975	0	0	607,930	105,095
Total Expenditures & Revenues	\$130,838,246	\$390,774	\$34,800,661	\$0	\$7,646,400	\$73,358,727	\$14,641,684



Chapter 7

Development Charge Policy Recommendations and By-law Rules



7. Development Charge Policy Recommendations and By-law Rules

7.1 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. These policies, however, are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 Development Charge By-law Structure

It is recommended that:

- The Township uses a uniform Township-wide D.C. calculation for all municipal services, except Water & Wastewater services;
- The Township uses area specific D.C. calculations for all Water and Wastewater Services;
- The Township uses a uniform Township-wide D.C. calculation for the growth-related studies class of service; and
- one municipal D.C. by-law be used for all services.

7.3 Development Charge 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:

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following conventions should be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., 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 services related to a highway and fire protection services, an 85% residential/15% non-residential attribution has been made based on a population vs. employment growth ratio over the 12-year forecast period;
 - Parks and Recreation and Library services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of parks and recreation and library services tend to be residents of the Township.
 - For P.O.A., including By-law Enforcement Services, an 85% residential and 15% non-residential attribution has been made, over the Township-wide 10-Year forecast period;
 - For septage and hauled treatment facilities 86% and 14% has been attribution to residential and non-residential development, respectively, based on future population and non-residential development over the buildout forecast period;
 - For water and wastewater in the Westshore area, an 82%/18% residential/non-residential attribution has been made and in the Coldwater area an 86%/16% residential/non-residential attribution has been made. These are based on a population vs. employment growth ratio over the buildout forecast period for each of these water and wastewater serviced areas.
 - For the Growth-Related Studies Class of Services, the costs related to Parks & Recreation Services, have been allocated 95% to residential development and 5% to non-residential development, similar to the capital



costs for this service. The costs associated with all other services have been allocated based on the incremental population and employment uses projected over the forecast periods similar to the specific services (e.g., 85% to residential and 15% to non-residential). These allocations result in an overall share between residential and non-residential development for growth-related studies of 85%/15%, respectfully.

7.3.3 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 36 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts::

- In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- In the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C., by the G.F.A. that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

7.3.4 Exemptions

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).
- 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 (see bulletin rates identified in section 1.3.8).
- Full exemption for attainable units.
- Full exemption for affordable inclusionary zoning units.
- Full exemption for non-profit housing developments.
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
 - 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.

Non-statutory (discretionary exemptions) include the following:

- The portion of lands, buildings or structures used or to be used for worship in a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act; and
- A non-residential farm building constructed for bona- fide farm uses, excluding cannabis production facilities.



7.3.5 Timing of Collection

- D.C.s for fire protection services, library services, parks and recreation services, Provincial Offences Act, including by-law enforcement services, and growth-related studies (class of services) are calculated, payable, and collected upon issuance of the first building permit for the development, unless the D.C.A. provides otherwise;
- D.C.s for services related to a highway, water, and wastewater are calculated, payable, and collected at the time of Subdivision Agreement or consent with respect to each dwelling unit, building or structure, unless the D.C.A. provides otherwise;
- Council from time to time, and at any time, may enter into agreements providing for all or part of the D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five years.

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 and approved after January 1, 2020, and June 5, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that have not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on the first anniversary date of this by-law and each anniversary date thereafter, in



accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period

7.3.7 Development Charge Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Subsections 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. Subsection 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.

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

1. All Township services, except for water, wastewater, and stormwater services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, 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 Township 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 Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds



to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township 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 Township staff, area-specific D.C.s are suitable for Water and Wastewater services. The recommendations are:

- Water and wastewater charges will be imposed on an area-specific basis within the urban areas of Westshore and Coldwater of the Township;
- Wastewater Services for Septage and Hauled Treatment Facilities, will be imposed on an area-specific basis for properties that are not connected to a municipal wastewater system; and
- All other services and class of services – the full residential and non-residential charges will be imposed on a Township-wide basis, on all lands within the Township.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 *Categories of Services for Reserve Fund and Credit Purposes*

The Township's D.C. collections should be contributed into 10 separate reserve funds, including:

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



- P.O.A. Including By-law Enforcement Act;
- Water Services - Westshore;
- Water Services – Coldwater;
- Wastewater Services – Westshore;
- Wastewater Services – Coldwater; and
- Wastewater Services – Septage and Hauled Treatment.

7.4.2 Categories for Class of Service for Reserve Fund and Credit Purposes

It is recommended that the Township’s D.C. collections related to the growth-related studies class of services be contributed into a separate reserve fund from the ten reserve funds specific for the services noted above in section 7.4.1. Note that the current D.C. reserve fund balance for Administration Studies has been included in the growth-related studies D.C. calculations.

7.4.3 By-law In-force Date

The by-law will come into force on September 5, 2024, unless Council determines an alternative date for enactment.

7.4.4 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-law come into force (as per section 11 of O. Reg. 82/98).

7.5 Other Recommendations

It is recommended that Council:

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

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



“Adopt the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services and classes of service, except Water Services and Wastewater Services;”

“Adopt the D.C. approach to calculate the charges on an area specific basis for Water Services and Wastewater Services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated June 28, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated June 28, 2024, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/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 Township D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.1.4 Anticipated Impact of the Charge on Development

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

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



8.2 Implementation Requirements

8.2.1 Introduction

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

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

8.2.2 Notice of Passage

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

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

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

8.2.3 By-law Pamphlet

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

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



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

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

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

8.2.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Township 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 Township is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.2.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Township 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 Township Council to the OLT.



8.2.6 Credits

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

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

8.2.7 Front-Ending Agreements

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

8.2.8 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 Township 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
Township of Severn
Residential Growth Forecast Summary

	Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% 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	Conversions	Multiples ^[2]	Apartments ^[3]	Other	Total Households	Total w/ Conversions	Seasonal Households	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households		
Historical	Mid 2011	12,750	12,377	92	12,285	6,345	18,722	4,459		75	180	174	4,888	4,888	1,773	6,661	84	2.532	2.811
	Mid 2016	13,890	13,477	92	13,385	6,365	19,842	4,915		130	200	190	5,435	5,435	1,778	7,213	84	2.480	2.751
	Mid 2021	15,020	14,576	61	14,515	6,500	21,076	5,260		160	195	180	5,795	5,795	1,815	7,610	55	2.515	2.770
Forecast	Mid 2024	15,640	15,174	64	15,110	6,551	21,725	5,522	18	198	195	180	6,095	6,113	1,830	7,943	58	2.482	2.735
	Mid 2034	17,000	16,498	70	16,428	6,730	23,228	6,092	78	386	226	180	6,884	6,962	1,880	8,842	64	2.370	2.627
	Mid 2036	17,270	16,759	70	16,689	6,766	23,525	6,203	90	425	235	180	7,043	7,133	1,890	9,023	64	2.350	2.607
	Buildout ^[4]	22,060	21,406	89	21,317	7,184	28,590	7,515	230	1,390	496	180	9,581	9,811	2,007	11,818	81	2.182	2.419
Incremental	Mid 2011 - Mid 2016	1,140	1,100	0	1,100	20	1,120	456	0	55	20	16	547	547	5	552	0		
	Mid 2016 - Mid 2021	1,130	1,099	-31	1,130	135	1,234	345	0	30	-5	-10	360	360	37	397	-29		
	Mid 2021 - Mid 2024	620	598	3	595	51	649	262	18	38	0	0	300	318	15	333	3		
	Mid 2024 - Mid 2034	1,360	1,324	6	1,318	179	1,503	570	60	188	31	0	789	849	50	899	6		
	Mid 2024 - Mid 2036	1,630	1,585	6	1,579	215	1,800	681	72	227	40	0	948	1,020	60	1,080	6		
	Mid 2024 - Buildout ^[4]	6,420	6,232	25	6,207	633	6,865	1,993	212	1,192	301	0	3,486	3,698	177	3,875	23		

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

^[2] Includes townhouses and apartments in duplexes.

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

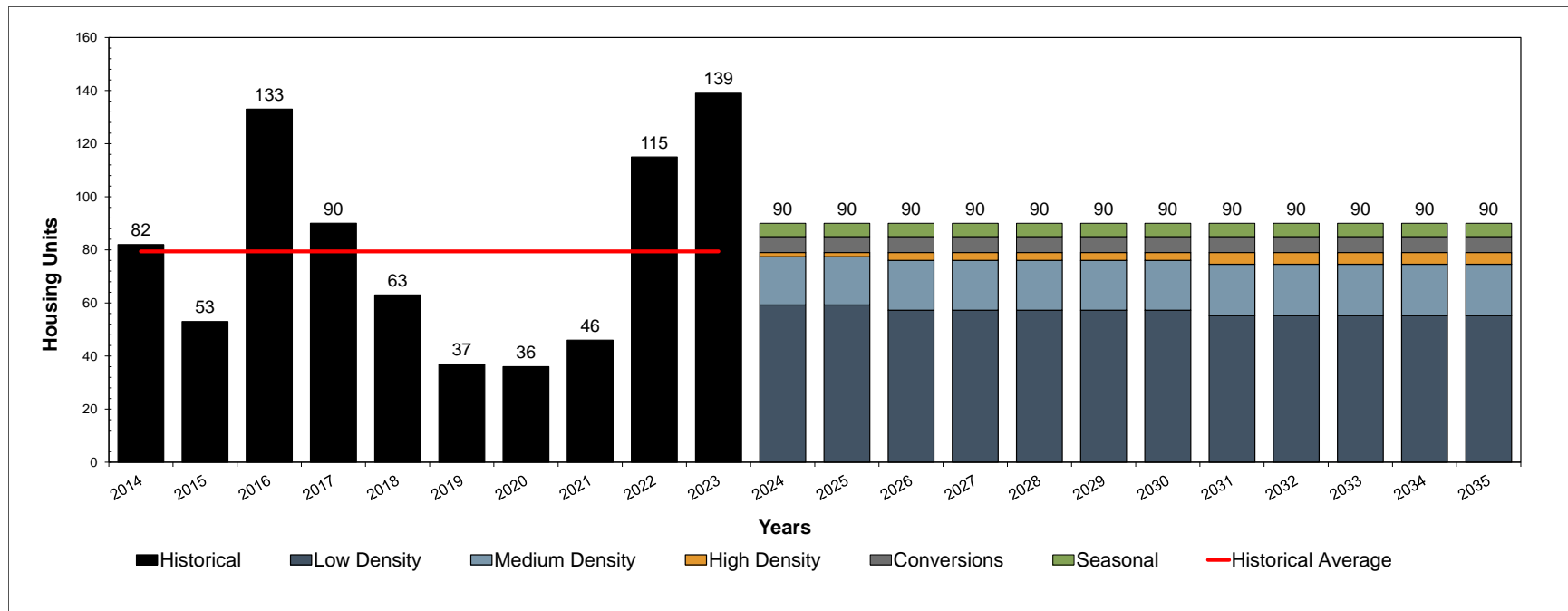
^[4] Buildout based on discussions with Township of Severn staff regarding servicing capacity and designated urban land supply.

Note: Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1
Township of Severn
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Severn by Watson & Associates Economists Ltd.



Schedule 2a
Township of Severn
Estimate of the Anticipated Amount, Type and Location of
Development for Which Development Charges can be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units Unadjusted for Conversions	Gross Seasonal Units Unadjusted for Conversions	Seasonal Units Adjusted for Conversion	Total Units Including Gross Seasonal	Conversions ^[3]
Westshore (Municipally Serviced)	2024 - 2034	295	49	22	366	-	-	366	-
	2024 - 2036	353	59	28	440	-	-	440	-
	2024 - Buildout	911	548	53	1,512	-	-	1,512	-
Coldwater (Municipally Serviced)	2024 - 2034	88	24	9	121	-	-	121	-
	2024 - 2036	105	29	12	146	-	-	146	-
	2024 - Buildout	504	290	18	812	-	-	812	-
Total Urban	2024 - 2034	383	73	31	487	-	-	487	-
	2024 - 2036	458	88	40	586	-	-	586	-
	2024 - Buildout	1,415	838	71	2,324	-	-	958	-
Rural / Non-Municipally Serviced	2024 - 2034	187	115	-	302	110	50	412	60
	2024 - 2036	223	139	-	362	132	60	494	72
	2024 - Buildout	578	354	230	1,162	389	177	1,551	212
Township of Severn	2024 - 2034	570	188	31	789	110	50	899	60
	2024 - 2036	681	227	40	948	132	60	1,080	72
	2024 - Buildout	1,993	1,192	301	3,486	389	177	3,875	212

^[1] Includes townhouses and apartments in duplexes.

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

^[3] Conversion of existing seasonal housing units to year-round permanent housing units.

Source: Forecast by Watson & Associates Economists Ltd.



Schedule 2b
Township of Severn
Estimate of the Anticipated Amount, Type and Location of
Development for Which Development Charges can be Imposed

Development Location	Timing	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase	Institutional Population	Net Seasonal Population Equivalent	Net Population Increase (including Institutional and 100% Seasonal Population Equivalent) Excluding Conversions	Population Change From Conversion of Seasonal to Permanent Units	Net Population Increase (including Institutional and 100% Seasonal Population Equivalent) Including Conversions	Gross Permanent Population in New Units	Seasonal Population Equivalent Excluding Conversions	Total Gross Population in New Permanent and Seasonal Units
Westshore (Municipally Serviced)	2024 - 2034	977	(365)	611	5	-	617	-	617	977	-	977
	2024 - 2036	1,172	(439)	733	5	-	738	-	738	1,172	-	1,172
	2024 - Buildout	3,952	(1,275)	2,677	23	-	2,700	-	2,700	3,952	-	3,952
Coldwater (Municipally Serviced)	2024 - 2034	318	(51)	267	1	-	268	-	268	318	-	318
	2024 - 2036	382	(61)	321	1	-	322	-	322	382	-	382
	2024 - Buildout	2,136	(178)	1,959	2	-	1,961	-	1,961	2,136	-	2,136
Total Urban	2024 - 2034	1,294	(416)	878	6	-	884	-	884	1,294	-	1,294
	2024 - 2036	1,554	(500)	1,054	6	-	1,060	-	1,060	1,554	-	1,554
	2024 - Buildout	6,089	(1,453)	4,636	25	-	4,661	-	4,661	6,089	-	6,089
Rural / Non-Municipally Serviced	2024 - 2034	800	(519)	281	-	179	460	159	619	800	394	1,194
	2024 - 2036	958	(624)	334	-	215	549	191	740	958	473	1,431
	2024 - Buildout	2,840	(1,812)	1,028	-	633	1,661	543	2,204	2,840	1,393	4,233
Township of Severn	2024 - 2034	2,094	(935)	1,159	6	179	1,344	159	1,503	2,094	394	2,488
	2024 - 2036	2,513	(1,125)	1,388	6	215	1,609	191	1,800	2,513	473	2,985
	2024 - Buildout	8,929	(3,265)	5,664	25	633	6,322	543	6,865	8,929	1,393	10,321

Source: Forecast by Watson & Associates Economists Ltd.



Schedule 3 Township of Severn Current Year Growth Forecast Mid-2021 to Mid-2024

		Population
Mid 2021 Population		21,076
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	300
	<i>multiplied by P.P.U. (3)</i>	2,624
	<i>gross population increase</i>	787
		787
Occupants of New Seasonal Units Mid 2021 to Mid 2024	<i>Conversion Units (2)</i>	18
	<i>multiplied by P.P.U. (3)</i>	2,624
	<i>gross population increase</i>	47
		47
Occupants of New Seasonal Units Mid 2021 to Mid 2024	<i>Net Seasonal Units (2)</i>	15
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	54
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2024	<i>Units</i>	3
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	3
Total Units (Permanent and Seasonal)	<i>Total Units</i>	333
	<i>Total gross population increase</i>	891
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	5,795
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,042
	<i>total decline in population</i>	-242
Population Estimate to Mid 2024		21,725
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		649

- (1) 2021 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>	2.667	87%	2.329
<i>Multiples (6)</i>	2.328	13%	0.295
<i>Apartments (7)</i>	1.730	0%	0.000
Total		100%	2.624

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 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 Township of Severn Ten Year Growth Forecast Mid-2024 to Mid-2034

		Population
Mid 2024 Population		21,725
Occupants of Permanent New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	789
	<i>multiplied by P.P.U. (3)</i>	2,654
	<i>gross population increase</i>	2,094
		2,094
Occupants of New Seasonal Units Mid 2024 to Mid 2034	<i>Conversion Units (2)</i>	60
	<i>multiplied by P.P.U. (3)</i>	2,654
	<i>gross population increase</i>	159
		159
Occupants of New Seasonal Units Mid 2024 to Mid 2034	<i>Net Seasonal Units (2)</i>	50
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase</i>	179
Occupants of New Equivalent Institutional Units Mid 2024 to Mid 2034	<i>Units</i>	6
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	6
Total Units (Permanent and Seasonal)	<i>Total Units</i>	899
	<i>Total gross population increase</i>	2,438
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	6,095
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.153
	<i>total decline in population</i>	-935
Population Estimate to Mid 2034		23,228
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		1,503

(1) Mid 2024 Population based on:

2021 Population (21,076) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (300 x 2.62 = 787) + (5,795 x -0.0418 = -242) + Seasonal population (15 x 3.58 = 54) + Conversions (18 x 2.62 = 47) = 21,725

(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>	2.787	72%	2.014
<i>Multiples (6)</i>	2.422	24%	0.577
<i>Apartments (7)</i>	1.615	4%	0.063
<i>one bedroom or less</i>	1.191		
<i>two bedrooms or more</i>	1.810		
Total		100%	2.654

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

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

(4) Mid 2024 households based upon 5,795 (2021 Census) + 300 (Mid 2021 to Mid 2024 unit estimate) = 6,095

(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
Township of Severn
Longer-Term Growth Forecast
Mid-2024 to Mid-2036**

Mid 2024 Population		21,725
Occupants of Permanent New Housing Units, Mid 2024 to Mid 2036	<i>Units (2)</i>	948
	<i>multiplied by P.P.U. (3)</i>	2,650
	<i>gross population increase</i>	2,513
		2,513
Occupants of New Seasonal Units Mid 2024 to Mid 2036	<i>Conversion Units (2)</i>	72
	<i>multiplied by P.P.U. (3)</i>	2,65
	<i>gross population increase</i>	191
		191
Occupants of New Seasonal Units Mid 2024 to Mid 2036	<i>Net Seasonal Units (2)</i>	60
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase</i>	215
		215
Occupants of New Equivalent Institutional Units Mid 2024 to Mid 2036	<i>Units</i>	6
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	6
		6
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,080
	<i>Total gross population increase</i>	2,925
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2036	<i>Units (4)</i>	6,095
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,185
	<i>total decline in population</i>	-1,125
		-1,125
Population Estimate to Mid 2036		23,525
<i>Net Population Increase, Mid 2024 to Mid 2036</i>		1,800

- (1) Mid 2024 Population based on:
2021 Population (21,076) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (300 x 2.62 = 787) + (5,795 x -0.0418 = -242) + Seasonal population (15 x 3.58 = 54) + Conversions (18 x 2.62 = 47) = 21,725
- (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>	2,787	72%	2,002
<i>Multiples (6)</i>	2,422	24%	0,580
<i>Apartments (7)</i>	1,615	4%	0,068
<i>one bedroom or less</i>	1,191		
<i>two bedrooms or more</i>	1,810		
Total		100%	2,650

- ¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.
- ² Forecast unit mix based upon historical trends and housing units in the development process.
- (4) Mid 2024 households based upon 5,795 (2021 Census) + 300 (Mid 2021 to Mid 2024 unit estimate) = 6,095
- (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 Township of Severn Buildout Growth Forecast Mid-2024 to Buildout

		Population
Mid 2024 Population		21,725
Occupants of Permanent New Housing Units, Mid 2024 to Buildout	<i>Units (2)</i>	3,486
	<i>multiplied by P.P.U. (3)</i>	2,561
	<i>gross population increase</i>	8,929
		8,929
Occupants of New Seasonal Units Mid 2024 to Buildout	<i>Conversion Units (2)</i>	212
	<i>multiplied by P.P.U. (3)</i>	2,56
	<i>gross population increase</i>	543
		543
Occupants of New Seasonal Units Mid 2024 to Buildout	<i>Net Seasonal Units (2)</i>	177
	<i>multiplied by P.P.U. (3)</i>	3.58
	<i>gross population increase</i>	633
		633
Occupants of New Equivalent Institutional Units Mid 2024 to Buildout	<i>Units</i>	23
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	25
		25
Total Units (Permanent and Seasonal)	<i>Total Units</i>	3,875
	<i>Total gross population increase</i>	10,130
Decline in Housing Unit Occupancy, Mid 2024 to Buildout	<i>Units (4)</i>	6,095
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,536
	<i>total decline in population</i>	-3,265
		-3,265
Population Estimate to Buildout		28,590
<i>Net Population Increase, Mid 2024 to Buildout</i>		6,865

- (1) Mid 2024 Population based on:
2021 Population (21,076) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (300 x 2.62 = 787) + (5,795 x -0.0418 = -242) + Seasonal population (15 x 3.58 = 54) + Conversions (18 x 2.62 = 47) = 21,725
- (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>	2,787	57%	1,594
<i>Multiples (6)</i>	2,422	34%	0,828
<i>Apartments (7)</i>	1,615	9%	0,139
<i>one bedroom or less</i>	1,191		
<i>two bedrooms or more</i>	1,810		
Total		100%	2,561

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

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

- (4) Mid 2024 households based upon 5,795 (2021 Census) + 300 (Mid 2021 to Mid 2024 unit estimate) = 6,095
- (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.



Schedules 6a
Township of Severn
Summary of Housing Units in Active Development Applications
and Vacant Land Supply Potential – Township Wide Total

Stage of Development	Total
Registered Not Built	591
<i>% Breakdown</i>	<i>17%</i>
Draft Plans Approved	390
<i>% Breakdown</i>	<i>11%</i>
Application Under Review	1,198
<i>% Breakdown</i>	<i>34%</i>
Vacant lands designated for Residential	1,307
<i>% Breakdown</i>	<i>37%</i>
Total	3,486
<i>% Breakdown</i>	<i>100%</i>

Note: Growth potential in Westshore and Coldwater is based on designated urban lands and servicing capacity. Development potential on vacant residential urban lands illustrated in Schedules 6b and 6c may be limited due to the availability of servicing capacity.
Source: Derived from Township of Severn Planning Department data, by Watson & Associates Economists Ltd.



Schedules 6b
Township of Severn
Summary of Housing Units in Active Development Applications
and Vacant Land Supply Potential –Westshore (Municipally Serviced)

Stage of Development	Total
Registered Not Built	359
<i>% Breakdown</i>	<i>24%</i>
Draft Plans Approved	48
<i>% Breakdown</i>	<i>3%</i>
Application Under Review	851
<i>% Breakdown</i>	<i>56%</i>
Vacant lands designated for Residential	254
<i>% Breakdown</i>	<i>17%</i>
Total	1,512
<i>% Breakdown</i>	<i>100%</i>

Note: Growth potential in Westshore is based on designated urban lands and servicing capacity. Development potential on vacant residential urban lands may be limited due to the availability of servicing capacity.

Source: Derived from Township of Severn Planning Department data, by Watson & Associates Economists Ltd.



Schedules 6c
Township of Severn
Summary of Housing Units in Active Development Applications
and Vacant Land Supply Potential – Coldwater (Municipally Serviced)

Stage of Development	Total
Registered Not Built	141
<i>% Breakdown</i>	<i>17%</i>
Draft Plans Approved	0
<i>% Breakdown</i>	<i>0%</i>
Application Under Review	310
<i>% Breakdown</i>	<i>38%</i>
Vacant lands designated for Residential	361
<i>% Breakdown</i>	<i>44%</i>
Total	812
<i>% Breakdown</i>	<i>100%</i>

Note: Growth potential in Coldwater is based on designated urban lands and servicing capacity. Development potential on vacant residential urban lands may be limited due to the availability of servicing capacity.

Source: Derived from Township of Severn Planning Department data, by Watson & Associates Economists Ltd.



Schedules 6d
Township of Severn
Summary of Housing Units in Active Development Applications
and Vacant Land Supply Potential – Rural / Non-Municipally Serviced

Stage of Development	Total
Registered Not Built	91
<i>% Breakdown</i>	8%
Draft Plans Approved	342
<i>% Breakdown</i>	29%
Application Under Review	37
<i>% Breakdown</i>	3%
Vacant lands designated for Residential	692
<i>% Breakdown</i>	60%
Total	1,162
<i>% Breakdown</i>	100%

Source: Derived from Township of Severn Planning Department data, by Watson & Associates Economists Ltd.



Schedule 7
Township of Severn
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	82	0	0	82
2015	48	0	5	53
2016	133	0	0	133
2017	88	2	0	90
2018	63	0	0	63
Sub-total	414	2	5	421
Average (2014 - 2018)	83	0	1	84
% Breakdown	98%	0%	1%	100%
2019	35	2	0	37
2020	36	0	0	36
2021	46	0	0	46
2022	115	0	0	115
2023	101	38	0	139
Sub-total	333	40	0	373
Average (2019 - 2023)	67	8	0	75
% Breakdown	89%	11%	0%	100%
2014 - 2023				
Total	747	42	5	794
Average	75	4	1	79
% Breakdown	94%	5%	1%	100%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Township of Severn building permit data, by Watson & Associates Economists Ltd.



Schedule 8a
Township of Severn
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.452	4.417	2.667		
6-10	-	-	-	2.667	-	2.821		
11-15	-	-	-	3.077	-	3.000		
16-20	-	-	-	2.782	-	2.797		
20-25	-	-	-	2.842	-	2.846	2.826	2.787
25-35	-	-	-	2.566	-	2.529		
35+	-	1.700	1.779	2.636	3.556	2.489		
Total	-	2.043	1.833	2.662	3.714	2.597		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.516	4.417	2.682
6-10	-	-	1.769	2.667	-	2.714
11-15	-	-	1.800	3.000	-	2.746
16-20	-	-	1.588	2.768	-	2.627
20-25	-	-	1.947	2.875	-	2.612
25-35	-	-	1.462	2.642	-	2.462
35+	-	1.409	1.724	2.622	3.632	2.412
Total	-	1.446	1.728	2.661	3.742	2.504

^[1] Adjusted based on historical trends.

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

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



Schedule 8b
 Simcoe County Census Division
 Person Per Unit by Age and Type of Dwelling
 (2021 Census)

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.319	1.836	2.755	3.000	2.328		
6-10	-	1.421	1.724	2.733	-	2.447		
11-15	-	2.071	1.634	2.625	-	2.442		
16-20	-	1.333	1.974	2.719	3.333	2.509		
20-25	-	1.344	1.853	2.645	4.150	2.419	2.429	2.422
25-35	-	1.269	1.691	2.699	3.118	2.385		
35+	0.789	1.310	1.887	2.637	3.369	2.297		
Total	1.250	1.344	1.833	2.673	3.478	2.370		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.237	1.749	2.587	-	1.730		
6-10	-	1.186	1.597	2.270	-	1.617		
11-15	-	1.236	1.596	2.414	-	1.625		
16-20	-	1.219	1.621	2.172	-	1.568		
20-25	-	1.227	1.770	2.417	-	1.710	1.650	1.615
25-35	-	1.152	1.681	2.410	-	1.616		
35+	0.981	1.185	1.738	2.640	2.958	1.600		
Total	1.014	1.193	1.711	2.527	3.129	1.620		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	3.308	1.367	1.861	3.070	4.262	2.831
6-10	2.417	1.403	1.738	3.038	4.484	2.896
11-15	-	1.514	1.761	2.958	4.132	2.837
16-20	-	1.452	1.831	2.914	3.899	2.836
20-25	-	1.419	1.815	2.819	3.935	2.714
25-35	-	1.248	1.760	2.795	3.964	2.651
35+	1.580	1.262	1.815	2.630	3.637	2.396
Total	1.977	1.305	1.808	2.785	3.894	2.589

[1] Includes townhouses and apartments in duplexes.

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

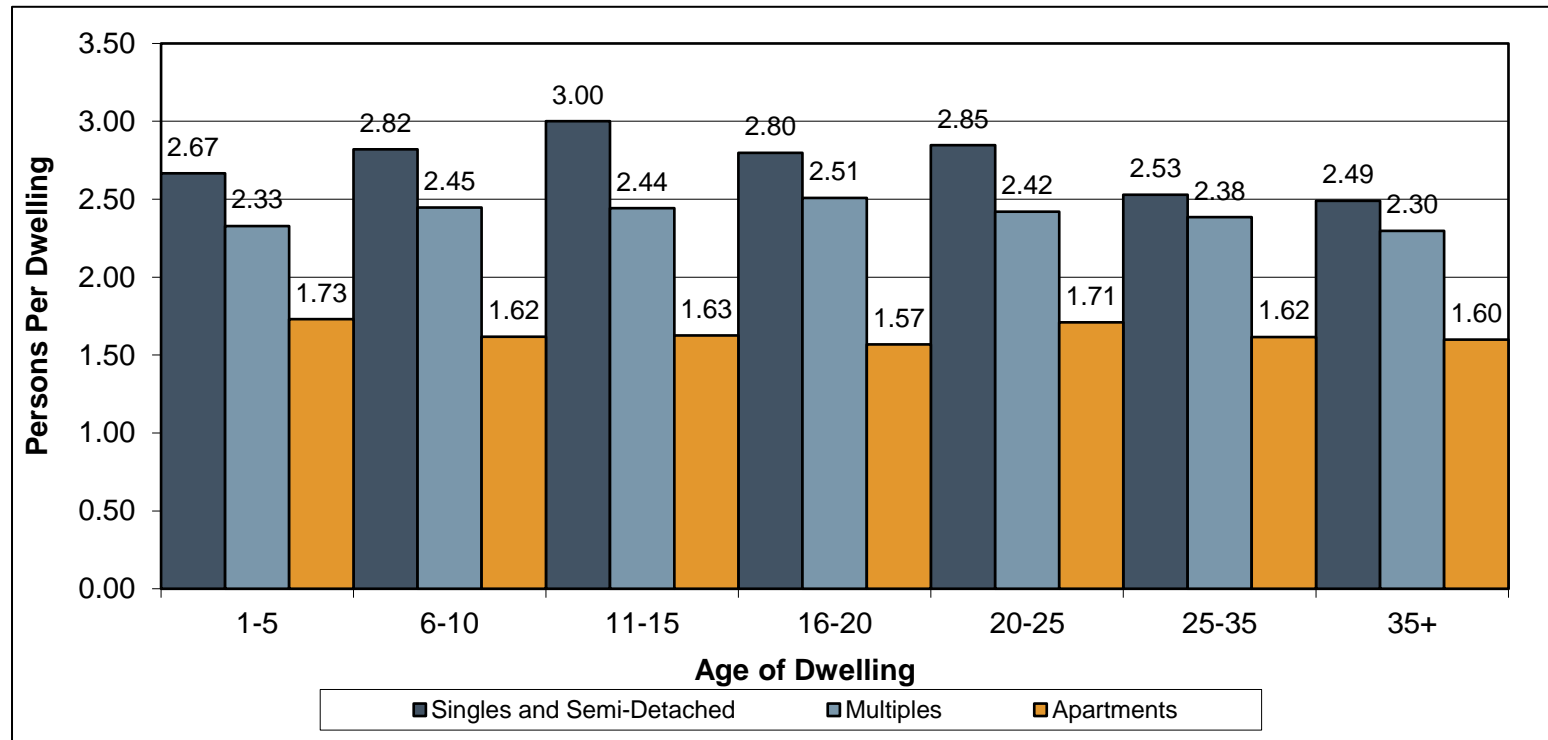
[3] Adjusted based on historical trends.

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

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



Schedule 9
Township of Severn
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Note: Multiple and Apartment P.P.U.s are based on Simcoe County Census Division.



Schedule 10a Township of Severn Employment Forecast, 2024 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 N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	12,377	0.009	0.039	0.041	0.113	0.023	0.225	0.056	0.281	110	480	513	1,398	285	2,785	690	3,475	2,305
Mid 2016	13,477	0.010	0.043	0.042	0.125	0.023	0.243	0.065	0.308	130	585	560	1,690	315	3,280	873	4,153	2,695
Mid 2024	15,174	0.009	0.047	0.041	0.132	0.025	0.254	0.072	0.326	139	719	617	2,002	380	3,857	1,088	4,945	3,138
Mid 2034	16,498	0.009	0.048	0.041	0.132	0.025	0.255	0.073	0.328	147	798	671	2,185	413	4,214	1,199	5,413	3,416
Mid 2036	16,759	0.009	0.048	0.041	0.133	0.025	0.256	0.073	0.328	149	811	681	2,221	420	4,282	1,218	5,500	3,471
Buildout	21,406	0.008	0.049	0.041	0.133	0.025	0.256	0.074	0.330	176	1,057	871	2,836	542	5,482	1,578	7,060	4,425
Incremental Change																		
Mid 2011 - Mid 2016	1,100	0.0008	0.0046	0.0001	0.0125	0.0003	0.0184	0.0090	0.0274	20	105	48	293	30	495	183	678	390
Mid 2016 - Mid 2024	1,697	0.000	0.004	-0.001	0.007	0.002	0.011	0.007	0.018	9	134	57	312	65	577	215	792	443
Mid 2024 - Mid 2034	1,324	0.000	0.001	0.000	0.000	0.000	0.001	0.001	0.002	8	79	54	183	33	357	111	468	278
Mid 2024 - Mid 2036	1,585	0.000	0.001	0.000	0.001	0.000	0.001	0.001	0.002	10	92	64	219	40	425	130	555	333
Mid 2024 - Buildout	6,232	-0.001	0.002	0.000	0.001	0.000	0.002	0.002	0.004	37	338	254	834	162	1,625	490	2,115	1,287
Annual Average																		
Mid 2011 - Mid 2016	220	0.000	0.001	0.000	0.002	0.000	0.004	0.002	0.005	4	21	10	59	6	99	37	136	78
Mid 2016 - Mid 2024	212	0.000	0.000	0.000	0.001	0.000	0.001	0.001	0.002	1	17	7	39	8	72	27	99	55
Mid 2024 - Mid 2034	132	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1	8	5	18	3	36	11	47	28
Mid 2024 - Mid 2036	132	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1	8	5	18	3	35	11	46	28

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

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

Source: Watson & Associates Economists Ltd.



**Schedule 10b
Township of Severn
Employment Forecast, 2024 to Buildout**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2011	12,377	110	513	1,398	285	2,305					
Mid 2016	13,477	130	560	1,690	315	2,695					
Mid 2024	15,174	139	617	2,002	380	3,138					
Mid 2034	16,498	147	671	2,185	410	3,413					
Mid 2036	16,759	149	681	2,221	417	3,468					
Buildout	21,406	176	871	2,836	530	4,413					
Incremental Change											
Mid 2011 - Mid 2016	1,100	20	48	293	30	390					
Mid 2016 - Mid 2024	1,697	9	57	312	65	443					
Mid 2024 - Mid 2034	1,324	8	54	183	30	275	24,000	70,200	91,500	20,700	206,400
Mid 2024 - Mid 2036	1,585	10	64	219	37	330	30,000	83,200	109,500	25,400	248,100
Mid 2024 - Buildout	6,232	37	254	834	150	1,275	111,000	330,200	417,000	102,000	960,200
Annual Average											
Mid 2011 - Mid 2016	220	4	10	59	6	78					
Mid 2016 - Mid 2024	212	1	7	39	8	55					
Mid 2024 - Mid 2034	132	1	5	18	3	28	2,400	7,020	9,150	2,070	20,640
Mid 2024 - Mid 2036	132	1	5	18	3	28	2,500	6,933	9,125	2,117	20,675

^[1] Square foot per employee assumptions:

Primary - non-bona fide farming	3,000
Industrial	1,300
Commercial/Population-related	500
Institutional	680

^[2] Primary industry includes bona fide, non-bona fide farming and cannabis growing operation related employment.

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

* Reflects mid-2024 to buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10c
Township of Severn
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],[2]}	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 ^[4]
Westshore (Municipally Serviced) ^[5]	2024 - 2034	-	-	68,100	13,800	81,900	156
	2024 - 2036	-	-	81,400	17,200	98,600	188
	2024 - Buildout	-	-	247,200	60,600	307,800	583
Coldwater (Municipally Serviced)	2024 - 2034	-	12,600	21,100	4,800	38,500	59
	2024 - 2036	-	14,900	25,300	5,900	46,100	71
	2024 - Buildout	-	59,100	120,600	29,500	209,200	330
Total Urban	2024 - 2034	-	12,600	89,200	18,600	120,400	215
	2024 - 2036	-	14,900	106,700	23,100	144,700	259
	2024 - Buildout	-	59,100	367,800	90,100	517,000	913
Rural / Non-Municipally Serviced ^[5]	2024 - 2034	24,000	57,600	2,300	2,100	86,000	60
	2024 - 2036	30,000	68,300	2,800	2,300	103,400	71
	2024 - Buildout	111,000	271,100	49,200	11,900	443,200	362
Township of Severn	2024 - 2034	24,000	70,200	91,500	20,700	206,400	275
	2024 - 2036	30,000	83,200	109,500	25,400	248,100	330
	2024 - Buildout	111,000	330,200	417,000	102,000	960,200	1,275

^[1] Square foot per employee assumptions:

Primary - non-bona fide farming	3,000
Industrial	1,300
Commercial/Population-related	500
Institutional	680

^[2] Primary industry includes agriculture and resource related employment.

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

^[4] Employment increase does not include no fixed place of work.

^[5] Westshore has vacant industrial lands, however there is currently no municipal servicing identified for these lands and are captured as part of the rural / non-municipally serviced area.

* Reflects mid-2024 to Buildout forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 11
Township of Severn
Employment Categories by Major Employment Sector

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

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

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Township of Severn
Summary of the Level of Service Ceiling by Services 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	Services Related to a Highway - Roads	\$28,764.47	0.0175	km of roadways	1,643,684	per km	51,776,046
	Services Related to a Highway - Facilities	\$743.74	2.9458	sq.ft. of building area	252	per sq.ft.	1,338,732
	Services Related to a Highway - Vehicles & Equipment	\$400.32	0.0025	No. of vehicles and equipment	160,128	per vehicle	720,576
Fire Protection	Fire Protection Services - Facilities	\$514.23	0.8756	sq.ft. of building area	587	per sq.ft.	925,614
	Fire Protection Services - Vehicles & Equipment	\$439.37	0.0006	No. of vehicles	732,283	per vehicle	790,866
	Fire Protection Services - Small Equipment and Gear	\$73.27	0.0121	No. of equipment and gear	6,055	per item	131,886
Parks & Recreation	Parkland Development	\$255.51	0.0057	Acres of Parkland	44,826	per acre	384,032
	Parkland Amenities	\$373.13	0.0034	No. of parkland amenities	109,744	per amenity	560,814
	Parkland Trails	\$107.00	0.0014	Linear Metres of Paths and Trails	76,429	per linear m	160,821
	Recreation Facilities	\$1,516.97	3.0666	sq.ft. of building area	495	per sq.ft.	2,280,006
	Parks & Recreation Vehicles and Equipment	\$18.85	0.0006	No. of vehicles and equipment	31,417	per vehicle	28,332
Library	Library Services - Facilities	\$152.85	0.2136	sq.ft. of building area	716	per sq.ft.	229,734
	Library Services - Collection Materials	\$183.38	4.3792	No. of library collection items	42	per collection item	275,620
Provincial Offences Act including By-law Enforcement	Provincial Offences Act including By-law Enforcement - Facilities	\$3.33	0.0075	sq.ft. of building area	444	per sq.ft.	5,005
	Provincial Offences Act including By-law Enforcement - Vehicles & Equipment	\$3.22	0.0001	No. of Vehicles and Equipment	64,400	per vehicle	4,840



Schedule B-2 Township of Severn Services Related to a Highway – Roads and Related

Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Collectors Roads																
2 lane rural kilometers	283	283	283	283	283	283	283	283	283	283	283	283	283	283	283	\$1,500,000
2 lane urban / semi urban kilometers	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	\$2,500,000
Arterial Roads																
2 lane rural kilometers	23	23	23	23	23	23	23	23	23	23	23	23	23	23	23	\$1,750,000
2 lane urban / semi urban kilometers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$3,000,000
Total	348	348	348	348	348	348	348	348	348	348	348	348	348	348	348	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0186	0.0187	0.0186	0.0184	0.0182	0.0179	0.0177	0.0176	0.0172	0.0169	0.0168	0.0166	0.0165	0.0165	0.0163

15 Year Average	2009 to 2023
Quantity Standard	0.0175
Quality Standard	\$1,643,684
Service Standard	\$28,764

D.C. Amount (before deductions)	13 Year
Forecast Population	1,800
\$ per Capita	\$28,764
Eligible Amount	\$51,776,046



Schedule B-3 Township of Severn Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Division (Matchedash)	5,800	5,800	5,800	5,800	5,800	5,800	20,338	20,338	20,338	20,338	20,338	20,338	20,338	20,338	20,338	\$238	\$284
South Division (Orillia)	13,200	13,200	13,200	13,200	13,200	30,228	30,228	30,228	30,228	30,228	30,228	30,228	30,228	30,228	30,228	\$267	\$318
North Shop Salt Shed	-	-	-	-	-	-	14,538	14,538	14,538	14,538	14,538	14,538	14,538	14,538	14,538	\$107	\$140
South Shop Salt Shed	-	-	-	-	-	17,028	17,028	17,028	17,028	17,028	17,028	17,028	17,028	17,028	17,028	\$107	\$140
Administration Centre	757	757	757	757	757	757	757	757	757	757	757	757	757	757	757	\$391	\$453
Total	19,757	19,757	19,757	19,757	19,757	53,813	82,889	82,889	82,889	82,889	82,889	82,889	82,889	82,889	82,889		

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	1.0557	1.0589	1.0553	1.0438	1.0310	2.7673	4.2097	4.1775	4.0893	4.0296	3.9868	3.9596	3.9329	3.9186	3.8708

15 Year Average	2009 to 2023
Quantity Standard	2.9458
Quality Standard	\$252
Service Standard	\$744

D.C. Amount (before deductions)	13 Year
Forecast Population	1,800
\$ per Capita	\$744
Eligible Amount	\$1,338,732



**Table B-4
Township of Severn
Services Related to a Highway – Public Works Vehicles & Equipment**

Unit Measure:		No. of vehicles and equipment															
Description	% Share for Each Service	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Heavy Equipment/Grader	100% roads	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$627,000
Heavy Dozer	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$275,000
Trailer/Brush Chipper	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$85,000
Heavy Equipment Loader	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$283,000
Trailer/Steamer	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$23,500
Air Compressor	100% roads	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-	-	-	-	-	\$25,100
Radio Equipment	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$125,000
Equipment/Mower	20% roads	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$15,000
Tractor-Mount Mower	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$15,000
Tandem-Medium	100% roads	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$25,000
Tandem-Heavy	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$55,000
Diaphragm Pump	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$9,400
Street Sweeping Broom (one to loader one for trackless)	100% roads	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$12,600
Theodolite C/W Tripod	100% roads	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$15,200
Dual Slope Construction Laser	100% roads	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$9,400
Heavy Equipment - Backhoe	100% roads	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
Heavy Equipment - Excavator	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$300,000
Light Duty Pick-up	67% roads	7.37	7.37	8.04	8.04	8.04	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	9.38	10.05	\$55,000
Medium Duty Pick-up	100% roads	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$80,000
Heavy Duty Truck Plow	100% roads	8.00	8.00	9.00	9.00	9.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	11.00	11.00	11.00	\$380,000
Heavy Equipment-Tractor-Large	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$200,000
Heavy Equipment - Sidewalk	100% roads	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$220,000
Trailer - Hot-Box	100% roads	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$70,000
Trailer - Light	100% roads	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$10,000
Trailer - Road Closure	100% roads	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$5,000
Trailer - Traffic Calming	100% roads	-	-	-	1.00	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$15,000
Total		42.57	42.57	44.24	45.24	45.24	48.91	49.91	50.91	52.91	52.91	50.91	50.91	51.91	52.58	54.25	
Population		18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414	
Per Capita Standard		0.0023	0.0023	0.0024	0.0024	0.0024	0.0025	0.0025	0.0026	0.0026	0.0026	0.0024	0.0024	0.0025	0.0025	0.0025	
15 Year Average	2009 to 2023																
Quantity Standard																	0.0025
Quality Standard																	\$160,128
Service Standard																	\$400
D.C. Amount (before deductions)	13 Year																
Forecast Population																	1,800
\$ per Capita																	\$400
Eligible Amount																	\$720,576



**Table B-5
Township of Severn
Fire Protection Services - Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station #1 (Sparrow Lake Rd. at #11)	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	\$450	\$603
Station #2 (Burnside Line at Division Rd.)	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	2,535	6,422	6,422	6,422	6,422	6,422	\$587	\$777
Station #3 (1 Firehall Lane, Coldwater)	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$183	\$425
Station #4 (County Rd. at County Rd. 17, Matchedash)	1,600	1,600	1,600	1,600	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$333	\$536
Administration Centre	555	555	555	555	555	555	555	555	555	555	555	555	277	277	277	\$391	\$533
Total	15,690	15,690	15,690	15,690	16,490	16,490	16,490	16,490	16,490	16,490	20,377	20,377	20,099	20,099	20,099		
Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414		
Per Capita Standard	0.8384	0.8409	0.8380	0.8289	0.8605	0.8480	0.8375	0.8311	0.8135	0.8017	0.9801	0.9734	0.9537	0.9502	0.9386		
15 Year Average	2009 to 2023																
Quantity Standard	0.8756																
Quality Standard	\$587																
Service Standard	\$514																
D.C. Amount (before deductions)	13 Year																
Forecast Population	1,800																
\$ per Capita	\$514																
Eligible Amount	\$925,614																



**Table B-6
Township of Severn
Fire Protection Services – Vehicles & Equipment**

Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumpers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,300,000
Tankers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$900,000
Rescue	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$285,000
Support (Trailer)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Pickup 4x4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$100,000
UTV 800 Polaris	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,000
Total	11	11	13	13	13	13	13	13	13	13	13	13	13	13	15	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007

15 Year Average	2009 to 2023
Quantity Standard	0.0006
Quality Standard	\$732,283
Service Standard	\$439

D.C. Amount (before deductions)	13 Year
Forecast Population	1,800
\$ per Capita	\$439
Eligible Amount	\$790,866



**Table B-7
Township of Severn
Fire Protection Services – Small Equipment and Gear**

Unit Measure:		No. of equipment and gear															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)	
Equipped Firefighter (Personal Protective Equipment)	78	78	78	78	78	78	78	78	78	78	78	78	78	78	78	\$6,450	
SCBA /w cylinder	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	\$11,200	
SCBA Cylinders	48	48	48	48	48	48	48	48	48	48	48	48	48	48	48	\$2,000	
Air Bags	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	\$15,900	
Portable Pumps	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$19,300	
Forestry Pumps	14	14	14	17	17	17	17	17	17	17	17	17	17	17	17	\$1,600	
Thermal Imaging Cameras	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	\$10,000	
Defibrillators - Fire	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	\$7,000	
Portable Hand Held Radios	24	24	26	26	26	26	26	26	26	26	26	26	26	26	26	\$2,200	
Mobile Vehicle Radios	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	\$2,100	
Laptop and Projector	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$3,600	
Fire Station Computers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,000	
Rapid Intervention Team Packs Scott	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	\$6,800	
Repeater Stations	-	-	-	-	2	2	2	2	2	2	2	2	2	2	2	\$44,900	
Extrication Tools	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$50,000	
Generators 5000 watt	5	5	6	6	6	6	6	6	6	6	6	6	6	6	6	\$4,100	
Total	234	234	237	240	243	243	243	244	244	244	244	244	244	244	244		

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0125	0.0125	0.0127	0.0127	0.0127	0.0125	0.0123	0.0123	0.0120	0.0119	0.0117	0.0117	0.0116	0.0115	0.0114

15 Year Average	2009 to 2023
Quantity Standard	0.0121
Quality Standard	\$6,055
Service Standard	\$73

D.C. Amount (before deductions)	13 Year
Forecast Population	1,800
\$ per Capita	\$73
Eligible Amount	\$131,886



Table B-8
Township of Severn
Parks and Recreation Services – Parkland Development

Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Passive Parks	28	28	28	28	33	84	84	79	79	78	78	78	78	78	78	\$20,300
Active Parks	48	48	48	48	48	48	48	53	53	54	54	54	54	54	54	\$75,300
Total	76	76	76	76	81	132	132	132	132	132	132	132	132	132	132	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0041	0.0041	0.0041	0.0040	0.0042	0.0068	0.0067	0.0067	0.0065	0.0064	0.0063	0.0063	0.0063	0.0062	0.0062

15 Year Average	2009 to 2023
Quantity Standard	0.0057
Quality Standard	\$44,826
Service Standard	\$256

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$256
Eligible Amount	\$384,032



**Table B-9
Township of Severn
Parks and Recreation Services – Parkland Amenities**

Unit Measure: No. of parkland amenities

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Docks	8	8	8	8	8	7	7	7	7	7	7	7	7	7	7	\$125,000
Launches - Concrete	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	\$145,000
Recreation Storage at Coldwater Fairgrounds Barn	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$145,000
Storage (Washago Garage)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,500
Bell Exhibit (Matchedash Hall)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,400
Storage at Bass Lake	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,400
Washroom / Concession Booth (Washago)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$290,000
Concession (Lions)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,100
Washroom (Coldwater)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$110,000
Bleachers	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$10,000
Outdoor Exercise Equipment	-	-	-	-	-	6	6	6	6	6	6	6	6	6	6	\$4,200
Playground Equipment	4	4	4	5	5	5	5	6	6	7	7	7	7	7	7	\$145,000
Pavilion/Gazebo	3	3	2	3	3	3	4	5	5	5	5	5	5	5	5	\$50,700
Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$290,000
Basketball Pad	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,900
Ball Diamonds lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$507,000
Ball Diamonds unlit	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$126,000
Trail Bridges - Large	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$501,000
Trail Bridges - Small	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$145,000
Trail Gates	-	-	-	-	-	-	-	-	27	27	27	27	27	27	27	\$8,700
Outdoor Ice Rink	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$503,000
Total	49	49	48	50	50	55	56	58	85	86	86	87	87	87	87	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0026	0.0026	0.0026	0.0026	0.0026	0.0028	0.0028	0.0029	0.0042	0.0042	0.0041	0.0042	0.0041	0.0041	0.0041

15 Year Average	2009 to 2023
Quantity Standard	0.0034
Quality Standard	\$109,744
Service Standard	\$373

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$373
Eligible Amount	\$560,814



Table B-10
Township of Severn
Parks and Recreation Services – Parkland Trails

Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Trails	22	22	22	30	30	30	30	30	30	30	30	30	30	30	30	\$75,300
Total	22	22	22	30	30	30	30	30	30	30	30	30	30	30	30	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0012	0.0012	0.0012	0.0016	0.0016	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014	0.0014	0.0014	0.0014	0.0014

15 Year Average	2009 to 2023
Quantity Standard	0.0014
Quality Standard	\$76,429
Service Standard	\$107

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$107
Eligible Amount	\$160,821



**Table B-11
Township of Severn
Parks and Recreation Services – Recreation Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Coldwater Arena	34,617	34,617	34,617	34,617	34,617	34,617	34,617	35,417	35,417	35,417	35,417	35,417	35,417	35,417	35,417	\$523	\$587
Lake St. George Hall	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$326	\$370
Washago Hall	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$326	\$370
Curling Club	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	15,500	\$326	\$370
Matchedash Hall	-	-	-	-	-	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$326	\$370
Administration Centre	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165	\$391	\$442
Total	58,582	58,582	58,582	58,582	58,582	61,782	61,782	62,582	62,582	62,582	62,582	62,582	62,582	62,582	62,582		
Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414		
Per Capita Standard	3.1304	3.1398	3.1290	3.0950	3.0570	3.1771	3.1377	3.1540	3.0874	3.0424	3.0100	2.9895	2.9693	2.9585	2.9225		

15 Year Average	2009 to 2023
Quantity Standard	3.0666
Quality Standard	\$495
Service Standard	\$1,517

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$1,517
Eligible Amount	\$2,280,006



Table B-12
Township of Severn
Parks and Recreation Services – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ice Resurfacers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$150,000
Pickup Truck	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$50,700
Tractor (30 HP)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$42,000
Ball Diamond Groomer	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$10,000
Trial Groomer Attachment	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	\$32,500
Utility Trailer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$2,600
Water Tank	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,200
Ice Edgers	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$4,000
Floor Scribber	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$10,100
Float/Tilt Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	\$20,600
Equipment/Mower	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$15,000
Light Duty Pick-up	1.43	1.43	1.56	1.56	1.56	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.82	1.95	\$55,000
Heavy Equipment - Tractor - Small	-	-	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$25,000
Heavy Equipment - Tractor - Medium	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	\$50,000
Total	9.23	9.23	9.36	9.36	9.36	9.49	9.49	10.49	12.49	12.49	12.49	13.49	14.49	14.62	15.75	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007

15 Year Average	2009 to 2023
Quantity Standard	0.0006
Quality Standard	\$31,417
Service Standard	\$19

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$19
Eligible Amount	\$28,332



Schedule B-13 Township of Severn Library Services – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library (Coldwater)	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	\$491	\$603
Severn's Portion of Orillia's Library (Net adjustment) ^{1,2,3}	657	532	532	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	2,378	\$790	\$843
Total	2,917	2,792	2,792	4,638	4,638	4,638	4,638	4,638	4,638	4,638	4,638	4,638	4,638	4,638	4,638		
Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414		
Per Capita Standard	0.1559	0.1496	0.1491	0.2450	0.2420	0.2385	0.2356	0.2337	0.2288	0.2255	0.2231	0.2216	0.2201	0.2193	0.2166		

15 Year Average	2009 to 2023
Quantity Standard	0.2136
Quality Standard	\$716
Service Standard	\$153

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$153
Eligible Amount	\$229,734

¹Represents Severn's contract with the City of Orillia, and the contract Oro-Medonte has with Severn for 2009

883 Value of contract 5% X 17,667 sq.ft.

-226 Value of contract 10% X 2,260 sq.ft.

657

²Represents Severn's contract with the City of Orillia, and the contract Oro-Medonte has with Severn for 2010 and 2011

758 Value of contract 5% X 15,160 sq.ft.

-226 Value of contract 10% X 2,260 sq.ft.

532

³Represents Severn's contract with the City of Orillia, and the contract Oro-Medonte has with Severn from 2012 to 2023

2,604 Orillia's existing facility 52,081 sq.ft. as of 2012

-226 Value of contract 10% X 2,260 sq.ft.

2378



Schedule B-14 Township of Severn Library Services – Collection Materials

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Severn (Coldwater) Branch¹:																
Books	18,922	22,866	16,081	18,607	13,404	12,832	13,725	13,393	13,115	13,474	13,423	13,863	15,130	15,503	15,503	\$42
CDs/DVDs	2,425	1,303	2,462	2,436	2,028	1,927	2,592	2,654	3,519	4,036	4,363	3,972	5,287	4,566	4,566	\$38
E-audio/E-books	-	-	2,651	5,792	10,872	62,326	13,878	12,272	115,507	145,793	148,334	115,528	95,450	113,192	113,192	\$42
Periodicals	-	-	-	-	-	-	-	44	44	48	54	67	70	714	714	\$10
Databases	30	32	13	16	21	27	17	17	45	16	16	16	14	4	4	\$3,900
Special Collections - Original Format	-	-	-	-	-	-	-	-	-	-	-	-	27	33	33	\$56
E-readers	-	-	-	-	-	-	-	-	-	-	-	3	4	1	1	\$490
3D Printers	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$9,710
Orillia Branch²:																
Books	5,748.7	4,424.0	4,947.1	4,849.8	4,922.2	4,810.2	4,147.3	4,018.1	3,791.1	3,743.7	3,720.5	3,772.7	3,770.0	3,846.9	3,846.9	\$45
Periodical - Titles	20.0	18.8	9.0	9.0	9.0	9.0	9.0	9.0	6.1	6.1	6.1	5.8	5.8	4.7	4.7	\$11
Periodical - Copies	-	-	-	114.0	114.0	114.0	94.0	97.2	85.0	92.2	73.6	71.1	62.5	-	-	\$11
Newspapers	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.3	0.3	0.3	0.3	-	-	-	\$445
Audiocassettes	113.5	131.3	87.2	-	-	-	-	-	-	-	-	-	-	-	-	\$78
CDs/DVDs	-	-	-	-	-	-	-	-	-	-	-	-	-	615.1	615.1	\$61
Compact Discs and Spoken Word	163.5	131.3	82.7	193.2	204.6	54.6	202.9	209.6	216.5	227.9	238.6	234.3	230.1	-	-	\$67
Videocassettes/DVDs	224.2	124.8	162.7	181.1	212.3	212.3	228.7	258.6	298.1	330.6	342.7	363.7	374.2	-	-	\$56
CD-ROM Software	10.4	4.1	3.8	4.1	4.3	4.3	3.9	3.9	-	-	-	-	-	-	-	\$78
Microfilms	4.6	4.6	4.6	4.6	5.9	5.9	6.1	6.1	6.1	6.1	6.1	6.1	6.1	-	-	\$178
Video Games	-	-	2.2	3.9	4.0	4.0	4.3	4.9	5.0	5.9	6.3	6.7	7.0	-	-	\$56
E-Book Readers	-	-	-	0.3	0.3	0.3	0.2	0.2	0.2	-	-	-	-	-	-	\$490
Lending Laptops, Netbooks, and Tablets	-	-	-	-	-	-	-	-	-	-	-	-	-	0.6	0.6	\$0
Miscellaneous Equipment	-	-	-	0.6	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.9	-	-	\$200
Multi-Media	8.0	8.0	8.0	8.0	8.0	8.0	8.7	9.5	7.8	7.9	8.4	7.6	7.8	-	-	\$11
Kits and realia, etc.	-	-	-	-	-	-	-	-	0.6	1.2	2.1	2.7	3.4	-	-	\$134
Databases	-	-	-	-	-	-	-	-	-	-	-	-	-	0.2	0.2	\$3,006
3D Printer	-	-	-	-	-	-	-	-	-	-	-	-	-	0.1	0.1	\$9,710
Special Collection - Original Format	-	-	-	-	-	-	-	-	-	-	-	-	-	27.8	27.8	\$56
E-Books (Licence)	-	-	-	-	-	5.9	5.9	12.5	-	-	-	-	-	-	-	\$122
E-Books (Licence)	-	0.6	2.2	-	-	-	-	-	4,099.5	4,243.8	4,947.8	5,729.2	5,656.9	6,288.5	6,288.5	\$2
Total	27,670	29,049	26,517	32,220	31,810	82,341	34,924	33,010	140,747	172,033	175,544	143,651	126,107	144,798	144,798	
Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414	
Per Capita Standard	1.4786	1.5569	1.4163	1.7022	1.6600	4.2344	1.7737	1.6637	6.9436	8.3633	8.4433	6.8621	5.9835	6.8453	6.7618	

15 Year Average	2009 to 2023
Quantity Standard	4.3792
Quality Standard	\$42
Service Standard	\$183

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$183
Eligible Amount	\$275,620

¹ 90% of collection materials has been included to account for Oro-Medonte's 10% share of the Coldwater Branch Collection.

² 5% of collection materials has been included to account for Severn's share of the Orillia Branch Collection.



Schedule B-15
Township of Severn
Provincial Offences Act, including By-law Enforcement – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Administration Centre	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	\$391	\$442
Total	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150		

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.0080	0.0080	0.0080	0.0079	0.0078	0.0077	0.0076	0.0076	0.0074	0.0073	0.0072	0.0072	0.0071	0.0071	0.0070

15 Year Average	2009 to 2023
Quantity Standard	0.0075
Quality Standard	\$444
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$3
Eligible Amount	\$5,005

Schedule B-22
Township of Severn
Provincial Offences Act, including By-law Enforcement – Vehicles and Equipment

Unit Measure: No. of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$64,000
Total	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Population	18,714	18,658	18,722	18,928	19,163	19,446	19,690	19,842	20,270	20,570	20,791	20,934	21,076	21,153	21,414
Per Capita Standard	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005	0.00005

15 Year Average	2009 to 2023
Quantity Standard	0.00005
Quality Standard	\$64,400
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population	1,503
\$ per Capita	\$3
Eligible Amount	\$4,840



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 savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2022 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs 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. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	40
Services Related to a Highway	20
Water and Wastewater Services	20 to 80
Parkland Development	20
Vehicles	12 to 20
Small Equipment & Gear	10



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

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services - Westshore				
1.1 Treatment plants & Collection Systems	39,101,561	770,835	88,529	859,364
2. Water Services - Westshore				
2.1 Treatment, Storage and Distribution Systems	22,569,994	551,065	142,317	693,382
3. Wastewater Services - Coldwater				
3.1 Treatment plants & Sewers	18,578,193	476,770	30,550	507,320
4. Water Services - Coldwater				
4.1 Treatment, Storage and Distribution Systems	7,193,592	180,148	32,945	213,092
5. Wastewater Services - Rural Areas				
5.1 Septage and Hauled Treatment Facilities	777,592	22,875	1,437	24,312
6. Services Related to a Highway				
6.1 Roads and Related, Facilities, Vehicles & Equipment	13,294,301	898,775	282,709	1,181,484
7. Fire Protection Services				
7.1 Fire facilities, vehicles, equipment and gear	2,154,508	61,303	95,185	156,488
8. Parks and Recreation Services				
8.1 Park development, amenities, trails and recreation facilities, parks operations facilities, vehicles and equipment	15,169,394	196,980	66,566	263,546
9. Library Services				
9.1 Library facilities, materials and vehicles	546,856	47,335	15,026	62,361
10. Provincial Offences Act including By-Law Enforcement				
10.1 Facilities, vehicles and equipment	75,700	7,660	55,784	63,444
11. Growth-Related Studies				
11.1	789,025	-	-	-
Total	\$120,250,716	\$3,213,746	\$811,047	\$4,024,793



Appendix D

Development Charge Reserve Fund Policy



Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

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

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

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

1. Include a schedule as part of the annual Treasurer’s statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

Based upon the above, Tables D-1 to D-4 set out the format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

D.2 Development Charge 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.



Table D-1
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services and Class of Services to which the Development Charge Relates											Total
	Services Related to a Highway	Fire Protection Services	Wastewater Services - Westshore	Water Services - Westshore	Wastewater Services - Coldwater	Water Services - Coldwater	Septage & Hauled Treatment - Areas not Receiving Wastewater	Parks and Recreation Services	Library Services	P.O.A. (Incl. By-law Enforcement)	Growth-Related Studies (Class of Services)	
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	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	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Table D-2
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
Fire Protection 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 - Westshore											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Table D-3
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									
Capita Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Fire Protection Services</u>									
Capital Cost M									
Capita Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Wastewater Services - Westshore</u>									
Capital Cost P									
Capita Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Table D-4
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					



Table D-5
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

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

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
Total		\$0	\$0	\$0

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

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
Total		\$0	\$0	\$0

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

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
Total		\$0	\$0	\$0



Table D-6
Annual Treasurer's Statement of Development Charge Reserve Funds
Description of the Service (or Class of Service) for which each Development Charge Reserve Fund was Established

Services/Class of Services	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights, sidewalks, public works related facilities, vehicles, and equipment, and other related road infrastructure
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, vehicles, and other related library infrastructure
Provincial Offences Act including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment
Wastewater Services - Westshore	The fund is used for growth-related projects for wastewater treatment, storage, pumping, collection, and other wastewater related infrastructure, in the Westshore area.
Wastewater Services - Coldwater	The fund is used for growth-related projects for wastewater treatment, storage, pumping, collection, and other wastewater related infrastructure, in the Coldwater area.
Wastewater Services - Septage and Hauled Treatment	The fund is used for growth-related projects for wastewater septage and hauled treatment facilities to service the rural areas that are not serviced by a municipal wastewater system
Water Services - Westshore	The fund is used for growth-related projects for water treatment, supply, storage, pumping, distribution, and other water related infrastructure in the Westshore area
Water Services - Coldwater	The fund is used for growth-related projects for water treatment, supply, storage, pumping, distribution, and other water related infrastructure in the Coldwater area
Growth-Related Studies	The fund is used for growth-related to growth-related studies



Appendix E

Local Service Policy



Appendix E: Local Service Policy

Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

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

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.); roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil,



paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

1.1 Local Roads (including land)

- Local Roads Internal to Development - Direct developer responsibility under s. 59 of D.C.A. (as a local service);
- Local Roads External to Development – If within the area to which the plan relates- Direct developer responsibility under s. 59 of D.C.A. (as a local service).

1.2 Collector Roads (including land)

- Collector Roads Internal to Development - Direct developer responsibility under s. 59 of D.C.A. (as a local service);
- Collector Roads External to Development – If required to connect to existing road network within the area to which a specific development plan relates, Direct developer responsibility under s. 59 of D.C.A. (as a local service);
- Collector Roads External to Development – Not required for a specific development to connect to existing road network within the area to which a plan relates, Include in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A.

1.3 Arterial Roads (including land)

- Arterial Roads – Include in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A.

1.4 Rural Roads (including land)

- Rural Roads External to Development – If within the area to which the plan relates - Direct developer responsibility under s. 59 of D.C.A. (as a local service).
- Rural Roads – Not required for a specific development to connect to existing road network within the area to which a plan relates, Include in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A.



1.5 Traffic Signals and Intersection Improvements

- Local Street/Private Entrances/Entrances to Specific Developments – Direct developer responsibility under s. 59 of D.C.A. (as a local service).
- Arterial/Collector Road Intersections, including signalization, with County Roads – County responsibility.
- Intersection Improvements/Signalization on Other Local Roads Due to Development Growth Increasing Traffic – Include in D.C. calculation, (excluding private entrance signals), as required under s. 5 (1) of the D.C.A.

1.6 Streetlights

- Streetlights on County, Arterial, and Rural Roads – Include in D.C. calculation, as required under s. 5 (1) of the D.C.A.
- Streetlights on Area Municipal Collector and Local Roads – Linked to road funding source.

1.7 Sidewalks and/or Multi-Use Paths

- Sidewalks and/or Multi-Use Paths on Area Municipal Collector and Local Roads – Linked to road funding source.
- Sidewalks and/or Multi-Use Paths External to Development (which are a local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s. 59 of D.C.A.).
- Sidewalks and/or Multi-Use Paths on County, Arterial, and Rural Roads – Include in D.C. calculation, as required under s. 5 (1) of the D.C.A.

1.8 Active Transportation Network

- On-Road Active Transportation Network on Area Municipal Roads – Linked to road funding source for determination of local service or D.C. eligibility.
- Off-Road Active Transportation Network – Internal to development and/or External to the development but within the area to which the plan relates, - Direct developer responsibility under s. 59 of D.C.A. (as a local service);



- Off-Road Active Transportation Network – External to development and not related to the area in which the plan relates - Include in D.C. calculation, as required under s. 5 (1) of the D.C.A.

1.9 Noise Abatement Measures

- Internal or External to Development – Direct developer responsibility through local service provisions (s. 59 of D.C.A.).

1.10 Land Acquisition for Road Allowances

- Land Acquisition for County Roads – Dedication under the Planning Act subdivision provisions (s. 51) through development lands; in areas with limited or no development – County responsibility.
- Land Acquisition for Arterial and Rural Roads – Dedication under the Planning Act subdivision provisions (s. 51) through development lands; in areas with limited or no development – include in municipal D.C. (to the extent eligible).
- Land Acquisition for Collector and Local Roads – Dedication under the Planning Act subdivision provision (s. 51) through development lands; in areas with limited or no development, include in municipal D.C. (to the extent eligible).

2. Stormwater Management

- Quality and Quantity Works, direct developer responsibility through local service provision (s. 59 of D.C.A.) including Downstream Works to sufficient outlet.
- Stormwater end of pipe control required for catchment area management, include in the municipal D.C.

3. Water, Sanitary Sewer, and Storm Sewer

Underground services (linear infrastructure for water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. Linear infrastructure for storm sewers within the road allowance is included in the cost of the road infrastructure. The responsibility for such services as well as



stormwater management facilities and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

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

- Providing all underground services internal to the development, including storm, 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 300 mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the municipality;
- Providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

3.2 The costs of the following items shall be paid through development charges:

- Water treatment, storage facilities, transmission mains, re-chlorination/sampling stations and Wells associated with municipal service areas to be included within the D.C.;
- Wastewater treatment plants and transmission mains associated with municipal service areas shall be included in the D.C.;
- External underground services involving trunk infrastructure and pipe sizes exceeding 300 mm for water and sanitary services and 900 mm for stormwater services and external underground services involving



upgrades to existing forcemains to service both growth and the existing community, to the extent of the growth-related component.

- Water, reservoir and/or sanitary pumping stations not required for the individual development and upgrades to existing pumping stations to service growth.
- Septage management facilities.

4. Parkland Development

4.1 Recreation Trails

- 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.), are included in area municipal parkland D.C.s.

4.2 Parkland

4.2.1 Parkland Development - Direct Developer Responsibility to Provide at Base Condition, as follows:

- Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
- Topsoil Stripping, screening, and stockpiling.
- Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from



the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works.

- Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
- Seeding of site with Township-approved seed mix. Maintenance of seed until acceptance by Township.
- 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.
- 100% of 1.5m chain link perimeter fencing to the Township standards to separate the development lands from the Township lands or lands to be dedicated to the Township, unless the perimeter fencing is on land that will be dedicated to the Township to fulfil the requirement of parkland dedication under the Planning Act.
- 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.

4.2.2 Program Facilities, Amenities, and Furniture, within Parkland

- Program facilities, amenities, and furniture, within parkland are included in D.C.s.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

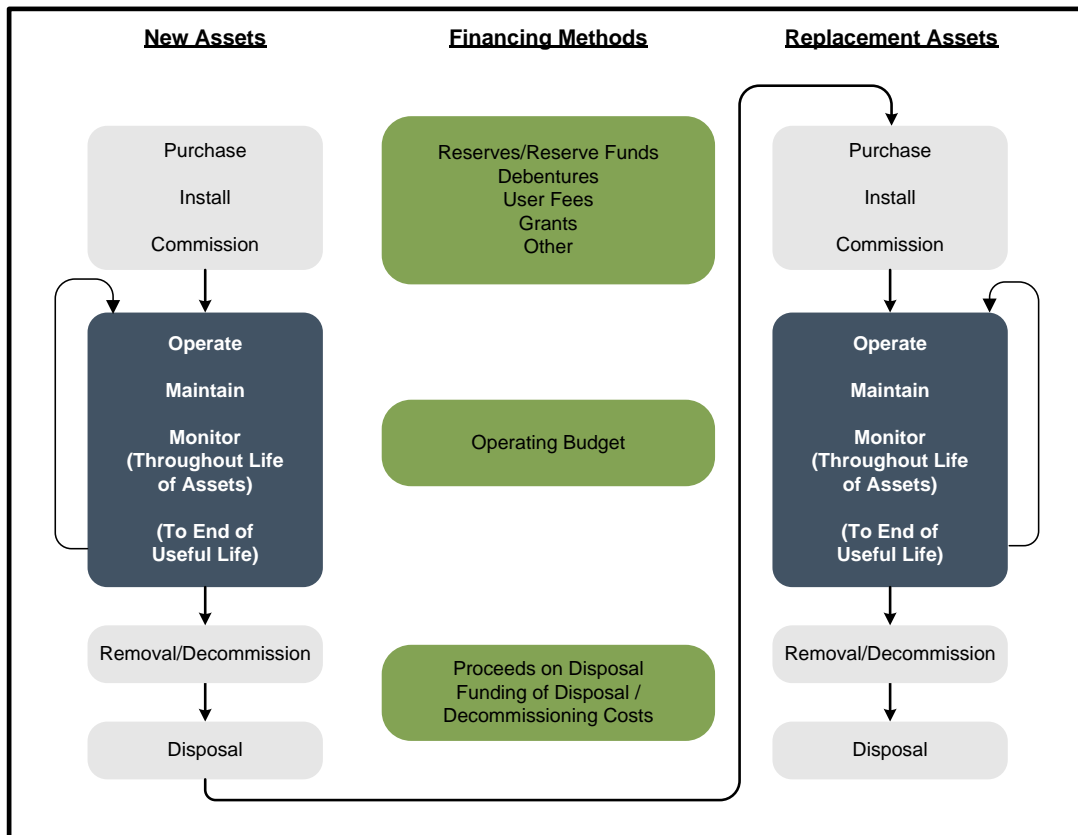
The recent changes to the *Development Charges Act, 1997*, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

- “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 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

- **State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.
- **Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).
- **Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.
- **Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.



Commensurate with the above, the Township prepared an A.M.P. in 2021 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 of the schematic above, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township'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., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$6.99 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$1.52 million. This additional revenue would increase the existing revenues from \$26.98 million to \$28.5 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Township of Severn
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2043 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$2,328,212
Annual Debt Payment on Post Period Capital ²	\$635,754
Lifecycle	\$3,213,746
Incremental Operating Costs (for D.C. Services)	\$811,047
Total Expenditures	\$6,988,759
Revenue (Annualized)	
Total Existing Revenue ³	\$26,975,100
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$1,521,613
Total Revenues	\$28,496,713

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

² Interim Debt Financing for Post Period

³ As per Sch. 10 of FIR



Appendix G

Proposed Development Charge By-law



**THE CORPORATION OF THE TOWNSHIP OF SEVERN
BY-LAW NO. 2024-xx
BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF SEVERN
WITH RESPECT TO DEVELOPMENT CHARGES**

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

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

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

AND WHEREAS Section 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act;

AND WHEREAS a Development Charges Background Study for the Corporation of the Township of Severn, dated June 28, 2024 (the "Study") as required by the Act was presented to Council along with a draft of this By-law as then proposed on August 14, 2024;

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before July 23, 2024, and copies of the Study and this proposed development charge by-law were made available to the public not later than June 28, 2024, in accordance with subsection 12(1) of the Act;

AND WHEREAS a public meeting was held on August 14, 2024, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting");



AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law;

AND WHEREAS the Council, in adopting the Township of Severn Development Charges Background Study on August 28, 2024, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE the Council enacts as follows:

INTERPRETATION

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

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

“accessory use” means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“affordable residential unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“ancillary residential use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“apartment unit” means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans approved under section 41 of the *Planning Act*;

“Assessment Act” means the Assessment Act, R.S.O. 1990, c. A.31, as amended or any successor thereto;



“attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"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;

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

“benefiting area” means an area defined by a map, plan, or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

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

“bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation, However, “bona fide farm uses” does not include cannabis production facilities or on-farm diversified uses;

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

"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.



“Cannabis Plant” means a plant that belongs to the genus Cannabis.

“Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

“capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality 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, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;



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

“correctional group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 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 as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction 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. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

“Council” means the Council of the Township of Severn;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this By-law;

“dwelling unit” means either (1) 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, or (2) in the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person in sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms;

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



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

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“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 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 and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;



"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 quality of life is maintained, and family members may be active participants in care;

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

"institutional development" 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 *Fixing Long-Term Care Act, 2021*, S.O. 2021, c. 39, Sched.1;
- (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.

"live-work unit" means a building, or part of thereof, which contains, or is intended to contain, both a dwelling unit and non-residential unit and which is intended for both residential use and non-residential use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

"Local Board" means a local board as defined in the *Development Charges Act*;



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

“long-term care home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;

"mixed-use development" means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a live-work unit;

“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;

“municipality” means the Corporation of the Township of Severn;

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

- (i) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (ii) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

“non-residential use” means a building or structure of any kind whatsoever used, designed, or intended to be used for other than a residential use and includes all commercial, industrial, and institutional uses and the non-residential portion of a live/work unit;



“nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;

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

"on-farm diversified use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business.

“other multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, apartment unit dwellings, and special care/special need dwellings and includes, but is not limited to, back-to-back townhouse dwellings and the residential component of live/work units;

“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

"Planning Act" means the *Planning Act, R.S.O. 1990, c. P.13*, as amended or any successor thereto;

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

"redevelopment" means the construction, erection or placing of one (1) or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

“regulation” means any regulation made pursuant to the Act;

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



“residential use” means land or buildings or structures of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals and the residential portion of a live/work unit;

“retirement home or lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

"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;

"rowhouse" has the same meaning as a Row Dwelling;

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

“service” (or “services” or “class of services”) means a service or class of services designed in Schedule “A” to this By-law;

“servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes;

"stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally from another dwelling unit by a common wall or floor; and

“Special care/special need dwelling” means a building containing two or more dwelling units, which units have a common entrance from street level:



- i. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
- ii. Which may or may not have exclusive sanitary and/or culinary facilities;
- iii. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
- iv. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels,

and includes, but is not limited to, retirement houses or lodges, nursing homes, charitable dwellings, and group homes (including correctional group homes).

"Zoning by-law" means the Zoning By-Law of the Township of Puslinch or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

DESIGNATION OF SERVICES

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

Township-Wide Services:

- (a) Services Related to a Highway;
- (b) Fire Protection Services;
- (c) Parks and Recreation Services;
- (d) Library Services; and
- (e) Provincial Offences Act including By-law Enforcement Services.

Township-Wide Class of Services:

- (a) Growth-Related Studies



Area-Specific Services

Westshore Area

- (a) Water Services; and
- (b) Wastewater Services.

Coldwater Area

- (a) Water Services; and
- (b) Wastewater Services.

Areas not Receiving Municipal Wastewater Services

- (a) Wastewater Services - Septage and Hauled Treatment.

2.2 The components of the services designated in section 2.1 are described in Schedule A.

APPLICATION OF BY-LAW RULES

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

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

Area to Which By-law Applies

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

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

- (a) the municipality or a local board thereof;



(b) a board of education; or

(c) the County of Simcoe or a local board thereof.

Approvals for Development

3.4 (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:

- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*,
- (ii) the approval of a minor variance under section 45 of the *Planning Act*,
- (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*,
- (v) a consent under section 53 of the *Planning Act*,
- (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
- (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

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

(c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.



Exemptions

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

- (a) an enlargement to an existing dwelling unit;
- (b) 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;
- (c) 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;
- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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;
- (e) 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;
- (f) 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;



- (g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of 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; or
- (h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Exemption for Industrial Development:

- 3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the Gross Floor Area of an existing industrial building where the Gross Floor Area is enlarged by 50 percent or less, of the original Gross Floor Area.
- 3.6.2 If the Gross Floor Area of an existing industrial building is enlarged by greater than 50 percent, the amount of the Development Charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - 1) determine the amount by which the enlargement exceeds 50 percent of the Gross Floor Area before the enlargement.
 - 2) divide the amount determined under subsection 1) by the amount of the enlargement.
- 3.6.3 For the purpose of section 3.6 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.
- 3.6.4 For the purposes of section 3.6 herein, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility.



3.7 Other Exemptions:

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

- (a) Land vested in or leased to a publicly assisted university where it is intended to be occupied and used by the university that receives direct, regular, and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
- (b) Non-profit housing development;
- (c) Affordable inclusionary residential units;
- (d) Affordable residential units;
- (e) Attainable residential units
- (f) The portion of lands, buildings, or structures used or intended to be used for worship in a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*, and
- (g) The development of non-residential farm buildings constructed for bona-fide farm uses, excluding cannabis production facilities and on-farm diversified uses.

Amount of Charges

Residential

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



Non-Residential

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

Reduction of Development Charges for Redevelopment

3.10 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 36 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

(a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11, by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.11 Development charges imposed under this By-law for fire protection services, library services, parks and recreation services, Provincial Offences Act including by-law enforcement and growth-related studies, are calculated, payable, and collected upon issuance of a building permit for the development, unless the Act or this by-law provides otherwise;
- 3.12 Development Charges for services related to a highway, water services and wastewater services, are calculated, payable, and collected at time of subdivision agreement or consent agreement with respect to each dwelling unit, building or structure, unless the Act or this by-law provides otherwise.
- 3.13 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full, unless the Act provides otherwise.
- 3.14 Despite subsections 3.11 and 3.12, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.
- 3.15 Notwithstanding sections 3.11 and 3.12, Development Charges for rental housing and institutional developments are due and payable in six installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at the prescribe rate as per the Act, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding subsections 3.11 through 3.15, where the development of land results from the approval of a Site Plan or zoning by-law Amendment received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the development charges under Section 2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application was made, including interest at the prescribed rate. Where both planning applications apply, development charges shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest at the prescribed rate.



- 3.17 Notwithstanding subsections 3.11 through 3.15, where the development of land results from the approval of a Site Plan or zoning by-law Amendment received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under Section 2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application, including interest at the prescribed rate. Where both planning applications apply, development charges shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest, including interest at the prescribed rate.
- 3.18 Interest for the purposes of sections 3.15, 3.16, and 3.17 shall be determined based on the prescribed rate in the Act, where:
- (a) The base rate shall be equal to the average prime rate, plus 1% on:
 - (i) October 15 of the previous year if the adjustment date is January 1;
 - (ii) January 15 of the same year if the adjustment date is April 1;
 - (iii) April 15 of the same year if the adjustment date is July 1; and
 - (iv) July 15 of the same year if the adjustment date is October 1.
 - (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.

Discounts for Rental Housing:

- 3.19 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.



4. PAYMENT BY SERVICES

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

5. INDEXING

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter, in accordance with the prescribed index in the Act.

6. SCHEDULES

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

Schedule A - Designated Township Services and Class of Services Under this By-law

Schedule B - Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(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.



8. SEVERABILITY

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

9. DATE BY-LAW IN FORCE

9.1 This By-law shall come into effect on September 5, 2024.

10. DATE BY-LAW EXPIRES

10.1 This By-law will expire on September 5, 2034, unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law 2019-62 is hereby repealed as of the date and time of this By-law coming into effect.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 28th DAY OF AUGUST, 2024.

Mayor

Township Clerk



SCHEDULE "A"
DESIGNATED TOWNSHIP SERVICES AND CLASS OF SERVICES UNDER THIS BY-LAW

Township-Wide Services:

- Services Related to a Highway:
 - Roads and Related Infrastructure, including fleet and facilities;
- Fire Protection Services:
 - Fire facilities, fleet, equipment and gear;
- Parks and Recreation Services:
 - Parkland Development, Amenities, Trail, Indoor Recreation Facilities, Fleet and Equipment;
- Library Services:
 - Facilities and Collection Materials;
- Provincial Offences Act, including By-law Enforcement:
 - Vehicles, Equipment and Gear.

Township-Wide Class of Services:

- Growth-related Studies:
 - Studies related to eligible D.C. Services

Area Specific Services:

- Westshore Area:
 - Water Services – Treatment, Storage, and Distribution; and
 - Wastewater Services - Treatment and Collection.
- Coldwater Area:
 - Water Services – Treatment, Storage, and Distribution; and
 - Wastewater Services - Treatment and Collection.
- Rural Area:
 - Wastewater Services – Septage and Hauled Treatment.



SCHEDULE "B" SCHEDULE OF DEVELOPMENT CHARGES

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township-Wide Services:						
Services Related to a Highway	9,984	8,676	6,484	4,267	3,941	7.61
Fire Protection Services	1,460	1,269	948	624	576	1.11
Parks and Recreation Services	4,421	3,842	2,871	1,889	1,745	1.00
Library Services	538	468	349	230	212	0.12
Provincial Offences Act including By-Law Enforcement	9	8	6	4	4	0.01
Township-Wide Class of Services:						
Growth-Related Studies	680	591	442	291	268	0.51
Total Township-Wide Services/Class of Services	\$17,092	\$14,854	\$11,100	\$7,305	\$6,746	\$10.36
Area Specific Services:						
Westshore						
Wastewater Services	22,611	19,650	14,685	9,663	8,924	22.86
Water Services	10,972	9,535	7,126	4,689	4,331	11.10
Total Area Specific - Westshore	\$33,583	\$29,185	\$21,811	\$14,352	\$13,255	\$33.96
Area Specific Services:						
Coldwater						
Wastewater Services	17,480	15,191	11,352	7,470	6,899	10.42
Water Services	3,262	2,835	2,118	1,394	1,287	1.95
Total Area Specific - Coldwater	\$20,742	\$18,026	\$13,470	\$8,864	\$8,186	\$12.37
Area Specific Services:						
Areas Not Receiving Wastewater Services						
Septage and Hauled Treatment Facilities	101	88	66	43	40	0.06
Total Area Specific - Areas Not Receiving Wastewater Services	\$101	\$88	\$66	\$43	\$40	\$0.06