



2024 Development Charge Background Study

Township of Beckwith

For Public Circulation and Comment

April 5, 2024

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

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
HCB	High Cost Bituminous
LCB	Low Cost Bituminous
LPAT	Local Planning Appeal Tribunal
l.m	Linear Meters
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
sq.ft.	square foot



Executive Summary



Executive Summary

(a) The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Beckwith (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.

(b) 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.

(c) Subsequent to the passage of the Township's 2019 D.C. By-law, 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-laws, as necessary. The legislative Acts that have amended 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*

A summary of some of the revisions provided from these Acts are outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year period;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Mandatory phase-in of a D.C., 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.
- Rental and institutional development pay D.C.s in six equal annual payments commencing at occupancy;
- D.C. amount for development occurring within two years of a site plan or zoning by-law amendment planning approval, shall be determined based on



the D.C. in effect on the day of application of the site plan or zoning by-law amendment.

- Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%;
- Additional residential unit exemption includes allowance of a third unit as-of-right;
- Statutory exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units (currently not in force);
- Statutory exemption for non-profit housing;
- Statutory exemption for universities receiving ongoing funding from the Province;
- Mandatory discount for rental housing, based on the number of bedrooms;
- Maximum life of a D.C. by-law extended from 5 years to 10 years after the by-law comes into force;
- Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway; and
- Additional requirements related to the annual D.C. reserve fund Treasurer's statement.

(d) The growth forecast (provided in Chapter 3) on which the Township-wide D.C. services are based, projects the following population, housing, and non-residential floor area for the 10-year forecast period (2024 to 2033).



Table ES-1
Township of Beckwith
Summary of Anticipated Township-Wide D.C. Growth

Measure	10 Year 2024 to 2033
(Net) Population Increase	1,841
(Gross) Population Increase in New Households	2,265
Residential Unit Increase	729
Non-Residential Gross Floor Area Increase (sq.ft.)	88,600

(e) The capital costs identified in Table ES-2 demonstrate the total D.C. eligible capital costs arising from the growth forecast for each eligible service as detailed further in Chapter 5. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-laws (i.e., 10-years). This calculation is provided by service and is presented in Table 6-3.

In total, gross capital costs of \$22.39 million have been identified through the Township's capital forecast and discussion with Township Staff. Of this gross amount, \$4.08 million is related to growth needs beyond the forecast period included in the D.C. calculation and will be included in future D.C. studies. Other deductions of \$4.98 million relate to services that are ineligible for recovery as per the D.C. legislation and must be funded from other Township sources. In addition, \$3.27 million of the gross cost relate to the portion of capital projects that will benefit the existing community. The resultant net growth-related costs included in the D.C. calculations is \$10.05 million, of which \$9.51 is attributed to residential development and \$0.54 million allocated to non-residential development.



Table ES-2
Township of Beckwith
Summary of Costs Anticipated In the Term of the By-laws

Description	Value (2024\$)
Total gross expenditures planned over the next ten years	\$22,385,527
Less: benefit to existing development	\$3,272,400
Less: post planning period benefit	\$4,083,300
Less: ineligible services under the D.C.A.	\$4,980,000
Less: grants, subsidies, and other contributions	\$0
Net costs to be recovered from D.C.s.	\$10,049,827

(f) At present, the Township imposes D.C.s on residential uses only in accordance with By-Law 2019-27. The Township is undertaking a D.C. public process and anticipates passing D.C. by-laws for each service identified in the D.C. Background Study. The mandatory public meeting has been set for May 7, 2024, with adoption of the D.C. by-laws anticipated for June 4, 2024.

This report has undertaken a recalculation of the residential and non-residential charges based on future identified needs (summarized in Schedule ES-2). The following services are calculated based on a Township-wide basis for the forecast period:

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

(g) The calculated D.C. for a single detached unit is \$12,493. The calculated non-residential charge is \$5.85 per sq.ft. of gross floor area. Table ES-3 provides the full calculated D.C.s for residential and non-residential developments, along with the phased-in D.C. rates over the first five years of the by-law. It should be noted that the residential D.C.s are phased-in in accordance with the mandatory phase-in requirements of the Act.



The non-residential D.C.s are proposed to be phased-in as follows:

- Year 1 – 40% of the full calculated D.C.;
- Year 2 – 42.5% of the full calculated D.C.;
- Year 3 – 45% of the full calculated D.C.;
- Year 4 – 47.5% of the full calculated D.C.; and
- Year 5 – 50% of the full calculated D.C.

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

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services:					
Services Related to a Highway	4,772	3,292	2,493	1,786	2.49
Fire Protection Services	241	166	126	90	0.13
Parks and Recreation Services	7,480	5,160	3,908	2,800	3.23
Total Township Wide Services - Full Calculated Rate	\$12,493	\$8,618	\$6,527	\$4,676	\$5.85
Total June 4, 2024 - June 3, 2025	9,994	6,894	5,222	3,741	2.34
Total June 4, 2025 - June 3, 2026	10,619	7,325	5,548	3,975	2.49
Total June 4, 2026 - June 3, 2027	11,244	7,756	5,874	4,208	2.64
Total June 4, 2027 - June 3, 2028	11,868	8,187	6,201	4,442	2.79
Total June 4, 2028 - June 3, 2034	12,493	8,618	6,527	4,676	2.93

(h) Tables ES-4 and ES-5 provide a comparison of the Township’s current D.C.s, as well as, the full calculated charges, and the year-1 phased-in rates. These comparisons are provided for a single-detached residential dwelling unit and non-residential development on a per sq.ft. of gross floor basis, respectively.

Note that the 2019 D.C. By-law recommended a rate of \$7,949 per single detached unit. However, Council phased-in the D.C. to a maximum of \$7,000 (i.e., 88% of the calculated charge). In addition, the D.C.A. allows municipalities to index the D.C. rate annually for inflation, however, the Township has chosen not to index the D.C. rates over the past 5 years. If the full rate had been implemented and indexed, it would be \$11,212 as of 2024. These figures have been provided in the comparison above to demonstrate the difference in the calculated rate for 2024 versus where the current rate is and could have been if it had been fully implemented and indexed.



**Table ES-4
Township of Beckwith
Single-detached Dwelling Development Charge Comparison**

Service	Current D.C. (Phased-in)	2019 Calculated D.C. (Full)	2019 Calculated D.C. (Full) - Indexed to 2024	2024 Calculated D.C.
Township Wide Services:				
Services Related to a Highway	3,875	4,304	6,071	4,772
Public Works	265	441	622	
Fire Protection Services	800	878	1,238	241
Parks and Recreation Services	2,000	2,258	3,185	7,480
Admin. Studies	60	68	96	-
Total Township Wide Services	\$7,000	\$7,949	\$11,212	\$12,493

It should be further noted that the Township did not impose a non-residential D.C. through the 2019 D.C. By-law.

**Table ES-5
Township of Beckwith
Non-residential Development Charge Comparison per sq.ft.
of Gross Floor Area**

Service/Class of Service	Current D.C. (Phased-in)	2024 Calculated D.C.	2024 D.C. Phased-in for Year 1
Township Wide Services/Classes:			
Services Related to a Highway	-	2.49	1.00
Public Works	-		
Fire Protection Services	-	0.13	0.05
Parks and Recreation Services	-	3.23	1.29
Admin. Studies	-	-	-
Total Township Wide Services/Classes	\$0.00	\$5.85	\$2.34

- (i) Considerations by Council – The D.C. Background Study represents the increase in need for service and associated net capital costs attributable to residential and non-residential development over the 10-year forecast period.

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-laws for each service, which are appended in Appendices G through I herein. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-laws; and
- considering reductions in the charge (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).

As the D.C.A. does not allow for any exempted or reduced amount to be made up through higher D.C.s from other development, any such decision would require the consideration of an alternative (i.e., non-D.C.) funding source provided by the Township.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

The Township of Beckwith (Township) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.) background study and by-law(s) process. This draft 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, (section 10) and, accordingly, recommends new D.C.s and D.C. by-law policies for the Township.

This D.C. background study will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. 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-laws. In the event that additional refinements are required subsequent to by-law adoption, Watson would assist the Township with the required updates.

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" (contained in Chapter 7) and the proposed by-laws are to be made available as part of the approval process (included as Appendices G through I).

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

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



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for May 7, 2024. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws.

In accordance with the legislation, the background study and proposed D.C. by-laws will be available for public review on April 5, 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-laws 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 Early 2024
Public release of final D.C. Background study and proposed by-law	April 5, 2024
Public meeting advertisement placed in newspaper(s)	No later than April 16, 2024
Public meeting of Council	May 7, 2024
Council considers adoption of background study and passage of by-law	June 4, 2024
Newspaper notice given of by-law passage	By 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 (5) years, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- *More Homes, More Choice Act, 2019;*
- *Plan to Build Ontario Together Act, 2019;*
- *COVID-19 Economic Recovery Act, 2020;*
- *Better for People, Smarter for Business Act, 2020;*
- *More Homes for Everyone Act, 2022;*



- *More Homes Built Faster Act, 2022*; and
- *Helping Homebuyers, Protecting Tenants Act, 2023*.

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

1.3.1 *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 installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act, 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 *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 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, that further changes related to additional residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.

1.3.4 ***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-laws.

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

1.3.6.3 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. Further, the regulations to the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

1.3.6.6 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 Installment Payments

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



1.3.6.9 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 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 Affordable Homes and Good Jobs Act, 2023 (Bill 134)

The exemption for affordable residential units was included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the



legislation was enacted in November 2022, the ability for municipalities to implement the exemptions 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 would inform the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. As of the time of writing, this bulletin had not been published by the Minister.

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

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

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

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

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

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

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. <u>the 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



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	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) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , <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	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin	The Minister of Municipal Affairs and Housing shall,



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
(6) for the purposes of subsection 4.1 (3), para. 1	entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	(a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)



Chapter 2

Township of Beckwith's Current D.C. Policy



2. Township of Beckwith Current D.C. Policy

2.1 Schedule of Charges

On June 26, 2019, the Township passed By-law 2019-27 under the D.C.A. to impose D.C.s for residential uses. The D.C. by-law is set to expire on June 26, 2024, five years after it was passed.

2.2 Services Covered

The following services are covered under By-law 2019-27:

- Administration/Development Charge Study;
- Fire Protection;
- Roads Systems;
- Works Equipment; and
- Recreation.

Note: With the changes from the *More Homes Built Faster Act, 2022* (Bill 23), administration studies (Administration/ Development Charge Study referred above) are no longer defined as an eligible D.C. cost and have therefore been excluded from the D.C. calculations for 2024. Further Public Works Services (referred to as Works Equipment above) is not defined as an eligible service, however, the capital costs of facility and fleet included in this previous D.C. charge that pertains to eligible services (e.g., Services Related to a Highway and Parks and Recreation Services), are included in the D.C. calculations for these services.

2.3 Timing of D.C. Calculation and Payment

The by-law indicates that D.C.s are payable at the time of the first action or approval with respect to:

- 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.

It is noted that the D.C. legislation has been amended since the passage of the by-law in regard to the timing of collection of D.C.s, which are now payable at the time of the first building permit issuance for most developments. Payments with respect to rental housing and institutional development pay their D.C.s over six (6) annual installments, with the first instalment due on the date of occupancy permit, and the following five (5) instalment payments due on the anniversary of the occupancy permit for the five (5) years. This provision of the D.C.A. overrode the provisions of the current by-law as soon as the D.C.A. was amended.

Further note that, 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 of planning application approval. This provision of the D.C.A. overrode the provisions of the current by-law as soon as the D.C.A. was amended.

2.4 Indexing

D.C.s within the by-law may be adjusted annually on the anniversary date of the by-law, without amendment to the By-law, in accordance with the second quarter Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹.

Note that the Township did not impose indexing to the by-law over the past five years.

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



2.5 Redevelopment Allowance

The by-law does not provide allowances or credits related to redevelopment or conversion.

2.6 Exemptions

Currently, the Township provides an exemption to all non-residential development, including primary, commercial, institutional, and industrial development. Based on the Township's 2019 D.C. study, non-residential commercial and industrial development accounted for approximately 1.69% of the Township's total taxable assessment.

2.7 Current Development Charges

The current D.C.s for residential development for the Township are shown in Table 2-1, as per By-law 2019-27. The rates were phased in over a five (5) year period, beginning on June 1, 2019 to June 1, 2023, in which case D.C. ranged from \$6,000 to \$7,000 for a single detached dwelling, between these years (in 2019\$). The rates for other residential dwelling types were also phased-in over the term of the by-law. The full single detached dwelling calculated D.C. was \$7,949, as per the 2019 D.C. study. It should be noted that with the phase-in of the D.C.s, the full calculated rates were not achieved during the life of the by-law.



Table 2-1
Township of Beckwith
Current Schedule of D.C.
As of January 1, 2024

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Roads System	3,875	3,638	3,480	2,056	-
Works Equipment	265	249	238	141	-
Fire Protection	800	751	718	424	-
Recreation	2,000	1,878	1,796	1,061	-
Development Charges Study	60	56	54	32	-
Total	\$7,000	\$6,571	\$6,286	\$3,714	\$0.00



Chapter 3

Anticipated Development in the Township of Beckwith



3. Anticipated Development in the Township of Beckwith

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) time horizon.

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

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

The D.C. growth forecast has been derived by Watson. In 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:

- Lanark County Sustainable Communities Official Plan, adopted in 2016;
- Township of Beckwith Official Plan, September 2019;
- Township of Beckwith 2019 Development Charges Study, June 2019.
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;
- Residential and non-residential supply opportunities as identified by County of Lanark staff; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Beckwith.

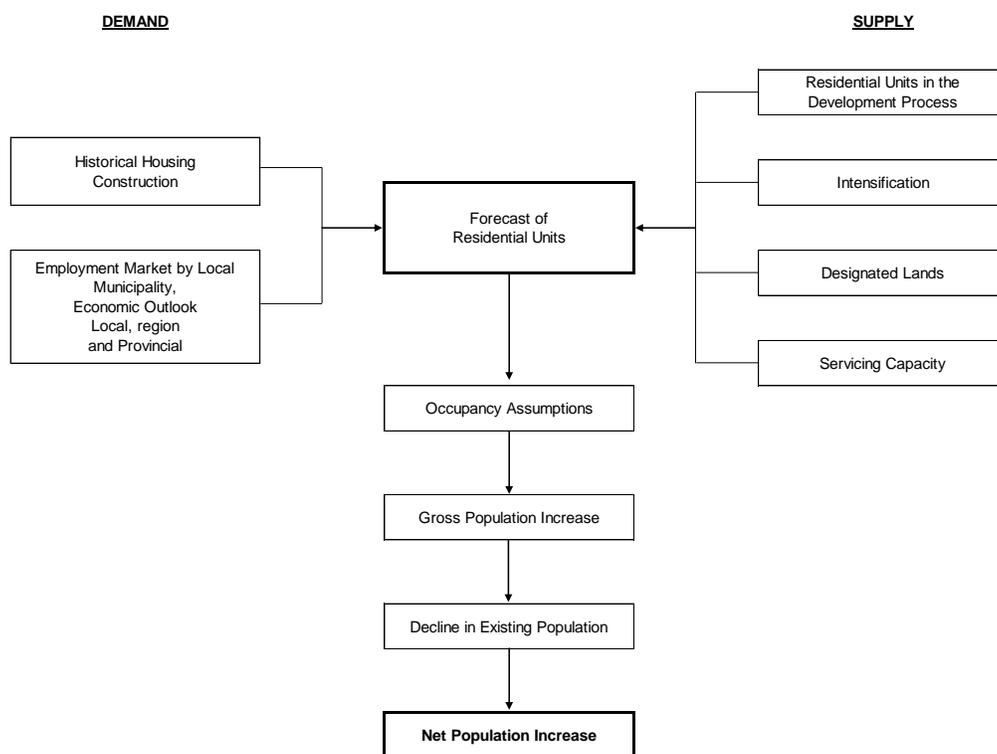


3.3 Summary of Growth Forecast

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 Beckwith (excluding census undercount) is anticipated to reach approximately 11,165 by mid-2034 resulting in an increase of approximately 1,840 persons.^[1]

Figure 3-1
Population and Household Forecast Model



[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.5%. Population figures presented herein have been rounded.



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

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2016	7,840	7,644	19	7,625	2,715	10	5	145	2,875	17	2.659
	Mid 2021	9,250	9,021	21	9,000	3,200	15	10	145	3,370	19	2.677
Forecast	Mid 2024	9,560	9,324	22	9,302	3,324	15	10	145	3,494	20	2.669
	Mid 2034	11,450	11,165	26	11,139	4,049	15	10	145	4,219	24	2.646
Incremental	Mid 2011 - Mid 2016	680	658	13	645	307	1	0	-4	304	12	
	Mid 2016 - Mid 2021	1,410	1,377	2	1,375	485	5	5	0	495	2	
	Mid 2021 - Mid 2024	310	303	1	302	124	0	0	0	124	1	
	Mid 2024 - Mid 2034	1,890	1,841	4	1,837	725	0	0	0	725	4	

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

^[2] Includes townhouses and apartments in duplexes.

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

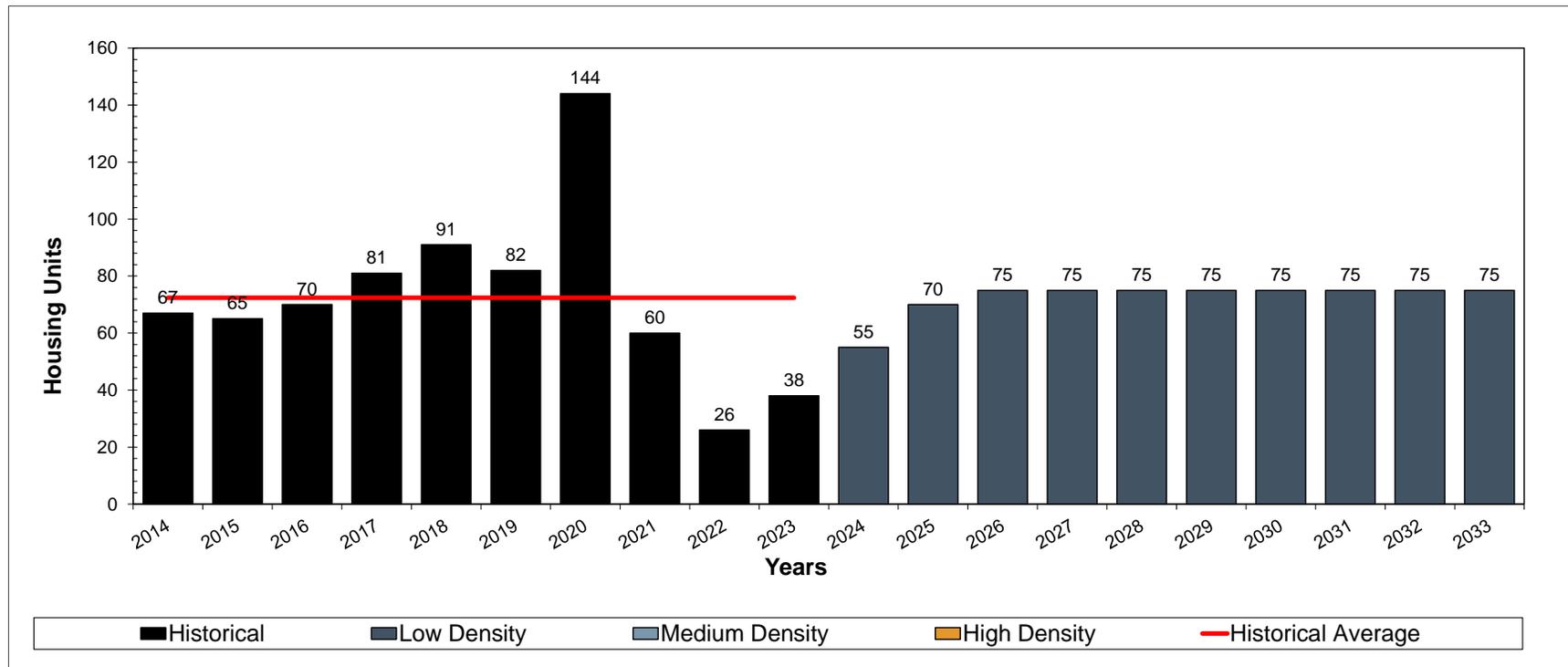
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



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



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data, 2014 to 2023, by Watson & Associates Economists Ltd.



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

- Unit Mix (Appendix A - Schedules 1, 4 and 5)
 - The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications (as per Schedule 4) and discussions with Township staff regarding anticipated development trends for the Township.
 - Based on the above indicators, the mid-2024 to mid-2034 household growth forecast for the Township is comprised of a unit mix of 100% low density units (single detached and semi-detached), 0% medium density (multiples except apartments) and 0% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- 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 2 and 3)
 - The number of housing units to be constructed by 2034 in the Township over the forecast period is presented in Table 3-1. Over the mid-2024 to mid-2034 forecast period, the Township is anticipated to average approximately 73 new housing units per year.
 - Institutional population^[1] is anticipated to increase by approximately 4 people between mid-2024 to mid-2034.

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



- Population in new units is derived from Schedules 2 and 3, 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 6a 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 high density P.P.U. data was derived from the County of Lanark which includes the Township of Beckwith, and is outlined in Schedule 6b. 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. Forecasted 15-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.118
 - Medium density: 2.151
 - High density: 1.466
- Existing Units and Population Change (Appendix A - Schedules 2 and 3)
 - 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 2).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 2 through 3^[1]. The forecast population change in existing households over the mid-2024 to mid-2034 forecast period is forecast to decline by approximately 420.
- Employment (Appendix A – Schedules 8a and 8b)
 - 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,

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



institutional, and work at home, which are considered individually below.

- 2016 employment data ^{[1],[2]} (place of work) for the Township is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
 - 5 primary (<1%);
 - 440 work at home employment (39%);
 - 330 industrial (29%);
 - 220 commercial/population-related (19%); and
 - 145 institutional (13%).
- The 2016 employment by usual place of work, including work at home, is 1,140. An additional 550 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 2,400 by mid-2034. This represents an employment increase of approximately 380 for the 10-year forecast period.
- Schedule 8b, 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 township services from work at home employees has already been included in the population forecast. The need for township services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation.

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

^[2] 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.

^[3] 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."



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 890 by mid-2034. This represents an employment increase of approximately 110 for the 10-year forecast period.

- Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A - Schedule 8b)
 - Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,500 sq.ft. per employee for industrial;
 - 510 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
 - The Township-wide incremental G.F.A. is anticipated to increase by 88,600 sq.ft. over the 10-year forecast period.
 - In terms of percentage growth, the mid-2024 to mid-2034 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary - 3%
 - industrial - 41%;
 - commercial/population-related - 31%; and
 - institutional - 25%.



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 Municipality.

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 Municipality’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 Municipal 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

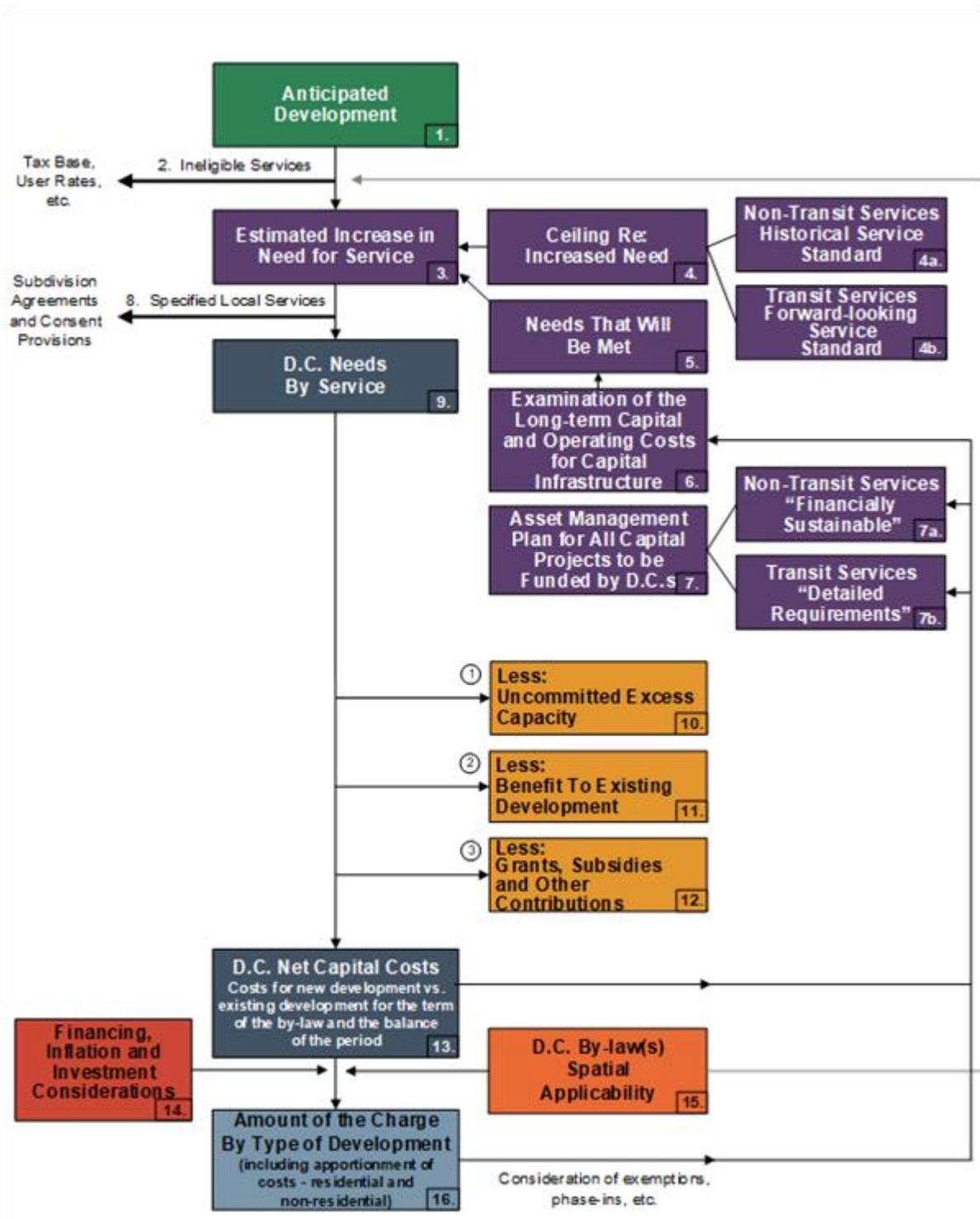




Table 4-1A
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

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

¹ with a 7+ year useful life



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

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	<p>Ineligible</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>13.1 Acquisition of land for parks, woodlots, and E.S.A.s</p> <p>13.2 Development of municipal parks</p> <p>13.3 Parks rolling stock¹ and yards</p> <p>13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc.</p> <p>13.5 Recreation vehicles and equipment¹</p>
14. Services Related to Public Health	<p>n/a</p> <p>n/a</p>	<p>14.1 Public Health department space</p> <p>14.2 Public Health department vehicles¹</p>
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.	<p>n/a</p> <p>n/a</p>	<p>15.1 Childcare space</p> <p>15.2 Vehicles¹</p>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	<p>No</p> <p>No</p>	<p>16.1 P.O.A. space, including by-law enforcement and municipally administered court services</p> <p>16.2 Vehicles¹</p>
17. Services Related to Emergency Preparedness	<p>No</p> <p>No</p>	<p>17.1 Emergency Preparedness Space</p> <p>17.2 Equipment</p>
18. Services Related to Airports	<p>Ineligible</p> <p>Ineligible</p>	<p>18.1 Airports</p> <p>18.2 Other Airports</p>
19. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	<p>Ineligible</p> <p>Ineligible</p> <p>Ineligible</p>	<p>19.1 Office space</p> <p>19.2 Office furniture</p> <p>19.3 Computer equipment</p>

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
20. Other	Yes	20.1 Interest on money borrowed to pay for growth-related capital

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.

4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Municipal Council must indicate “that it intends to ensure that such an increase in need



will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Municipality’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

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

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. 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. For D.C. calculations purposes the Public Works (Facilities and Fleet) capital infrastructure needs have been identified in a separate list. However, the works included in this separate list have been allocated to the appropriate D.C. eligible services (i.e., Services Related to a Highway and/or Parks and Recreation Services), therefore, a Class of Service is not recommended.



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 Municipality spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Municipality will use these reserve funds for the Municipality’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 Municipality projected D.C. reserve fund balance, less outstanding commitments related to prior year capital approvals, by service as of December 31, 2023, is provided in Table 4-2:



Table 4-2
Township of Beckwith
Projected Development Charge Reserve Fund Balances
As of December 31, 2022

Service/Class of Service	Balance Dec. 31, 2023	Less Commitments	Adjusted Balance Dec. 31, 2023
Services Related to a Highway	\$0.73		\$0.73
Public Works	\$21,084.12		\$21,084.12
Fire Protection Services	\$0.00		\$0.00
Parks and Recreation Services	\$457,367.72	\$22,132.73	\$435,234.99
General Government (Studies)	\$18,386.12	\$18,386.12	\$0.00
Total	\$496,838.69	\$40,518.85	\$456,319.84

4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Level of Service Ceiling

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

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area, or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering



standards, or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e., cost per unit.

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Municipality'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 3.10.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

In addition, the growth forecasts indicate that the Municipality will experience a growth in population in existing households. Therefore, a proportionate share of growth needs that benefit this increase growth in existing households, have been deducted from the costs included in the D.C. calculations/charges that will be imposed on new residential growth units.

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).

4.9.5 Municipal-wide vs. Area-Specific

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

4.9.6 Allocation of Development

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

4.9.7 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.

4.9.8 Mandatory Phase-in of a D.C.

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



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

Note that the phase-in is not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation. Further, based on a Provincial news release in December, 2023, it is anticipated that there may be a further refinement to the D.C.A. in 2024 pertaining to the mandator phase-in.

4.9.9 Mandatory Discount for Rental Housing Development

For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependant on the number of bedrooms in each unit, as follows:

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

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-laws which informs implementation.



Chapter 5

D.C. Eligible Cost Analysis by Service



5. D.C. Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis 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 D.C. Services Calculation

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

5.2.1 Services Related to a Highway

The Township’s inventory of roadways is measured in kilometers (km) and is further classified as gravel, and Low and High-Class Bituminous (LCB and HCB). The Township currently owns approximately 124 km of D.C. eligible roads, of which 47.1 km are gravel, 38.27 are LCB, and 38.62 km are HCB. In addition, the Township owns and maintains 21 large culverts and bridges, along with 12,035 sq.ft. of roads operations facility space, and 17 vehicles and equipment items to service the roads.



The total inventory of assets over the past 15-years results in an invested level of service of \$11,561 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$21.28 million is applicable.

Table 5-1 provides the 10-year capital program for Services Related to a Highway. The capital program included a total gross capital cost of approximately \$4.07 million over the 2024-2033 forecast period. Deductions related to the benefit to the existing development were applied of \$358,300. Finally, \$21,085 in existing D.C. reserve fund proceeds was deducted from the forecast D.C. recoverable capital needs. As a result, the total D.C. recoverable cost of approximately \$3.69 million has been included in the charge, of which \$3.47 million (94%) and \$0.22 million (6%) has been attributed to residential and non-residential developments based on the incremental growth anticipated in population and employment over the 10-year forecast period

5.2.2 Fire Protection Services

The Township currently operates one (1) fire station along with one (1) training portable, for a total building area of 9,450 sq.ft. The service operates with six (6) vehicles, including a combination of pumpers, tankers, and equipment vehicles, along with additional equipment and gear accounting for 134 additional assets. As such, the total inventory of assets of the past 15-years results in a level of service of approximately \$1,117 per capital and when applied to the forecast population to 2033, a maximum D.C. eligible cost of approximately \$2.06 million is applicable.

Table 5-2 provides the capital program for Fire Protection Services for the 10-year forecast period. The total gross capital cost identified for all capital projects is \$313,100. A deduction for the growth in the post 2033 forecast period that will benefit from the works of \$50,800, has been made in addition to a deduction of \$75,800 to recognize the benefit to the existing community. There is no deduction related to the existing D.C. reserve fund, as it is projected to have a zero balance as of the Dec. 31, 2023 year statements. As a result, the total D.C. recoverable cost is \$186,500 of which \$175,310 (94%) was applied to the residential developments and the remaining of \$11,190 (6%), based on the incremental growth anticipated in population and employment over the 10-year forecast period.



5.2.3 Parks and Recreation Services

The Township provides a variety of parks and recreation-related assets to service the community. Currently, it maintains approximately 207 hectares of developed parkland along with open space, 28 parkland amenities within the boundaries of the parks and open space, and 4 vehicles related to Parks and Recreation Services. Further, the Township provides 18,578 metres of paths and trails and 62,175 sq.ft. of indoor recreation facility space for the provision of Parks and Recreation Services. It should be noted that Beckwith Recreation Complex is a shared facility with the Town of Carleton Place. Through discussions with staff and review of the Town of Carleton Place's 2020 D.C. background study, an allocation of 76% has been applied to the size of the facilities along with the capital costs that are the Township's share. As such, the total inventory of assets related to Parks and Recreation Services over the past 15-years results in an invested level of service of \$6,953 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$12.8 million is applicable.

Table 5-3 provides the associated 10-year capital program for Parks and Recreation Services. The capital program included a total gross capital cost of approximately \$18 million over the 2024-2033 forecast period. A post-period benefit deduction of approximately \$4.03 million was applied to recognize the benefit to the population beyond 2033. Further, a deduction for approximately \$4.98 million was made against the New Brunton Community Hall and Community Meeting Spaces to adjust the gross capital cost for the portion of the facility that is attributable to the Township Hall (which is ineligible for recovery through D.C.s). Additionally, the outstanding growth-related debenture payments related to the principal and interest costs for the Beckwith Recreation Complex have been included. Finally, a deduction of approximately \$2.84 million was made to reflect the benefit to the existing community and \$435,235 in existing D.C. reserve funds was applied against the forecast D.C. recoverable capital needs. As a result, approximately \$5.72 million has been included in the calculation of the charge, of which \$5,433,423 and \$285,970 has been allocated to residential and non-residential developments, respectively. 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 residential and 5% to non-residential.



Table 5-1
Township of Beckwith
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Proj. 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 94%	Non-Residential Share 6%
1	Ashton Station Road (Gravel to LCB-R2) Purdy to Beckwith Boundary	2027	249,000	-	-	249,000	-	-	249,000	234,060	14,940
2	10th Line West - Beckwith Road (HCB to HCB-R2 and Widen)	2027	843,000	-	-	843,000	210,800	-	632,200	594,268	37,932
3	9th Line West Widening (3.4km)	2024	600,000	-	-	600,000	-	-	600,000	564,000	36,000
4	King's Creek Road (Gravel to LCB and Culvert Upgrades)	2025-2026	590,000	-	-	590,000	147,500	-	442,500	415,950	26,550
Facilities, Vehicles & Equipment											
5	New Backhoe/Loader	2025	282,000	-	-	282,000	-	-	282,000	265,080	16,920
6	New 5 Ton Plow Truck	2024	400,000	-	-	400,000	-	-	400,000	376,000	24,000
7	Grader (Amount Remaining)	2024-2033	93,000	-	-	93,000	-	-	93,000	87,420	5,580
8	Additional to Public Works Garage	2029	1,010,000	-	-	1,010,000	-	-	1,010,000	949,400	60,600
Adjustments											
9	Reserve Fund Adjustment		-	-	-	-	21,085	-	(21,085)	(19,820)	(1,265)
	Total		4,067,000	-	-	4,067,000	379,385	-	3,687,615	3,466,358	221,257



Table 5-2
Township of Beckwith
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Proj. 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:	Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost		
							Benefit to Existing Development		Total	Residential Share 94%	Non-Residential Share 6%
	Vehicles & Equipment										
1	Pumper Truck (balance remaining)	2024-2033	203,100	50,800		152,300	50,800		101,500	95,410	6,090
2	4x4 Half Ton Pickup	2024	80,000	-		80,000	-		80,000	75,200	4,800
3	Generator	2025	30,000	-		30,000	25,000		5,000	4,700	300
	Adjustments:										
4	Reserve Fund Balance		-	-		-	-		-	-	-
	Total		313,100	50,800	-	262,300	75,800	-	186,500	175,310	11,190



Table 5-3
Township of Beckwith
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Proj. 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	Park Equipment (picnic tables, garbage cans, benches, playground equipment)	2024-2033	42,300	-	-	42,300	-	-	42,300	40,185	2,115
2	Lawn Mower	2025	15,000	-	-	15,000	-	-	15,000	14,250	750
3	Expansion to Splash Pad, Playground Structures	2029-2033	141,000	-	-	141,000	-	-	141,000	133,950	7,050
4	Trees/landscaping	2024-2033	12,700	-	-	12,700	-	-	12,700	12,065	635
5	Parking Facilities	2024-2033	35,300	-	-	35,300	-	-	35,300	33,535	1,765
6	Toboggan Hill	2024-2025	35,300	-	-	35,300	29,400	-	5,900	5,605	295
7	New Indoor Turf Building (Community Rooms)	2030-2033	6,000,000	3,000,000	-	3,000,000	-	-	3,000,000	2,850,000	150,000
8	New Indoor Turf Building (Track)	2030-2033	1,000,000	83,100	-	916,900	833,800	-	83,100	78,945	4,155
9	Multi-Use Court (pickleball/basketball)	2025	149,100	-	-	149,100	124,300	-	24,800	23,560	1,240
10	New Brunton Community Hall and Community Meeting Spaces	2024	10,000,000	949,400	4,980,000	4,070,600	1,850,800	-	2,219,800	2,108,810	110,990
11	Beckwith Recreation Complex - Growth-related Principal	2024-2033	491,165	-	-	491,165	-	-	491,165	466,607	24,558
12	Beckwith Recreation Complex - Growth-related Interest (Discounted)	2024-2033	83,562	-	-	83,562	-	-	83,562	79,384	4,178
13	Adjustments:										
14	Reserve Fund Adjustment						435,235	-	(435,235)	(413,473)	(21,762)
	Total		18,005,427	4,032,500	4,980,000	8,992,927	3,273,535	-	5,719,392	5,433,423	285,970



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 calculate the proposed uniform D.C.s to be imposed for each service (Services Related to a Highway, Fire Protection Services, and Parks & Recreation Services) on development within the Township 10-year forecast period (2024-2033).

The calculation for residential development is generated on a per capita basis and is based upon four (4) forms of housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, and 2+ bedrooms apartments). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, institutional, and primary).

The D.C. eligible costs for each service component were determined in Chapter 5 for all Municipal-wide services, based on their associated 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 5) to calculate the charges in Table 6-1.

Table 6-2 provides the schedule of charges that is applicable for all services by type of development, and Table 6-3 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-laws.



Table 6-1
Township of Beckwith
Township-wide Services D.C. Calculation
2024-2033

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Services Related to a Highway</u>	\$	\$	\$	\$
1.1 Roads, Bridges and Culverts, Traffic Signals, Streetlights	3,466,358	221,257	4,772	2.49
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles, small equipment and gear	175,310	11,190	241	0.13
3. <u>Parks and Recreation Services</u>				
3.1 Park development, recreation facilities, park amenities, park trails	5,433,423	285,970	7,480	3.23
TOTAL	\$9,075,091	\$518,417	\$12,493	\$5.85
D.C.-Eligible Capital Cost	\$9,075,091	\$518,417		
10-Year Gross Population/GFA Growth (sq.ft.)	2,265	88,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,006.66	\$5.85		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.118	\$12,493		
Other Multiples	2.151	\$8,618		
Apartments - 2 Bedrooms +	1.629	\$6,527		
Apartments - Bachelor and 1 Bedroom	1.167	\$4,676		



Table 6-2
Township of Beckwith
Calculated Schedule of Development Charges
by Service

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:					
Services Related to a Highway	4,772	3,292	2,493	1,786	2.49
Fire Protection Services	241	166	126	90	0.13
Parks and Recreation Services	7,480	5,160	3,908	2,800	3.23
Total Municipal Wide Services	\$12,493	8,618	6,527	4,676	\$5.85



Table 6-3
Township of Beckwith
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-laws

Service/Class	Total Gross Cost	Sources of Financing				
		Tax Base or Other Non-D.C. Source		Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing		Residential	Non-Residential
1. Services Related to a Highway 1.1 Roads, Bridges and Culverts, Traffic Signals, Streetlights	4,067,000	-	358,300	-	3,486,178	222,522
2. Fire Protection Services 2.1 Fire facilities, vehicles, small equipment and gear	313,100	-	75,800	50,800	175,310	11,190
3. Parks and Recreation Services 3.1 Park development, recreation facilities, park amenities, park trails	18,005,427	4,980,000	2,838,300	4,032,500	5,846,896	307,731
Total Expenditures & Revenues	22,385,527	4,980,000	3,272,400	4,083,300	9,508,384	541,443



Chapter 7

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



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

7.1 Introduction

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

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

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

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

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

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



7.2 D.C. By-law Structure

It is recommended that:

- The Township uses a uniform Township-wide D.C. calculation for all services; and
- The Township imposes individual D.C. by-laws for each service to prevent potential loss of D.C. revenue with potential future amendments.

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

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

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

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type



constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Fire Protection Services and Services Related to a Highway, a 94% residential and 6% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Township-wide 10-Year forecast period for both services; and
 - Parks and Recreation residential and non-residential attributions have been determined based on an allocation of 95% to residential development, and 5% to non-residential development.

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 48 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:

1. the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;
2. the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The redevelopment credit is not provided for redevelopment of derelict buildings.

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); and
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units, attainable units, affordable inclusionary zoning units, and non-profit housing developments (once proclaimed); and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Non-statutory (discretionary exemptions) include the following:

- Agricultural development for bona fide farm uses; and
- Places of worship.



7.3.5 Mandatory Phasing-in of Residential D.C.

As required by the *More Homes Built Faster Act*, the calculated residential D.C. will be phased-in over a five-year period as follows:

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

7.3.6 Phase-in of Non-residential D.C.

The D.C.s for non-residential development will be phased-in at a slower rate than the mandatory requirement for residential development, up to 50% of the maximum calculated charge, as follows:

- Year 1 - 40% of the maximum charge;
- Year 2 – 42.5% of the maximum charge;
- Year 3 – 45% of the maximum charge;
- Year 4 – 47.5% of the maximum charge; and
- Year 5 to expiry – 50% of the maximum charge.

7.3.7 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s. 27 of the D.C.A. Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

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



7.3.8 Indexing

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

7.3.9 D.C. Spatial Applicability

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

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

1. All Municipal services, except for water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Municipality, 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 Municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipal-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A



(which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Municipality 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, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to apply Township-wide D.C.s for all services.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Township's D.C. collections be contributed into three (3) separate reserve funds, including:

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

For the existing balance in the Public Works D.C. reserve fund, it is noted that the balance has been allocated to Services Related to a Highway.

In addition, the existing D.C. reserve fund balance for Administration Studies are anticipated to be depleted prior to the new by-law passing, to fund ongoing studies, including the D.C. study itself, therefore, once all funding has been attributed to the ongoing studies, this reserve fund will be closed.



7.4.2 By-law In-force Date

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

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

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

7.5 Other Recommendations

It is recommended that Council:

“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 Township-wide basis for all services.”

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

“Approve the D.C. Background Study dated April 5, 2024, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

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 Municipality 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 Municipal 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 Municipality must prepare a “pamphlet” explaining each D.C. by-law in force, setting out:

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



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

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

The 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 Municipal 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 Municipal 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 Municipal 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 Municipality 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 Municipality 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 Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal 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 Municipality 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 Beckwith Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2016	7,840	7,644	19	7,625	2,715	10	5	145	2,875	17	2.659
	Mid 2021	9,250	9,021	21	9,000	3,200	15	10	145	3,370	19	2.677
Forecast	Mid 2024	9,560	9,324	22	9,302	3,324	15	10	145	3,494	20	2.669
	Mid 2034	11,450	11,165	26	11,139	4,049	15	10	145	4,219	24	2.646
Incremental	Mid 2011 - Mid 2016	680	658	13	645	307	1	0	-4	304	12	
	Mid 2016 - Mid 2021	1,410	1,377	2	1,375	485	5	5	0	495	2	
	Mid 2021 - Mid 2024	310	303	1	302	124	0	0	0	124	1	
	Mid 2024 - Mid 2034	1,890	1,841	4	1,837	725	0	0	0	725	4	

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

^[2] Includes Townhouses and apartments in duplexes.

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

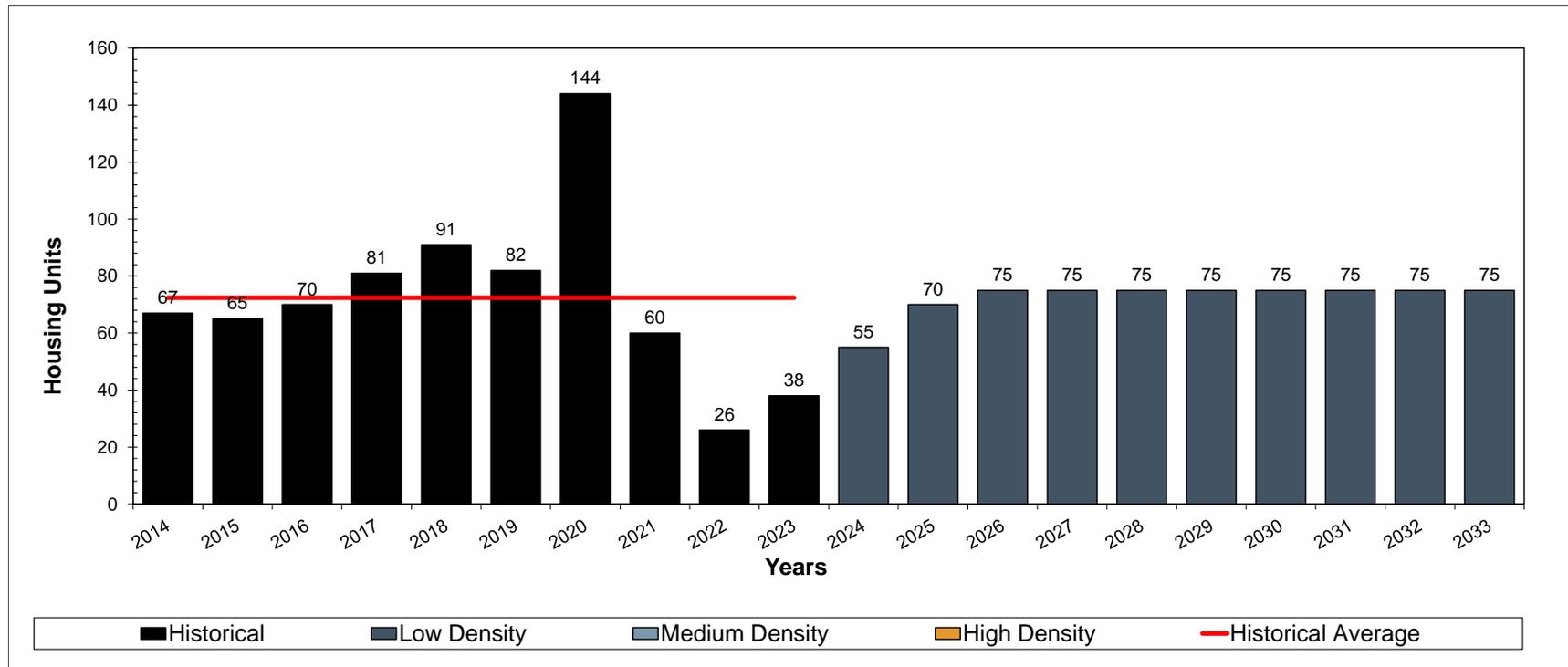
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1
Township of Beckwith
Annual Housing Forecast



[1] Growth forecast represents calendar year.

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



Schedule 2
Township of Beckwith
Current Year Growth Forecast
Mid 2021 to Mid 2024

		Population
Mid 2021 Population		9,021
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	124
	<i>multiplied by P.P.U. (3)</i>	2.963
	<i>gross population increase</i>	367
		367
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	1
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	1
		1
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	3,370
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.019
	<i>total decline in population</i>	-65
		-65
Population Estimate to Mid 2024		9,324
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		303

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.963	100%	2.963
<i>Multiples (6)</i>	2.264	0%	0.000
<i>Apartments (7)</i>	1.545	0%	0.000
Total		100%	2.963

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

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

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



Schedule 3
Township of Beckwith
Ten Year Growth Forecast
Mid 2024 to Mid 2034

		Population
Mid 2024 Population		9,324
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	725
	<i>multiplied by P.P.U. (3)</i>	3,118
	<i>gross population increase</i>	2,261
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	4
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	4
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	3,494
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.121
	<i>total decline in population</i>	-424
Population Estimate to Mid 2034		11,165
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		<i>1,841</i>

(1) Mid 2024 Population based on:

2021 Population (9,021) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period $(124 \times 2.963 = 367) + (1 \times 1.1 = 1) + (3,370 \times -0.019 = -65) = 9,324$

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.118	100%	3.118
<i>Multiples (6)</i>	2.151	0%	0.000
<i>Apartments (7)</i>	1.466	0%	0.000
<i>one bedroom or less</i>	1.167		
<i>two bedrooms or more</i>	1.629		
Total		100%	3.118

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 2021 Census (3,370 units) + Mid 2021 to Mid 2024 unit estimate (124 units) = 3,494 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4
Township of Beckwith
Summary of Active Development Applications as of December 2023

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	53	0	0	53
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	50	0	0	50
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	264	0	0	264
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Total	367	0	0	367
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

^[1] Includes townhomes and apartments in duplexes.

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

Source: Derived from Lanark County Planning Department data as of December 2023, by Watson & Associates Economists Ltd..



Schedule 5
Township of Beckwith
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	67	0	0	67
2015	64	0	1	65
2016	70	0	0	70
2017	81	0	0	81
2018	91	0	0	91
Sub-total	373	0	1	374
Average (2014 - 2018)	75	0	0	75
% Breakdown	99.7%	0.0%	0.3%	100.0%
2019	82	0	0	82
2020	144	0	0	144
2021	60	0	0	60
2022	26	0	0	26
2023	38	0	0	38
Sub-total	350	0	0	350
Average (2019 - 2023)	70	0	0	70
% Breakdown	100.0%	0.0%	0.0%	100.0%
2014 - 2023				
Total	723	0	1	724
Average	72	0	0	72
% Breakdown	99.9%	0.0%	0.1%	100.0%

[1] Includes Townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of Beckwith, 2014-2023, by Watson & Associates Economists Ltd.



Schedule 6a
Township of Beckwith
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						15 Year Average	15 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.887	-	2.963		
6-10	-	-	-	2.977	4.385	3.271		
11-15	-	-	-	2.889	-	3.026	3.087	3.118
16-20	-	-	-	2.875	-	2.786		
20-25	-	-	-	2.775	-	2.882		
25-35	-	-	-	2.942	-	2.885		
35+	-	-	1.724	2.563	3.840	2.446		
Total	-	1.923	1.753	2.755	3.986	2.728		

^[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 6b
Lanark County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[1]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.600	2.442	-	2.264		
6-10	-	-	-	2.133	-	2.150		
11-15	-	-	1.583	-	-	1.864	2.093	2.151
16-20	-	-	-	2.462	-	2.261		
20-25	-	-	2.083	3.176	-	2.594		
25-35	-	-	2.083	2.500	-	2.175		
35+	-	1.389	1.759	2.729	-	2.149		
Total	-	1.708	1.820	2.562	-	2.204		

Age of Dwelling	Apartments ^[2]						15 Year Average	15 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.233	1.681	-	-	1.545		
6-10	-	-	1.389	-	-	1.440		
11-15	-	-	-	-	-	1.300	1.428	1.466
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	1.188		
25-35	-	1.125	1.471	-	-	1.265		
35+	0.733	1.175	1.620	2.545	-	1.455		
Total	0.850	1.169	1.597	2.523	-	1.449		

[1] Includes townhouses and apartments in duplexes.

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

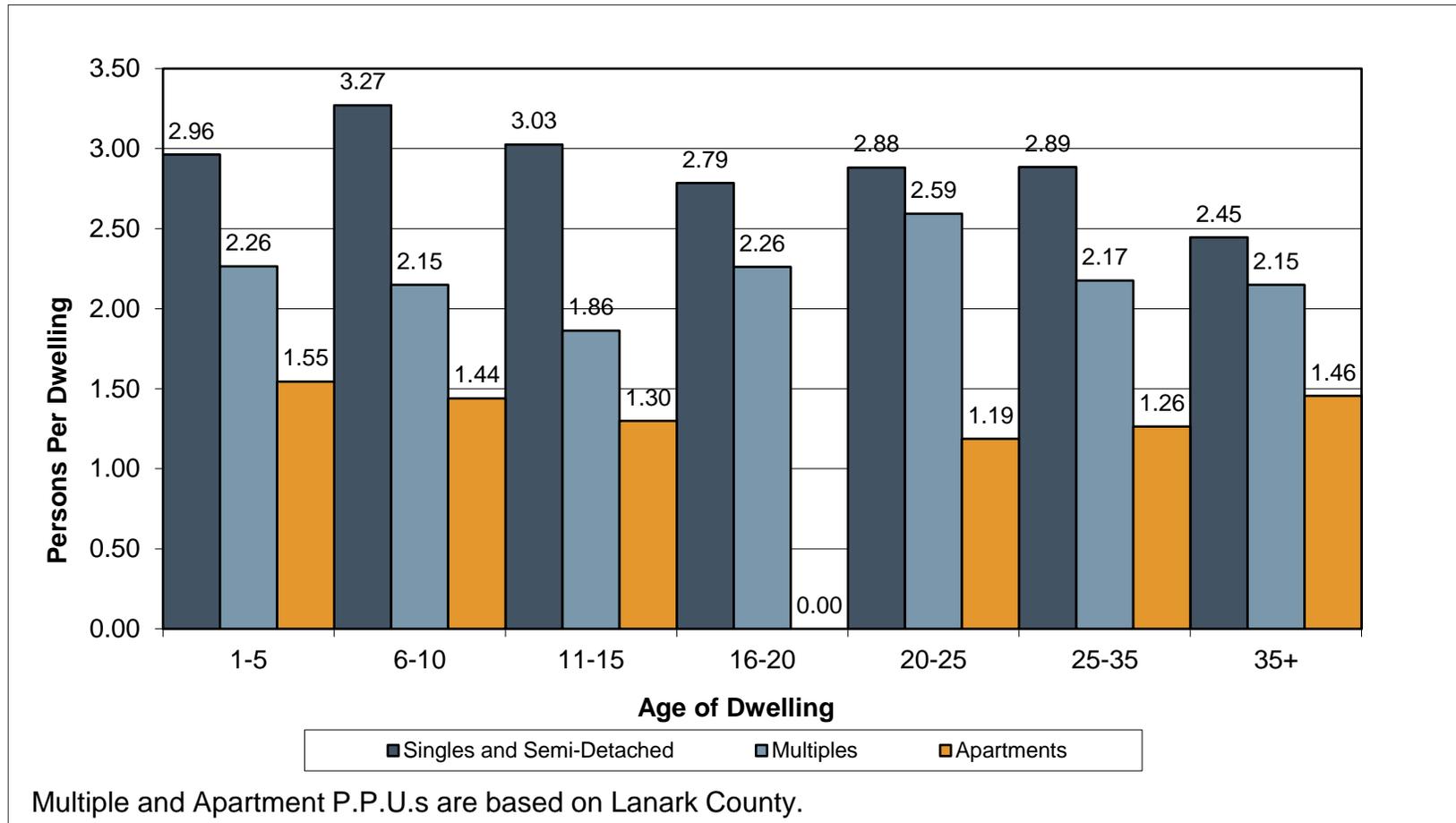
[3] Adjusted based on historical trends.

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 7
Township of Beckwith
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





**Schedule 8a
Township of Beckwith
Employment Forecast, 2024 to 2034**

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 2016	7,644	0.001	0.058	0.043	0.029	0.019	0.149	0.072	0.221	5	440	330	220	145	1,140	550	1,690	700
Mid 2024	9,324	0.001	0.062	0.038	0.027	0.017	0.145	0.072	0.217	5	577	358	255	157	1,352	668	2,020	775
Mid 2034	11,165	0.001	0.064	0.035	0.027	0.017	0.143	0.072	0.215	6	713	386	305	188	1,598	800	2,398	885
Incremental Change																		
Mid 2016 - Mid 2024	1,680	-0.0001	0.0043	-0.0048	-0.0014	-0.0021	-0.0041	-0.0003	-0.0044	0	137	28	35	12	212	118	330	75
Mid 2024 - Mid 2034	1,841	0.0000	0.0020	-0.0039	0.0000	0.0000	-0.0019	0.0000	-0.0019	1	136	28	50	31	246	132	378	110
Annual Average																		
Mid 2016 - Mid 2024	210	-0.00001	0.00054	-0.00060	-0.00018	-0.00027	-0.00052	-0.00004	-0.00056	0	17	4	4	2	27	15	41	9
Mid 2024 - Mid 2034	184	0.00000	0.00020	-0.00039	0.00000	0.00000	-0.00019	0.00000	-0.00019	0	14	3	5	3	25	13	38	11

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

Note: 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 8b
Township of Beckwith
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary - Non-Bona Fide Farming ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2016	7,644	5	330	220	145	700					
Mid 2024	9,324	5	358	255	157	775					
Mid 2034	11,165	6	386	305	188	885					
Incremental Change											
Mid 2016 - Mid 2024	1,680	0	28	35	12	75					
Mid 2024 - Mid 2034	1,841	1	28	50	31	110	3,000	36,400	27,500	21,700	88,600
Annual Average											
Mid 2016 - Mid 2024	210	0	4	4	2	9					
Mid 2024 - Mid 2034	184	0	3	5	3	11	300	3,640	2,750	2,170	8,860

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,500
Commercial/Population-Related	510
Institutional	700

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

*Reflects Mid-2024 to Mid-2034 forecast period.

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

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Schedule B-1
Township of Beckwith
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	\$10,067.60	0.0157	km of roadways	641,248	per km	18,534,452
	Services Related to a Highway - Bridges, Culverts & Structures	\$703.53	0.0027	Number of Bridges, Culverts & Structures	260,567	per item	1,295,199
	Services Related to a Highway - Public Works Facilities	\$305.60	1.5511	sq.ft. of building area	197	per sq.ft.	562,610
	Services Related to a Highway - Public Works Vehicles & Equipment	\$484.14	0.0020	No. of vehicles and equipment	242,070	per vehicle	891,302
Total Services Related to a Highway							21,283,562
Fire Protection	Fire Protection Services - Facilities	\$432.13	1.1561	sq.ft. of building area	374	per sq.ft.	795,551
	Fire Protection Services - Vehicles & Equipment	\$523.65	0.0008	No. of vehicles	654,563	per vehicle	964,040
	Fire Protection Services - Small Equipment and Gear	\$160.72	0.0173	No. of equipment and gear	9,290	per item	295,886
Total Fire Protection							2,055,477
Parks & Recreation	Parkland Development	\$3,115.22	0.0268	Acres of Parkland	116,240	per acre	5,735,120
	Parkland Amenities	\$463.63	0.0028	No. of parkland amenities	165,582	per amenity	853,543
	Parkland Trails	\$153.73	1.5734	Linear Metres of Paths and Trails	98	per linear m	283,017
	Recreation Facilities	\$3,177.65	7.7991	sq.ft. of building area	407	per sq.ft.	5,850,054
	Parks & Recreation Vehicles and Equipment	\$42.39	0.0004	No. of vehicles and equipment	108,692	per vehicle	78,040
Total Parks & Recreation							12,799,773



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

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Gravel Surface:																
8th Line Road, West (Highway No. 15 to Dead End)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$578,000
8th Line Road, East (Stonewood Drive to Dead End)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$578,000
7th Line Road, East (Highway No. 15 to Dead End)	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$579,000
6th Line Road (Highway No. 15 to Dead End)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$578,000
6th Line Road, West (Highway No. 15 to Gilles Corner Side Road)	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	-	-	-	-	\$579,000
Gilles Corner Side Road (7th Line Road to Dead End)	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	\$578,000
Gilles Corner Side Road (7th Line Road to Coleman Road)	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	\$579,000
Gilles Corner Side Road (Coleman Road to Malcom's Way)	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$579,000
McLennanhan Road (County Road 10 to Day Road)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$578,000
McLachlin Road (100m west of Lawfords Lane to Drummond Townline)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$579,000
Salter Road (McLachlin Road to Highway No.15)	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	\$578,000
Franktown Cemetary Road (County Road 10 to Powell Street)	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	\$578,000
4th Line Beckwith (Highway No. 15 to Dead End)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$578,000
Davis Side Road (County Road 10 to Dead End)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$579,000
Cuckoo's Nest Road (Whippoorwill Road to Country Road 10)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	-	-	-	-	1.10	\$578,000
Cuckoo's Nest Road (Boume Road to Whippoorwill Road)	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	-	-	-	-	1.30	\$578,000
Whippoorwill Road (Dead End (west) to Dead End (east))	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$578,000
Bourne Road (Cuckoo's Nest Road to westerly to Dead End)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$578,000
Cuckoo's Nest Road (Boume Road to southerly to Dead End)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$578,000
Bourne Road (Brunton Side Road to Cuckoo's Nest Road)	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	-	-	-	\$579,000
Brunton Road (Beckwith 2nd line to Beckwith Boundary Road)	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$578,000
Beckwith Boundary Road (Brunton Road to Ashton Station Road)	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$579,000
Ashton Station Road (Graham Road to Beckwith Boundary Road)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$578,000
Graham Road (Ashton Station Road to Dead End)	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$579,000
Ashton Station Road (County Road 10 to King's Creek Road)	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27	1.27	-	-	-	-	\$579,000
Ashton Station Road (King's Creek Road to Purdy Road)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	\$578,000
Ashton Station Road (Purdy Road to Boundary)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$578,000
King's Creek Road (Brunton Road to Ashton Station Road)	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$579,000
Crooked Side Road (0.1km N of CTY road 20 to Saunders Road)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$579,000
Crooked Side Road (Saunders Road to Kidd Road)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$579,000
Kidd Road (Crooked Side Road to easterly Dead End)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$578,000
Crooked Side Road (Kidd Road to Amberwood Road)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$579,000
Amberwood Road (Crooked Side Road to Dead End)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	-	-	\$578,000
Glenashton Road (Dewar Side Road to Ashton Station Road)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$579,000
Dewar Side Road (Amberwood Road to Glenashton Road)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	-	-	-	-	\$579,000
Glenashton Road (County Road 17 to Campbell side Road)	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$579,000
St. Fillans Road (Cedar Crest Road to Dead End)	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	\$578,000
Ashton Station Road (McLinton Road to 1.5 km North on McLinton Road)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$579,000



Schedule B-2 Township of Beckwith Services Related to a Highway – Roads and Related (Continued)

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Ashton Station Road (Malloch Road to McLinton Road)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$579,000
Ashton Station Road (County Road 10 to Malloch road)	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	\$579,000
Low Class Bituminus (LCB) Surface																
Scotch Corners Road (Squaw Point to 0.8km North of Squaw Point)	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	\$654,000
Scotch Corners Road (Drummond Townline) (0.8km North of Squaw Point to 1.5km NW of Squaw Point Road)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$655,000
Amberwood Road (Crooked Side Road to Dead End)	-	-	-	-	-	-	-	-	-	-	-	-	-	1.20	1.20	\$578,000
11th Line Beckwith (Scotch Corners Road to Drummond 11th Conc.)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$654,000
Ashton Station Road (County Road 10 to King's Creek Road)	-	-	-	-	-	-	-	-	-	-	-	-	1.27	1.27	1.27	\$655,000
Ashton Station Road (King's Creek Road to Purdy Road)	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	1.00	\$655,000
Scotch Corners Road (0.2km South of Beckwith 11th Line to 0.9km South of Code's Lane)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$655,000
Scotch Corners Road	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	\$654,000
Scotch Corners Road	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$649,000
Townline Road (HWY 7 to dead end)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$654,000
Cuckoo's Nest Road (Whippoorwill Road to Country Road 10)	-	-	-	-	-	-	-	-	-	-	-	1.10	1.10	1.10	1.10	\$654,000
Cuckoo's Nest Road (Boume Road to Whippoorwill Road)	-	-	-	-	-	-	-	-	-	-	-	1.30	1.30	1.30	1.30	\$654,000
Lake Park Road W (Hawkins Drive to First avenue)	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	\$654,000
Lake Avenue E (100m E of McNeely Avenue to Dead end)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$655,000
McArton Road (Ashton Station Road to just east of County Road 17)	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	\$654,000
Beckwith 10th Line Road (Highway No. 15 to Dead End)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$654,000
Boume Road (Brunton Side Road to Cuckoo's Nest Road)	-	-	-	-	-	-	-	-	-	-	-	-	3.10	3.10	3.10	\$393,000
6th Line Road, West (Highway No. 15 to Gilles Corner Side Road)	-	-	-	-	-	-	-	-	-	-	-	3.10	3.10	3.10	3.10	\$564,000
7th Line Road (Tennyson Road to Highway No. 15)	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	6.80	-	\$654,000
McLachlin Road (100m West of Lawfords Land to Highway No. 15)	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	\$655,000
McLachlin Road (Highway No. 15 to Rosedale Road)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$655,000
Brunton Road (County Road 10 to Boume Road)	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$654,000
Kidd Road (Crooked Side Road to Westerly to County Road 17)	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$654,000
Dewar Side Road (Amberwood Road to Glenashton Road)	-	-	-	-	-	-	-	-	-	-	-	-	1.40	1.40	1.40	\$187,000
Glenashton Road (Campbell Side Road to Dewar Side Road)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$654,000
Campbell Side Road (Glenashton Road to 9th Line Road)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$654,000
Glenashton Road (County Road 17 to Dead End (Whippoorwill Lane))	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$655,000
High Class Bituminus (HCB) Surface																
Scotch Corners Road (1.5km NW of Squaw Point to 0.2km South of Beckwith 11th Line)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$722,000
Scotch Corners Road (0.9km South of Cod's Lane to 0.3km North of Code's Lane)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$722,000
High Street (Townline Road to Riverside Road)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$722,000



Schedule B-2 Township of Beckwith Services Related to a Highway – Roads and Related (Continued)

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Lake Park Connection (Highway No. 7 to Lake Park Road)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$724,000
First Avenue (Lake Park Road West to Cedar Avenue)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$722,000
Napoleon Street (Highway No. 7 to Town Limits)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$722,000
Ashton Station Road (McArton Road to Highway No. 7)	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$722,000
Beckwith 10th line Road (Gardiner Shore Road to Carlbeck Dr. S)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$722,000
Beckwith 10th line Road (Carlbeck Dr. S, to Highway No. 15)	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	2.62	\$722,000
9th Line Road (Highway No. 15 to 1.7km West of Highway No. 15)	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$722,000
9th Line Road (0.4km W of Railway Track to 1.7km westerly (@2422))	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$722,000
9th Line Road (2.2km W of Railway (#2422) to McGibbon Creek Bridge)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$722,000
9th Line Road (McGibbon Creek Bridge to Moonlight Bay Road)	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	\$722,000
9th Line Road (Moonlight Bay Road to Tennyson Road)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$722,000
Tennyson Road (Loon Lane to Beckwith 7th Line Road)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$722,000
8th Line Road, West (Highway No. 15 to Stonewood Drive)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$719,000
Crooked Side Road (County Road to northerly 0.1km)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$719,000
Ashton Station Road (West End Way to Omrod Road)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$722,000
Ashton Station Road (Old Mill Road to 1km South of 9th Line Road)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$724,000
Ashton Station Road (9th Line Road to 1km South of 9th Line Road)	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	\$722,000
7th Line Road (Tennyson Road to Highway No. 15)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.80	\$194,000
9th Line Beckwith (Ashton Station Road to Campbell Side Road)	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$722,000
9th Line Beckwith (Campbell Side Road to County Road 17)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$1,300,000
9th Line Beckwith (County Road 17 to PIN#1098)	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	\$723,000
9th Line Beckwith (PIN#1098 to PIN#1433)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$722,000
9th Line Beckwith (PIN#1433 to Highway No. 15)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$722,000
Total	122	124														

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0182	0.0178	0.0174	0.0171	0.0168	0.0165	0.0162	0.0159	0.0155	0.0151	0.0146	0.0142	0.0135	0.0132	0.0134

15 Year Average		2009 to 2023
Quantity Standard		0.0157
Quality Standard		\$641,248
Service Standard		\$10,068

D.C. Amount (before deductions)		10 Year
Forecast Population		1,841
\$ per Capita		\$10,068
Eligible Amount		\$18,534,452



Schedule B-3 Township of Beckwith Services Related to a Highway – Bridges and Culverts

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Large Culvert Inventory																
Brunton Side Road	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$80,000
Kings Creek Road	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$100,000
High Street	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$95,000
Days Road (boundary Rd 50%)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Cuckoo's Nest Road	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$32,400
Scotch Corners Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$53,300
Gillies Comer Side Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,400
11th Line Beckwith	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Ashton Station Rd (Boundary Rd. 50%)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Bridges																
Jock River Bridge (15-082)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,120,000
McGibbon Creek Bridge (15-133)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,120,000
Total	21															

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0031	0.0031	0.0030	0.0030	0.0029	0.0028	0.0028	0.0027	0.0027	0.0026	0.0025	0.0024	0.0023	0.0023	0.0023

15 Year Average	2009 to 2023
Quantity Standard	0.0027
Quality Standard	\$260,567
Service Standard	\$704

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$704
Eligible Amount	\$1,295,199



Schedule B-4 Township of Beckwith Public Works – Facilities

Class of Service: 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.
Salt Shed	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$100	\$133
Office (located at the Public Works Yard on 1644 9th Line Beckwith)	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	\$250	\$298
Garage	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	3,860	\$250	\$298
Sand Shed	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	\$100	\$133
Cold Storage Shed	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$42	\$69
Total	12,035																

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	1.8025	1.7667	1.7227	1.6908	1.6628	1.6292	1.6006	1.5744	1.5343	1.4897	1.4420	1.4020	1.3341	1.3114	1.3035

15 Year Average	2009 to 2023
Quantity Standard	1.5511
Quality Standard	\$197
Service Standard	\$306

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$306
Eligible Amount	\$562,610



Schedule B-5 Township of Beckwith Public Works – Vehicles

Class of Service: Services Related to a Highway - Public Works Vehicles & Equipment
 Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2006 Chevrolet 1 Ton	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$106,000
2008 Chevrolet 1/2 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$70,000
2022 Chevrolet 1/2 Ton	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$70,000
2012 Chevrolet 1/2 Ton	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
1992 Ford Farm Tractor/Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$38,800
Kabota Tractor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	\$38,800
2005 INTL Tandem Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
2009 INTL Plow	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$420,000
2000 Champion Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
2015 INTL Terrastar 3 Ton	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$150,000
2014 Terex Backhoe	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$156,000
2016 CAT Backhoe	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$183,000
Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Pressure Washer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,100
Miscellaneous Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,400
5 Ton Plow with Sander	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$420,000
Grader with Plow and Wing (2023 John Deere)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$573,000
Total	13	13	13	14	14	15	16	17	17	17	17	16	16	16	17	

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0019	0.0019	0.0019	0.0020	0.0019	0.0020	0.0021	0.0022	0.0022	0.0021	0.0020	0.0019	0.0018	0.0017	0.0018

15 Year Average	2009 to 2023
Quantity Standard	0.0020
Quality Standard	\$242,070
Service Standard	\$484

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$484
Eligible Amount	\$891,302



Schedule B-6 Township of Beckwith Fire Protection Services - Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft with land, site works, etc.
Fire Hall (1654 Beckwith 9th Line, Carleton Place)	7,250	7,250	7,250	7,250	8,850	8,850	8,850	8,850	8,850	8,850	8,850	8,850	8,850	8,850	8,850	\$339	\$396
Training Portable	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$52	\$64
Total	7,850	7,850	7,850	7,850	9,450												

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	1.1757	1.1524	1.1237	1.1028	1.3056	1.2793	1.2568	1.2363	1.2047	1.1697	1.1323	1.1009	1.0476	1.0297	1.0235

15 Year Average	2009 to 2023
Quantity Standard	1.1561
Quality Standard	\$374
Service Standard	\$432

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$432
Eligible Amount	\$795,551



Schedule B-7 Township of Beckwith Fire Protection Services – Vehicles and Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumper (unit 120)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Pumper (unit 121)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Tanker (unit 130)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Tanker (unit 131)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Rescue (unit 140)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$806,000
Equipment Van (unit 150)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$317,000
Total	6															

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0007	0.0007	0.0007	0.0007	0.0007	0.0006

15 Year Average	2009 to 2023
Quantity Standard	0.0008
Quality Standard	\$654,563
Service Standard	\$524

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$524
Eligible Amount	\$964,040



Schedule B-8 Township of Beckwith Fire Protection Services – Small Equipment and Gear

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Radios	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	\$1,000
SCBA Packs	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	\$4,600
SCBA Bottles	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	\$16,000
Volunteer Firefighters (1 deputy, 4 captains)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	\$6,700
Volunteer Fire Chief	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,700
Total	134															

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0201	0.0197	0.0192	0.0188	0.0185	0.0181	0.0178	0.0175	0.0171	0.0166	0.0161	0.0156	0.0149	0.0146	0.0145

15 Year Average	2009 to 2023
Quantity Standard	0.0173
Quality Standard	\$9,290
Service Standard	\$161

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$161
Eligible Amount	\$295,886



Schedule B-9 Township of Beckwith Parks and Recreation Services – Parkland Development

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Open Space																
Prospect Recreation Land	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$2,000
Queensway West	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	\$5,030
Younger Park	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	2.53	\$2,000
Beckwith Park	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	196.49	\$122,000
Beckwith Parking Areas	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	\$48,100
Total	207.63															

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0311	0.0305	0.0297	0.0292	0.0287	0.0281	0.0276	0.0272	0.0265	0.0257	0.0249	0.0242	0.0230	0.0226	0.0225

15 Year Average	2009 to 2023
Quantity Standard	0.0268
Quality Standard	\$116,240
Service Standard	\$3,115

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$3,115
Eligible Amount	\$5,735,120



Schedule B-10 Township of Beckwith Parks and Recreation Services – Parkland Amenities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Ball Diamonds:																
Beckwith Public School (Unlit)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$100,000
Beckwith Park (Lit)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$175,000
Multi-Use Fields:																
Full Sized Fields	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$18,700
Half Sized Fields	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$9,350
Super Mini Fields	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$4,675
Beckwith Park Fieldhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
1 artificial turf field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,400,000
Spash Pad	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$438,600
Parks Playground Structure (Beckwith Park)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$530,300
Shade Structure	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$56,400
Beach Volleyball Court (Beckwith Recreation Complex)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,700
Batting Cage (Beckwith Recreation Complex)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$27,000
Benches at Beckwith Park for Skating Trail	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	\$1,500
Total	21	24	24	24	24	24	24	28								

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0031	0.0030	0.0029	0.0029	0.0028	0.0028	0.0027	0.0027	0.0030	0.0029	0.0028	0.0027	0.0026	0.0026	0.0030

15 Year Average	2009 to 2023
Quantity Standard	0.0028
Quality Standard	\$165,582
Service Standard	\$464

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$464
Eligible Amount	\$853,543



Schedule B-11 Township of Beckwith Parks and Recreation Services – Parkland Trails

Service: 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)
Beckwith Trail Network:																
CJ's Branch	-	750	750	750	750	750	750	750	750	750	750	750	750	750	750	\$103
Goodwood Marsh Natural Trail	-	-	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	\$103
Goodwood Marsh Natural Trail - Naturalized Section			920	920	920	920	920	920	920	920	920	920	920	920	920	\$20
McGregor Branch	-	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$103
McDiarmid Branch	-	-	-	-	-	-	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	1,570	\$103
Doherty Branch	-	-	-	-	-	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	2,560	\$103
McTavish Branch	-	-	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	\$103
Shady Branch	-	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	\$103
Irvine Branch	-	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	1,000	\$103
McLellan/Write Branch	-	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	1,000	\$103
Skating Trail	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	1,000	\$103
Balmoral Area Trails	-	-	-	-	1,970	1,970	2,385	2,385	2,385	2,385	2,385	2,385	2,385	2,385	2,385	\$103
End of Lake Park Road to Ottawa Valley Rail Trail	-	-	-	-	-	-	-	-	-	443	443	443	443	443	443	\$103
Total	-	2,700	8,620	8,620	10,590	13,150	15,135	15,135	15,135	15,578	15,578	15,578	17,578	18,578	18,578	

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	-	0.3964	1.2339	1.2110	1.4631	1.7802	2.0129	1.9800	1.9295	1.9282	1.8665	1.8148	1.9486	2.0244	2.0121

15 Year Average	2009 to 2023
Quantity Standard	1.5734
Quality Standard	\$98
Service Standard	\$154

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$154
Eligible Amount	\$283,017



Schedule B-12 Township of Beckwith Parks and Recreation Services – Recreation Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Beckwith Recreation Complex	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	47,933	\$400	\$445
Brunton Community Hall	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	\$476	\$529
Log Bams at Beckwith Park (2)	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$100	\$257
Park Storage	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$40	\$48
Cennential Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	1,872	1,872	\$476	\$529
Total	60,303	62,175	62,175														
Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233		
Per Capita Standard	9.0314	8.8524	8.6319	8.4718	8.3314	8.1633	8.0200	7.8889	7.6877	7.4641	7.2253	7.0250	6.6847	6.7750	6.7340		

15 Year Average		2009 to 2023
Quantity Standard		7.7991
Quality Standard		\$407
Service Standard		\$3,178

D.C. Amount (before deductions)		10 Year
Forecast Population		1,841
\$ per Capita		\$3,178
Eligible Amount		\$5,850,054



Schedule B-13
Township of Beckwith
Parks and Recreation Services – Parks and Recreation Vehicles & Equipment

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Tractor - 2014 Kubota I6060 Tractor with Snow Blade	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1.5	\$38,800
Ice Resurfacer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	\$144,500
Electric Zamboni - Model 450, Chassis No. C-4942	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$144,500
Total	3	4														

Population	6,677	6,812	6,986	7,118	7,238	7,387	7,519	7,644	7,844	8,079	8,346	8,584	9,021	9,177	9,233
Per Capita Standard	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0003	0.0003	0.0004

15 Year Average	2009 to 2023
Quantity Standard	0.00039
Quality Standard	\$108,692
Service Standard	\$42

D.C. Amount (before deductions)	10 Year
Forecast Population	1,841
\$ per Capita	\$42
Eligible Amount	\$78,040



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 Municipality'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	50
Services Related to a Highway	40
Parkland Development	40
Vehicles	15
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 Municipal 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

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads, Bridges and Culverts, Traffic Signals, Streetlights	3,687,615	202,178	380,968	583,146
2. Fire Protection Services				
2.1 Fire facilities, vehicles, small equipment and gear	237,300	33,927	74,254	108,181
3. Parks and Recreation Services				
3.1 Park development, recreation facilities, park amenities, park trails	14,731,892	158,526	90,546	249,072
Total	18,656,807	394,631	545,768	940,399



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

- For each service for which a development charge is collected during the year
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
 - if the answer to 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 D.C. Reserve Fund Application

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

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

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



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

Description	Services to which the Development Charge Relates			Total
	Services Related to a Highway	Parks and Recreation Services	Fire Protection Services	
Opening Balance, January 1, _____				0
Plus:				
Development Charge Collections				0
Accrued Interest				0
Repayment of Monies Borrowed from Fund and Associated Interest ¹				0
Sub-Total	0	0	0	0
Less:				
Amount Transferred to Capital (or Other) Funds ²				0
Amounts Refunded				0
Amounts Loaned to Other D.C. Service Category for Interim Financing				0
Credits ³				0
Sub-Total	0	0	0	0
Closing Balance, December 31, _____	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					
<u>Services Related to a Highway</u>											
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
<u>Parks and Recreation Services</u>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Fire Protection Services</u>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Fire Protection Services	\$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									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Parks and Recreation Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Parks and Recreation Services	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Fire Protection Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Fire Protection Services	\$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:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Township's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Water, Wastewater, and Stormwater Services, and Parkland Development. 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.

A. Services Related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network,



etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

A.1 Roads Internal to a Development

- a. Roads Internal to Development - Direct developer responsibility under s. 59 of D.C.A. (as a local service);

A.2 Roads External to a Development

- a. 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), upgrade the road to asphalt to the closest asphalt road;
- b. Roads External to Development – If not within the area to which the plan relates- Direct developer responsibility under s. 59 of D.C.A. (as a local service), include in the D.C.;

A.3 Boundary Roads

- a. Improvements required on a boundary road due to a development in Beckwith, such as road improvements, intersection improvements, traffic signalization, etc. – direct developer responsibility under s.59 of the D.C.A. from the entrance of the development to an Arterial Road to be identified through the development agreement;

A.4 County Roads and/or Provincial Roads

- a. Improvements required due to a development in Beckwith, on County Roads, such as road improvements, intersection improvements, traffic signalization, etc. – direct developer responsibility under s.59 of the D.C.A., unless identified for inclusion in the County of Lanark's D.C. by-law;
- b. Improvements required due to a development in Beckwith, on Provincial Roads, such as road improvements, intersection improvements, traffic signalization, etc. – to be funded as per a condition of the development agreement as per the Province.



A.5 Traffic Signals

- a. Traffic signalization external to development on County or Provincial Roads, would be included in the County D.C. and/or provided by the Province.

A.6 Intersection Improvements

- a. Intersection improvements internal to the development or within the area to which the development relates – Include as part of road costing noted above A.1 and A.2.a.
- b. Intersections improvements external to the development and not within the area to which the development relates – Include in the D.C.
- c. Intersection improvements on County or Provincial Roads, would be included in the County D.C. and/or provided by the Province.

A.7 Streetlights

- a. Streetlights on internal roads and external roads to which the development relates – Direct developer responsibility under s.59 of D.C.A. (as a local service).

A.8 Paved Shoulders/Multi-Use Trails/Naturalized Walkways

- a. Within road allowance, external to development - included in the D.C.
- b. Internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

A.9 Land Acquisition of Easements

- a. Easement costs internal and external and abutting the development shall be Direct developer responsibility under s.59 of the D.C.A. (as a local service).

B. Storm Water Management

B.1 Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).



C. Water and Wastewater Services

C.1 Responsibility of the Builder as part of the permitting process

D. Parkland Development

D.1 Recreation Trails & Multi-Use Trails

- a. Recreation Trails and Multi-Use Trails internal to the development – direct developer responsibility;
- b. Recreation Trail External to the development - are included in area municipal parkland D.C.s.

D.2 Parkland Development

- a. The following is a Direct Developer Responsibility to provide at natural state of the land, with the following restrictions:
 - i. Parks shall be free of any contaminated soil or subsoil.
 - ii. Parks shall not be mined for fill.
- b. The following will be included in the area municipal parkland D.C.s.:
 - i. Parkland development in excess of the base natural state required as a local service;
 - ii. Program facilities, amenities, and furniture, within parkland



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

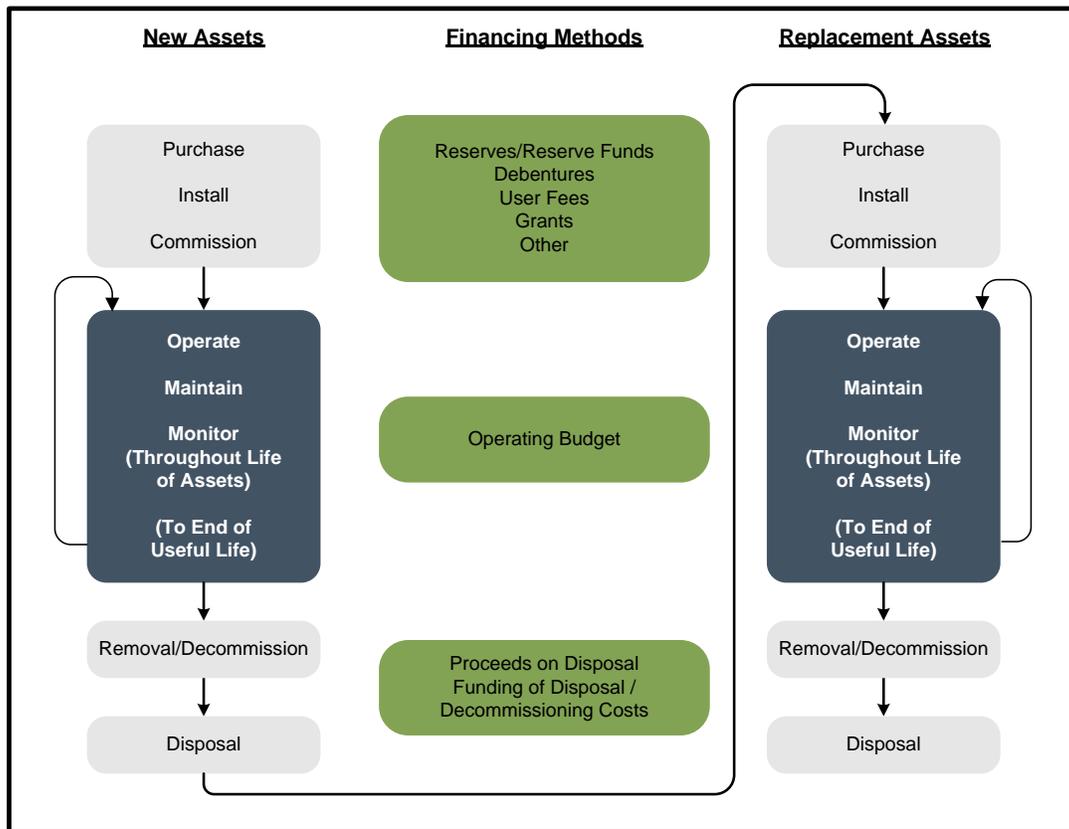
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 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 2019 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023\$) 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 Municipality'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 sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$1.86 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 \$1.08 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



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

	2033 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	240,789
Annual Debt Payment on Post Period Capital ²	-
Annual Lifecycle	\$304,882
Incremental Operating Costs (for D.C. Services)	\$545,768
Total Expenditures	1,091,439
Revenue (Annualized)	
Total Existing Revenue ³	\$9,554,224
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$1,075,899
Total Revenues	\$10,630,123

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

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



THE CORPORATION OF THE TOWNSHIP OF BECKWITH

BY-LAW NUMBER 2024-____

BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF BECKWITH WITH RESPECT TO DEVELOPMENT CHARGES RELATED TO SERVICES RELATED TO A HIGHWAY

WHEREAS Section 2(1) of the *Development Charges Act, S. 0. 1997*, as amended, (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 WHEREAS the Council of the Corporation of the Township of Beckwith has undertaken and adopted the recommendations of a Study entitled "Development Charges Study Township of Beckwith", dated April 5, 2024;

AND WHEREAS the Council of the Corporation of the Township of Beckwith has given notice of and held public meeting for the purpose of providing both information and opportunity to the Public to understand the Development Charge Proposal;

AND WHEREAS the Council of the Corporation of the Township of Beckwith has indicated its intentions to pass a By-law under the *Development Charges Act, 1997* as amended, and to impose development charges on land subject to development or redevelopment within the geographical limits of the Township of Beckwith, as hereinafter provided;

NOW THEREFORE the Council of the Corporation of the Township of Beckwith exacts as follows;

Part 1

DEFINITIONS

1. For the purpose of the By-law, the definitions and interpretations given in this Section shall apply:
 - i. "Act", the Act or *Development Charges Act, 1997* shall have the same meaning and shall mean the Development Charges Act, S. 0. 1997 as amended, and all regulations made thereunder;



- ii. "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- iii. "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;
- iv. "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- v. "Agricultural Use" means use or intended use for bona fide farming purposes:
 - a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;
 - iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - iv. services related to the boarding or breeding of household pets.
 - b) but excluding:
 - i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets;
 - iii. On-farm Diversified Uses; and
 - iv. Cannabis Production Facilities.
- vi. "apartment dwelling" means a dwelling consisting of four or more dwelling units, which units have a common entrance from street level and common halls and /or stairs, elevators, and yards;



- vii. "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- viii. "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- ix. "Bona Fide Farm Uses" means the proposed development 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 and excludes Cannabis Production Facilities;
- x. "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;
- xi. "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- xii. "Capital Cost" shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,



- a) to acquire land or an interest in land;
 - b) to improve land;
 - c) to acquire, construct or improve building and structures;
 - d) to acquire, construct or improve facilities including:
 - i. rolling stock with estimated useful life of seven years or more, 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*, as amended; and
 - e) interest on borrowing for those expenditures under clauses a), b), c) and d) that are growth related.
- xiii. “Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns, boarding, lodging and rooming houses, and Cannabis Production Facilities;
- xiv. “Converted Dwelling” shall mean a building originally designed as a single detached dwelling which has been altered or converted so as to provide therein not more than four dwelling units, with or without separate entrances, none of which shall be located in the cellar of the dwelling but which may be located partially in the basement;
- xv. “Council” means the Council of the Township;
- xvi. “Derelict Building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy;
- xvii. “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;
- xviii. “Development Charge” shall mean a charge imposed, with respect to growth related net capital costs, against land in accordance with Part 3 of this By- law.



- xix. “Development Charge By-law” shall mean a by-law passed under Section 2 of the *Development Charges Act*, S.O. 1997, as amended.
- xx. “Dwelling Unit” shall mean one or more habitable rooms designed or intended to be used as a domestic establishment and in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants with a private entrance from outside the building or from a common hallway or stairway inside the building.
- xxi. “Grade” shall mean the average level of finished ground adjoining the dwelling unit at all exterior walls.
- xxii. “Gross Floor Area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- xxiii. “Growth-related Net Capital Cost” shall mean the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in the Township.
- xxiv. “Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- xxv. “Institutional” means development of a building or structure intended for use:
 - a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
 - 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.
- xxvi. “Mixed Use Development” means a building that is used and/or designated to be used for both residential and non-residential purposes;
- xxvii. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
- a) 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;
 - b) 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
 - c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- xxviii. “Non-residential use” means land, buildings, or structures or portions thereof used, or designed or intended for a use other than a residential use;
- xxix. “Owner” shall mean the owner of land or a person who has made application for an approval for development of land upon which a development charge is imposed.
- xxx. “Place of worship” means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the *Assessment Act, R.S.O. 1990, c. A.31, as amended*;



- xxxi. “Prescribed” shall mean prescribed by regulations made under the *Development Charges Act, S.O. 1997*, as amended.
- xxxii. “Rental housing” for the purposes of Section 16, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- xxxiii. “Residential use” means land or buildings or structures or part thereof of any kind whatsoever used, designed or intended to be used as a residence for one or more individuals but does not include a hotel or motel;
- xxxiv. “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- xxxv. “Semi-Detached Dwelling” shall mean a residential building that is divided vertically into two dwelling units;
- xxxvi. “Service” shall mean services designated in this by-law or any agreements made under *The Development Charges Act S.O. 1997*, as amended, as applicable.
- xxxvii. “Single Detached Dwelling” shall mean a residential building consisting of one dwelling unit and not attached to another dwelling unit above grade;
- xxxviii. “Township” means the area within the geographic limits of the Township of Beckwith;
- xxxix. “Zoning By-Law” means the Zoning By-Law of the Township, or any successor thereof passed pursuant to Section 34 of the *Planning Act, S.O. 1998*.



PART 2 APPLICATION

Designated Areas

2. The designated area within which development charges are imposed by this By-law are all lands and associated buildings and structures within the geographic territorial limits of the Township.

Designated Township Services

3. The designated municipal services for which Development Charges are imposed are those services identified in Schedule A to this By-law.

Designated Uses

4. The Development Charges established by this by-law shall apply to all residential and non-residential development within the Township where the development of the land would increase the need for services and the development requires:
 - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act, R.S.O. 1990*, as amended; or
 - b) the approval of a minor variance under section 45 of the *Planning Act, R.S.O. 1990*, as amended; or
 - c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act, R.S.O. 1990*, as amended, applies; or
 - d) the approval of a plan of subdivision under section 51 of the *Planning Act, R.S.O. 1990*, as amended; or
 - e) a consent under section 53 of the *Planning Act, R.S.O. 1990*, as amended; or
 - f) the approval of a description under section 9 of the *Condominium Act, R.S.O. 1998*, as amended; or
 - g) the issuing of a permit under the *Building Code Act, R.S.O. 1992*, as amended in relation to a building or structure.
5. This By-law shall not apply to land, buildings or structures that are owned by and used for the purpose of:
 - a) The Township or any board thereof;



- b) The County of Lanark or any local area municipality thereof and any boards thereof;
 - c) a board as defined in subsection (a) of the *Education Act; R.S.O. 1990, c. E.2*; and
 - d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
6. Only development or redevelopment for the purpose of creating a new residential dwelling or dwellings and new non-residential Gross Floor Area shall be subject to the provision of this By-law.
7. Where two or more actions referred to by Section 4(a) - (g) of this By-law are required before land, to which the development charge applies, can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this By-law.
8. No development charge may be imposed with respect to:
- a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act, R.S.O. 1990*, as amended;
 - b) local services installed at the expense of the owner as a condition of approval under Section 50 of the *Planning Act, R.S.O. 1990*, as amended; or
 - c) local connections to watermains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a By-law passed under Section 391 of the *Municipal Act, R.S.O. 2001*.
9. If an owner or a former owner has before the coming into force of this By-law, paid all or any portion of a charge related to development pursuant to an agreement under Section 50, or 51 of the *Planning Act, 1990*, or a predecessor thereof with respect to land within the area to which this By-law applies, a credit



for the amount of the charge already paid shall be granted within the calculation of the development charge applied under this By-law.

10. If an owner or former owner has before the coming into force of this By-law entered into an agreement subject to Section 50, or 51 of the *Planning Act, 1990*, or a predecessor thereof, which includes provisions for payment for the development charge related to development but said charge has not been paid, the provisions of the said agreement shall prevail to the extent of any conflict with this By-law.
11. Development charges as set out in Part 3 of this by-law shall apply to residential and non-residential development but only insofar as:
 - a) the growth-related net capital costs are attributable to that use; and
 - b) the growth-related net capital cost of each service is attributable to the service or standard of service being provided at the time the development charges are being calculated.

PART 3 DEVELOPMENT CHARGES

Calculation of Development Charges

12. The development charges imposed pursuant to this By-law with respect to the designated use of any land, building or structure shall be calculated in relation to:
 - a) in the case of residential development, including a dwelling unit accessory to a non-residential use or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.
13. Development charges as described in Schedule B, shall be imposed upon residential uses of lands, buildings or structures, including a residential dwelling unit accessory to a non-residential use, and in the case of a mixed-use building



or structure upon the residential component of the mixed-use building or structure.

14. Development charges, as described in Schedule B, shall be imposed upon non-residential uses of lands, buildings or structures, and in the case of a mixed-use building, upon the non-residential uses of the mixed-use building or structure:

Exemptions and Discounts

15. A Development Charge By-law shall not impose a development charge with respect to:
 - a) an enlargement to an existing dwelling unit;
 - b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
 - c) the creation of additional dwelling units equal to the greater of one or 1 % of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
 - e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
		gross floor area, or the smaller of the dwelling units.	located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

- f) Notwithstanding subsection 15(b), development charges shall be imposed in accordance with section 13 if the total floor area of the additional one or two dwelling units in the single detached dwelling exceeds the total floor area of the dwelling unit already in the building.
- g) Notwithstanding subsection 15(d), development charges shall be imposed in accordance with subsection 13 if the additional dwelling unit has a total floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the total floor area of the dwelling unit already in the building; and
 - ii. in the case of any other residential building, the total floor area of the smallest dwelling unit already in the building.

16. 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.



17. Once proclaimed, the following shall be exempt from payment of the Development Charges:
 - a) Affordable residential units; or
 - b) Attainable residential units.

18. Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - a) Places of Worship; and
 - b) Agricultural use for bona fide farming purposes.

19. That if development includes the enlargement of the total floor area of an existing industrial building, the amount of the development charges that is payable is the following:
 - a) if the total floor area is enlarged by fifty percent (50%) or less, the amount of the development charges in respect of the enlargement is zero; or
 - b) if the total floor area is enlarged by more than fifty percent (50%), development charges are payable on the amount by which the enlargement exceeds fifty percent (50%) of the total floor area before the enlargement.

Redevelopment Credits

20. 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 48 months prior to the date of payment of development charges in regard to such redevelopment, other than a derelict building, 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 13 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 section 14, 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.

PART 4 ADMINISTRATION

Timing and Calculation of Payment

21. A development charge shall be calculated and payable in full in money or by provision of services as may be agreed upon by credit granted by the Act, on the date that a Building Permit is issued in relation to a building or structure on land to which a development charge applies.
22. Where a development charge applies to land in relation to which a completed building permit has been submitted, the building permit shall not be issued until the development charge has been paid in full.
23. Notwithstanding section 21, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
24. Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 21 and 23 shall be calculated based on the rates set out in Schedule B on the date the planning application was made, including



interest at the prime lending rate of the Township's financial institution. Where both planning applications apply development charges under subsections 21, and 23 shall be calculated on the rates set out in Schedule B, including interest at the prime lending rate of the Township's financial institution, on the date of the latter planning application.

25. Despite sections 21 to 24 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.

Reserve Funds

26. Monies received from payment of development charges shall be maintained in a separate Reserve Fund and shall be used only to meet the growth-related net capital costs for which the development charge provided for under this By-law, is levied.
27. Income received from investment of the development charge Reserve Funds shall be credited on a pro rata basis to the above-mentioned development charge accounts in relation to which the investment income applies.

Unpaid Development Charges

28. Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
29. Where any unpaid development charges are collected as taxes under Section 28 the monies so collected shall be credited to the development charge Reserve Fund referred to in Section 26.

Indexing of Development Charges

30. Indexing of the development charges shall be implemented on an annual basis on June 1st, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.
31. This By-law shall be administered by the Treasurer of the Township.



32. Notwithstanding any other provision of this By-law, where a completed building application has been lodged with the Township prior to the date of enactment of this By-law, the development charge in effect prior to the date of enactment of this By-law shall apply.

Schedule

33. The following schedules to this By-law form an integral part of this By-law:
- | | |
|--------------|---|
| Schedule A - | Designated Municipal Services Under this By-law |
| Schedule B - | Schedule of Development Charges for Services Related to a Highway |

Effective Date

34. This By-law shall come into force and effect on the date of it passing.

Date By-law Expires

35. This By-law shall continue in force and effect for a term not exceeding 10 years from the date of passing, unless it is repealed at an earlier date by subsequent By-law.

Severability

36. It is the declared intention of the Council of the Township that any section or part thereof or any Schedule or part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedule to this By-law.

Short Title

37. This By-law may be cited as the Development Charges By-law for Services Related to a Highway for the Township of Beckwith.

Repeal of Previous By-laws

38. By-law No. 2019-27 is hereby repealed in its entirety.



BY-LAW READ a first and a second time this 4th day of June, 2024.

BY-LAW READ a third time, signed, sealed and passed in open council this 4th day of June, 2024.

Richard Kidd, Reeve

Cassandra McGregor, CAO/Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Services Related to a Highway



**SCHEDULE “B” TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES FOR SERVICES RELATED TO A
HIGHWAY**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services:					
Services Related to a Highway	4,772	3,292	2,493	1,786	2.49
Total - Full Calculated Rate	\$4,772	\$3,292	\$2,493	\$1,786	\$2.49
Total June 4, 2024 - June 3, 2025	3,818	2,634	1,994	1,429	1.00
Total June 4, 2025 - June 3, 2026	4,056	2,798	2,119	1,518	1.06
Total June 4, 2026 - June 3, 2027	4,295	2,963	2,244	1,607	1.12
Total June 4, 2027 - June 3, 2028	4,533	3,127	2,368	1,697	1.18
Total June 4, 2028 - June 3, 2034	4,772	3,292	2,493	1,786	1.25



Appendix H

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



THE CORPORATION OF THE TOWNSHIP OF BECKWITH

BY-LAW NUMBER 2024-_____

BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF BECKWITH WITH RESPECT TO DEVELOPMENT CHARGES RELATED FIRE PROTECTION SERVICES

WHEREAS Section 2(1) of the *Development Charges Act, S. 0. 1997*, as amended, (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 WHEREAS the Council of the Corporation of the Township of Beckwith has undertaken and adopted the recommendations of a Study entitled "Development Charges Study Township of Beckwith", dated April 5, 2024;

AND WHEREAS the Council of the Corporation of the Township of Beckwith has given notice of and held public meeting for the purpose of providing both information and opportunity to the Public to understand the Development Charge Proposal;

AND WHEREAS the Council of the Corporation of the Township of Beckwith has indicated its intentions to pass a By-law under the *Development Charges Act, 1997* as amended, and to impose development charges on land subject to development or redevelopment within the geographical limits of the Township of Beckwith, as hereinafter provided;

NOW THEREFORE the Council of the Corporation of the Township of Beckwith exacts as follows;

Part 1

DEFINITIONS

1. For the purpose of the By-law, the definitions and interpretations given in this Section shall apply:
 - i. "Act", the Act or *Development Charges Act, 1997* shall have the same meaning and shall mean the Development Charges Act, S. 0. 1997 as amended, and all regulations made thereunder;



- ii. "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- iii. "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;
- iv. "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- v. "Agricultural Use" means use or intended use for bona fide farming purposes:
 - a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;
 - iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - iv. services related to the boarding or breeding of household pets.
 - b) but excluding:
 - i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets;
 - iii. On-farm Diversified Uses; and
 - iv. Cannabis Production Facilities.
- vi. "Apartment dwelling" means a dwelling consisting of four or more dwelling units, which units have a common entrance from street level and common halls and /or stairs, elevators, and yards;



- vii. "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- viii. "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- ix. "Bona Fide Farm Uses" means the proposed development 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 and excludes Cannabis Production Facilities;
- x. "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;
- xi. "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- xii. "Capital Cost" shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,



- a) to acquire land or an interest in land;
 - b) to improve land;
 - c) to acquire, construct or improve building and structures;
 - d) to acquire, construct or improve facilities including:
 - i. rolling stock with estimated useful life of seven years or more, 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*, as amended; and
 - e) interest on borrowing for those expenditures under clauses a), b), c) and d) that are growth related.
- xiii. “Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns, boarding, lodging and rooming houses, and Cannabis Production Facilities;
- xiv. “Converted Dwelling” shall mean a building originally designed as a single detached dwelling which has been altered or converted so as to provide therein not more than four dwelling units, with or without separate entrances, none of which shall be located in the cellar of the dwelling but which may be located partially in the basement;
- xv. “Council” means the Council of the Township;
- xvi. “Derelict Building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy;
- xvii. “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;
- xviii. “Development Charge” shall mean a charge imposed, with respect to growth-related net capital costs, against land in accordance with Part 3 of this By- law.



- xix. “Development Charge By-law” shall mean a by-law passed under Section 2 of the *Development Charges Act*, S.O. 1997, as amended.
- xx. “Dwelling Unit” shall mean one or more habitable rooms designed or intended to be used as a domestic establishment and in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants with a private entrance from outside the building or from a common hallway or stairway inside the building.
- xxi. “Grade” shall mean the average level of finished ground adjoining the dwelling unit at all exterior walls.
- xxii. “Gross Floor Area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- xxiii. “Growth-related Net Capital Cost” shall mean the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in the Township.
- xxiv. “Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- xxv. “Institutional” means development of a building or structure intended for use:
- a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
 - 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.
- xxvi. “Mixed Use Development” means a building that is used and/or designated to be used for both residential and non-residential purposes;
- xxvii. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
- a) 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;
 - b) 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
 - c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- xxviii. “Non-residential use” means land, buildings, or structures or portions thereof used, or designed or intended for a use other than a residential use;
- xxix. “Owner” shall mean the owner of land or a person who has made application for an approval for development of land upon which a development charge is imposed.
- xxx. “place of worship” means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the *Assessment Act, R.S.O. 1990, c. A.31, as amended*;



- xxxi. “Prescribed” shall mean prescribed by regulations made under the *Development Charges Act, S.O. 1997*, as amended.
- xxxii. “Rental housing” for the purposes of Section 16, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- xxxiii. “Residential use” means land or buildings or structures or part thereof of any kind whatsoever used, designed or intended to be used as a residence for one or more individuals but does not include a hotel or motel;
- xxxiv. “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- xxxv. “Semi-Detached Dwelling” shall mean a residential building that is divided vertically into two dwelling units;
- xxxvi. “Service” shall mean services designated in this by-law or any agreements made under *The Development Charges Act S.O. 1997*, as amended, as applicable.
- xxxvii. “Single Detached Dwelling” shall mean a residential building consisting of one dwelling unit and not attached to another dwelling unit above grade;
- xxxviii. “Township” means the area within the geographic limits of the Township of Beckwith;
- xxxix. “Zoning By-Law” means the Zoning By-Law of the Township, or any successor thereof passed pursuant to Section 34 of the *Planning Act, S.O. 1998*.



PART 2 APPLICATION

Designated Areas

2. The designated area within which development charges are imposed by this By-law are all lands and associated buildings and structures within the geographic territorial limits of the Township.

Designated Township Services

3. The designated municipal services for which Development Charges are imposed are those services identified in Schedule A to this By-law.

Designated Uses

4. The Development Charges established by this by-law shall apply to all residential and non-residential development within the Township where the development of the land would increase the need for services and the development requires:
 - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act, R.S.O. 1990*, as amended; or
 - b) the approval of a minor variance under section 45 of the *Planning Act, R.S.O. 1990*, as amended; or
 - c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act, R.S.O. 1990*, as amended, applies; or
 - d) the approval of a plan of subdivision under section 51 of the *Planning Act, R.S.O. 1990*, as amended; or
 - e) a consent under section 53 of the *Planning Act, R.S.O. 1990*, as amended; or
 - f) the approval of a description under section 9 of the *Condominium Act, R.S.O. 1998*, as amended; or
 - g) the issuing of a permit under the *Building Code Act, R.S.O. 1992*, as amended in relation to a building or structure.
5. This By-law shall not apply to land, buildings or structures that are owned by and used for the purpose of:
 - a) The Township or any board thereof;



- b) The County of Lanark or any local area municipality thereof and any boards thereof;
 - c) a board as defined in subsection (a) of the *Education Act; R.S.O. 1990, c. E.2*; and
 - d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
6. Only development or redevelopment for the purpose of creating a new residential dwelling or dwellings and new non-residential Gross Floor Area shall be subject to the provision of this By-law.
7. Where two or more actions referred to by Section 4(a) - (g) of this By-law are required before land, to which the development charge applies, can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this By-law.
8. No development charge may be imposed with respect to:
- a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act, R.S.O. 1990*, as amended;
 - b) local services installed at the expense of the owner as a condition of approval under Section 50 of the *Planning Act, R.S.O. 1990*, as amended; or
 - c) local connections to watermains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a By-law passed under Section 391 of the *Municipal Act, R.S.O. 2001*.
9. If an owner or a former owner has before the coming into force of this By-law, paid all or any portion of a charge related to development pursuant to an agreement under Section 50, or 51 of the *Planning Act, 1990*, or a predecessor thereof with respect to land within the area to which this By-law applies, a credit



for the amount of the charge already paid shall be granted within the calculation of the development charge applied under this By-law.

10. If an owner or former owner has before the coming into force of this By-law entered into an agreement subject to Section 50, or 51 of the *Planning Act, 1990*, or a predecessor thereof, which includes provisions for payment for the development charge related to development but said charge has not been paid, the provisions of the said agreement shall prevail to the extent of any conflict with this By-law.
11. Development charges as set out in Part 3 of this by-law shall apply to residential and non-residential development but only insofar as:
 - a) the growth-related net capital costs are attributable to that use; and
 - b) the growth-related net capital cost of each service is attributable to the service or standard of service being provided at the time the development charges are being calculated.

PART 3 DEVELOPMENT CHARGES

Calculation of Development Charges

12. The development charges imposed pursuant to this By-law with respect to the designated use of any land, building or structure shall be calculated in relation to:
 - a) in the case of residential development, including a dwelling unit accessory to a non-residential use or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.
13. Development charges as described in Schedule B, shall be imposed upon residential uses of lands, buildings or structures, including a residential dwelling unit accessory to a non-residential use, and in the case of a mixed-use building



or structure upon the residential component of the mixed-use building or structure.

14. Development charges, as described in Schedule B, shall be imposed upon non-residential uses of lands, buildings or structures, and in the case of a mixed-use building, upon the non-residential uses of the mixed-use building or structure:

Exemptions and Discounts

15. A Development Charge By-law shall not impose a development charge with respect to:
- a) an enlargement to an existing dwelling unit;
 - b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
 - c) the creation of additional dwelling units equal to the greater of one or 1 % of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
 - e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
		gross floor area, or the smaller of the dwelling units.	located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

- f) Notwithstanding subsection 15(b), development charges shall be imposed in accordance with section 13 if the total floor area of the additional one or two dwelling units in the single detached dwelling exceeds the total floor area of the dwelling unit already in the building.
- g) Notwithstanding subsection 15(d), development charges shall be imposed in accordance with subsection 13 if the additional dwelling unit has a total floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the total floor area of the dwelling unit already in the building; and
 - ii. in the case of any other residential building, the total floor area of the smallest dwelling unit already in the building.

16. 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.



17. Once proclaimed, the following shall be exempt from payment of the Development Charges:
 - a) Affordable residential units; or
 - b) Attainable residential units.

18. Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - a) Places of Worship; and
 - b) Agricultural use for bona fide farming purposes.

19. That if development includes the enlargement of the total floor area of an existing industrial building, the amount of the development charges that is payable is the following:
 - a) if the total floor area is enlarged by fifty percent (50%) or less, the amount of the development charges in respect of the enlargement is zero; or
 - b) if the total floor area is enlarged by more than fifty percent (50%), development charges are payable on the amount by which the enlargement exceeds fifty percent (50%) of the total floor area before the enlargement.

Redevelopment Credits

20. 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 48 months prior to the date of payment of development charges in regard to such redevelopment, other than a derelict building, 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 13 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 section 14, 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.

PART 4 ADMINISTRATION

Timing and Calculation of Payment

21. A development charge shall be calculated and payable in full in money or by provision of services as may be agreed upon by credit granted by the Act, on the date that a Building Permit is issued in relation to a building or structure on land to which a development charge applies.
22. Where a development charge applies to land in relation to which a completed building permit has been submitted, the building permit shall not be issued until the development charge has been paid in full.
23. Notwithstanding section 21, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
24. Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 21 and 23 shall be calculated based on the rates set out in Schedule B on the date the planning application was made, including



interest at the prime lending rate of the Township's financial institution. Where both planning applications apply development charges under subsections 21, and 23 shall be calculated on the rates set out in Schedule B, including interest at the prime lending rate of the Township's financial institution, on the date of the latter planning application.

25. Despite sections 21 to 24 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.

Reserve Funds

26. Monies received from payment of development charges shall be maintained in a separate Reserve Fund and shall be used only to meet the growth-related net capital costs for which the development charge provided for under this By-law, is levied.
27. Income received from investment of the development charge Reserve Funds shall be credited on a pro rata basis to the above-mentioned development charge accounts in relation to which the investment income applies.

Unpaid Development Charges

28. Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
29. Where any unpaid development charges are collected as taxes under Section 28 the monies so collected shall be credited to the development charge Reserve Fund referred to in Section 26.

Indexing of Development Charges

30. Indexing of the development charges shall be implemented on an annual basis on June 1st, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.
31. This By-law shall be administered by the Treasurer of the Township.



32. Notwithstanding any other provision of this By-law, where a completed building application has been lodged with the Township prior to the date of enactment of this By-law, the development charge in effect prior to the date of enactment of this By-law shall apply.

Schedule

33. The following schedules to this By-law form an integral part of this By-law:

Schedule A -	Designated Municipal Services Under this By-law
Schedule B -	Schedule of Development Charges for Fire Protection Services

Effective Date

34. This By-law shall come into force and effect on the date of it passing.

Date By-law Expires

35. This By-law shall continue in force and effect for a term not exceeding 10 years from the date of passing, unless it is repealed at an earlier date by subsequent By-law.

Severability

36. It is the declared intention of the Council of the Township that any section or part thereof or any Schedule or part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedule to this By-law.

Short Title

37. This By-law may be cited as the Development Charges By-law for Fire Protection Services for the Township of Beckwith.

Repeal of Previous By-laws

38. By-law No. 2019-27 is hereby repealed in its entirety.



BY-LAW READ a first and a second time this 4th day of June, 2024.

BY-LAW READ a third time, signed, sealed and passed in open council this 4th day of June, 2024.

Richard Kidd, Reeve

Cassandra McGregor, CAO/Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Fire Protection Services



**SCHEDULE “B” TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES FOR FIRE PROTECTION SERVICES**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services:					
Fire Protection Services	241	166	126	90	0.13
Total - Full Calculated Rate	\$241	\$166	\$126	\$90	\$0.13
Total June 4, 2024 - June 3, 2025	193	133	101	72	0.05
Total June 4, 2025 - June 3, 2026	205	141	107	77	0.05
Total June 4, 2026 - June 3, 2027	217	149	113	81	0.06
Total June 4, 2027 - June 3, 2028	229	158	120	86	0.06
Total June 4, 2028 - June 3, 2034	241	166	126	90	0.07



Appendix I

Proposed D.C. By-law - Parks and Recreation Services



THE CORPORATION OF THE TOWNSHIP OF BECKWITH

BY-LAW NUMBER 2024-____

BEING A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF BECKWITH WITH RESPECT TO DEVELOPMENT CHARGES RELATED TO PARKS AND RECREATION SERVICES

WHEREAS Section 2(1) of the *Development Charges Act, S. 0. 1997*, as amended, (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 WHEREAS the Council of the Corporation of the Township of Beckwith has undertaken and adopted the recommendations of a Study entitled "Development Charges Study Township of Beckwith", dated April 5, 2024;

AND WHEREAS the Council of the Corporation of the Township of Beckwith has given notice of and held public meeting for the purpose of providing both information and opportunity to the Public to understand the Development Charge Proposal;

AND WHEREAS the Council of the Corporation of the Township of Beckwith has indicated its intentions to pass a By-law under the *Development Charges Act, 1997* as amended, and to impose development charges on land subject to development or redevelopment within the geographical limits of the Township of Beckwith, as hereinafter provided;

NOW THEREFORE the Council of the Corporation of the Township of Beckwith exacts as follows;

Part 1

DEFINITIONS

1. For the purpose of the By-law, the definitions and interpretations given in this Section shall apply:
 - i. "Act", the Act or *Development Charges Act, 1997* shall have the same meaning and shall mean the Development Charges Act, S. 0. 1997 as amended, and all regulations made thereunder;



- ii. "Accessory Use" means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- iii. "Ancillary Residential Use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;
- iv. "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- v. "Agricultural Use" means use or intended use for bona fide farming purposes:
 - a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;
 - iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - iv. services related to the boarding or breeding of household pets.
 - b) but excluding:
 - i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets;
 - iii. On-farm Diversified Uses; and
 - iv. Cannabis Production Facilities.
- vi. "Apartment dwelling" means a dwelling consisting of four or more dwelling units, which units have a common entrance from street level and common halls and /or stairs, elevators, and yards;



- vii. "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- viii. "Bedroom" means any room used or designed or intended for use as sleeping quarters including but not limited to, a den, a study, a family room, or other similar use;
- ix. "Bona Fide Farm Uses" means the proposed development 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 and excludes Cannabis Production Facilities;
- x. "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;
- xi. "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;
- xii. "Capital Cost" shall mean costs incurred or proposed to be incurred by a municipality or local board thereof directly or under an agreement,



- a) to acquire land or an interest in land;
 - b) to improve land;
 - c) to acquire, construct or improve building and structures;
 - d) to acquire, construct or improve facilities including:
 - i. rolling stock with estimated useful life of seven years or more, 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*, as amended; and
 - e) interest on borrowing for those expenditures under clauses a), b), c) and d) that are growth related.
- xiii. “Commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns, boarding, lodging and rooming houses, and Cannabis Production Facilities;
- xiv. “Converted Dwelling” shall mean a building originally designed as a single detached dwelling which has been altered or converted so as to provide therein not more than four dwelling units, with or without separate entrances, none of which shall be located in the cellar of the dwelling but which may be located partially in the basement;
- xv. “Council” means the Council of the Township;
- xvi. “Derelict Building” means a building or structure that is vacant, neglected, poorly maintained and unsuitable for occupancy.
- xvii. “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;
- xviii. “Development Charge” shall mean a charge imposed, with respect to growth-related net capital costs, against land in accordance with Part 3 of this By- law.



- xix. “Development Charge By-law” shall mean a by-law passed under Section 2 of the *Development Charges Act*, S.O. 1997, as amended.
- xx. “Dwelling Unit” shall mean one or more habitable rooms designed or intended to be used as a domestic establishment and in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants with a private entrance from outside the building or from a common hallway or stairway inside the building.
- xxi. “Grade” shall mean the average level of finished ground adjoining the dwelling unit at all exterior walls.
- xxii. “Gross Floor Area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- xxiii. “Growth-related Net Capital Cost” shall mean the portion of the net capital cost of services that is reasonably attributable to the need for such net capital cost that results or will result from development in the Township.
- xxiv. “Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;
- xxv. “Institutional” means development of a building or structure intended for use:
- a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
 - 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.
- xxvi. “Mixed Use Development” means a building that is used and/or designated to be used for both residential and non-residential purposes;
- xxvii. “Non-profit housing development” means development of a building or structure intended for use as residential premises by:
- a) 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;
 - b) 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
 - c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- xxviii. “Non-residential use” means land, buildings, or structures or portions thereof used, or designed or intended for a use other than a residential use;
- xxix. “Owner” shall mean the owner of land or a person who has made application for an approval for development of land upon which a development charge is imposed.
- xxx. “Place of Worship” means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the *Assessment Act, R.S.O. 1990, c. A.31, as amended*;



- xxxi. “Prescribed” shall mean prescribed by regulations made under the *Development Charges Act, S.O. 1997*, as amended.
- xxxii. “Rental housing” for the purposes of Section 16, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- xxxiii. “Residential use” means land or buildings or structures or part thereof of any kind whatsoever used, designed or intended to be used as a residence for one or more individuals but does not include a hotel or motel;
- xxxiv. “Row Dwelling” shall mean a residential building that is divided vertically into three or more dwelling units.
- xxxv. “Semi-Detached Dwelling” shall mean a residential building that is divided vertically into two dwelling units;
- xxxvi. “Service” shall mean services designated in this by-law or any agreements made under *The Development Charges Act S.O. 1997*, as amended, as applicable.
- xxxvii. “Single Detached Dwelling” shall mean a residential building consisting of one dwelling unit and not attached to another dwelling unit above grade;
- xxxviii. “Township” means the area within the geographic limits of the Township of Beckwith;
- xxxix. “Zoning By-Law” means the Zoning By-Law of the Township, or any successor thereof passed pursuant to Section 34 of the *Planning Act, S.O. 1998*.



PART 2 APPLICATION

Designated Areas

2. The designated area within which development charges are imposed by this By-law are all lands and associated buildings and structures within the geographic territorial limits of the Township.

Designated Township Services

3. The designated municipal services for which Development Charges are imposed are those services identified in Schedule A to this By-law.

Designated Uses

4. The Development Charges established by this by-law shall apply to all residential and non-residential development within the Township where the development of the land would increase the need for services and the development requires:
 - a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act, R.S.O. 1990*, as amended; or
 - b) the approval of a minor variance under section 45 of the *Planning Act, R.S.O. 1990*, as amended; or
 - c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act, R.S.O. 1990*, as amended, applies; or
 - d) the approval of a plan of subdivision under section 51 of the *Planning Act, R.S.O. 1990*, as amended; or
 - e) a consent under section 53 of the *Planning Act, R.S.O. 1990*, as amended; or
 - f) the approval of a description under section 9 of the *Condominium Act, R.S.O. 1998*, as amended; or
 - g) the issuing of a permit under the *Building Code Act, R.S.O. 1992*, as amended in relation to a building or structure.
5. This By-law shall not apply to land, buildings or structures that are owned by and used for the purpose of:
 - a) The Township or any board thereof;



- b) The County of Lanark or any local area municipality thereof and any boards thereof;
 - c) a board as defined in subsection (a) of the *Education Act; R.S.O. 1990, c. E.2*; and
 - d) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
6. Only development or redevelopment for the purpose of creating a new residential dwelling or dwellings and new non-residential Gross Floor Area shall be subject to the provision of this By-law.
7. Where two or more actions referred to by Section 4(a) - (g) of this By-law are required before land, to which the development charge applies, can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this By-law.
8. No development charge may be imposed with respect to:
- a) local services installed at the expense of the owner within a plan of subdivision as a condition of approval under Section 51 of the *Planning Act, R.S.O. 1990*, as amended;
 - b) local services installed at the expense of the owner as a condition of approval under Section 50 of the *Planning Act, R.S.O. 1990*, as amended; or
 - c) local connections to watermains, sanitary sewers and storm drainage facilities installed at the expense of the owner including amounts imposed under a By-law passed under Section 391 of the *Municipal Act, R.S.O. 2001*.
9. If an owner or a former owner has before the coming into force of this By-law, paid all or any portion of a charge related to development pursuant to an agreement under Section 50, or 51 of the *Planning Act, 1990*, or a predecessor thereof with respect to land within the area to which this By-law applies, a credit



for the amount of the charge already paid shall be granted within the calculation of the development charge applied under this By-law.

10. If an owner or former owner has before the coming into force of this By-law entered into an agreement subject to Section 50, or 51 of the *Planning Act, 1990*, or a predecessor thereof, which includes provisions for payment for the development charge related to development but said charge has not been paid, the provisions of the said agreement shall prevail to the extent of any conflict with this By-law.
11. Development charges as set out in Part 3 of this by-law shall apply to residential and non-residential development but only insofar as:
 - a) the growth-related net capital costs are attributable to that use; and
 - b) the growth-related net capital cost of each service is attributable to the service or standard of service being provided at the time the development charges are being calculated.

PART 3 DEVELOPMENT CHARGES

Calculation of Development Charges

12. The development charges imposed pursuant to this By-law with respect to the designated use of any land, building or structure shall be calculated in relation to:
 - a) in the case of residential development, including a dwelling unit accessory to a non-residential use or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.
13. Development charges as described in Schedule B, shall be imposed upon residential uses of lands, buildings or structures, including a residential dwelling unit accessory to a non-residential use, and in the case of a mixed-use building



or structure upon the residential component of the mixed-use building or structure.

14. Development charges, as described in Schedule B, shall be imposed upon non-residential uses of lands, buildings or structures, and in the case of a mixed-use building, upon the non-residential uses of the mixed-use building or structure:

Exemptions and Discounts

15. A Development Charge By-law shall not impose a development charge with respect to:
 - a) an enlargement to an existing dwelling unit;
 - b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
 - c) the creation of additional dwelling units equal to the greater of one or 1 % of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
 - d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
 - e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

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



Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
		gross floor area, or the smaller of the dwelling units.	located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

- f) Notwithstanding subsection 15(b), development charges shall be imposed in accordance with section 13 if the total floor area of the additional one or two dwelling units in the single detached dwelling exceeds the total floor area of the dwelling unit already in the building.
- g) Notwithstanding subsection 15(d), development charges shall be imposed in accordance with subsection 13 if the additional dwelling unit has a total floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the total floor area of the dwelling unit already in the building; and
 - ii. in the case of any other residential building, the total floor area of the smallest dwelling unit already in the building.

16. 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.



17. Once proclaimed, the following shall be exempt from payment of the Development Charges:
 - a) Affordable residential units; or
 - b) Attainable residential units.

18. Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:
 - a) Places of Worship; and
 - b) Agricultural use for bona fide farming purposes.

19. That if development includes the enlargement of the total floor area of an existing industrial building, the amount of the development charges that is payable is the following:
 - a) if the total floor area is enlarged by fifty percent (50%) or less, the amount of the development charges in respect of the enlargement is zero; or
 - b) if the total floor area is enlarged by more than fifty percent (50%), development charges are payable on the amount by which the enlargement exceeds fifty percent (50%) of the total floor area before the enlargement.

Redevelopment Credits

20. 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 48 months prior to the date of payment of development charges in regard to such redevelopment, other than a derelict building, 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 13 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 section 14, 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.

PART 4 ADMINISTRATION

Timing and Calculation of Payment

21. A development charge shall be calculated and payable in full in money or by provision of services as may be agreed upon by credit granted by the Act, on the date that a Building Permit is issued in relation to a building or structure on land to which a development charge applies.
22. Where a development charge applies to land in relation to which a completed building permit has been submitted, the building permit shall not be issued until the development charge has been paid in full.
23. Notwithstanding section 21, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
24. Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 21 and 23 shall be calculated based on the rates set out in Schedule B on the date the planning application was made, including



interest at the prime lending rate of the Township's financial institution. Where both planning applications apply development charges under subsections 21, and 23 shall be calculated on the rates set out in Schedule B, including interest at the prime lending rate of the Township's financial institution, on the date of the latter planning application.

25. Despite sections 21 to 24 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.

Reserve Funds

26. Monies received from payment of development charges shall be maintained in a separate Reserve Fund and shall be used only to meet the growth-related net capital costs for which the development charge provided for under this By-law, is levied.
27. Income received from investment of the development charge Reserve Funds shall be credited on a pro rata basis to the above-mentioned development charge accounts in relation to which the investment income applies.

Unpaid Development Charges

28. Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
29. Where any unpaid development charges are collected as taxes under Section 28 the monies so collected shall be credited to the development charge Reserve Fund referred to in Section 26.

Indexing of Development Charges

30. Indexing of the development charges shall be implemented on an annual basis on June 1st, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.
31. This By-law shall be administered by the Treasurer of the Township.



32. Notwithstanding any other provision of this By-law, where a completed building application has been lodged with the Township prior to the date of enactment of this By-law, the development charge in effect prior to the date of enactment of this By-law shall apply.

Schedule

33. The following schedules to this By-law form an integral part of this By-law:
- | | |
|--------------|---|
| Schedule A - | Designated Municipal Services Under this By-law |
| Schedule B - | Schedule of Development Charges for Parks and Recreation Services |

Effective Date

34. This By-law shall come into force and effect on the date of it passing.

Date By-law Expires

35. This By-law shall continue in force and effect for a term not exceeding 10 years from the date of passing, unless it is repealed at an earlier date by subsequent By-law.

Severability

36. It is the declared intention of the Council of the Township that any section or part thereof or any Schedule or part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedule to this By-law.

Short Title

37. This By-law may be cited as the Development Charges By-law for Parks and Recreation Services for the Township of Beckwith.

Repeal of Previous By-laws

38. By-law No. 2019-27 is hereby repealed in its entirety.



BY-LAW READ a first and a second time this 4th day of June, 2024.

BY-LAW READ a third time, signed, sealed and passed in open council this 4th day of June, 2024.

Richard Kidd, Reeve

Cassandra McGregor, CAO/Clerk



SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

Township-Wide Services

1. Parks and Recreation Services



**SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES FOR PARKS AND RECREATION
SERVICE**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Township Wide Services:					
Parks and Recreation Services	7,480	5,160	3,908	2,800	3.23
Total - Full Calculated Rate	\$7,480	\$5,160	\$3,908	\$2,800	\$3.23
Total June 4, 2024 - June 3, 2025	5,984	4,128	3,126	2,240	1.29
Total June 4, 2025 - June 3, 2026	6,358	4,386	3,322	2,380	1.37
Total June 4, 2026 - June 3, 2027	6,732	4,644	3,517	2,520	1.45
Total June 4, 2027 - June 3, 2028	7,106	4,902	3,713	2,660	1.53
Total June 4, 2028 - June 3, 2034	7,480	5,160	3,908	2,800	1.62